## 765 Industrial Bypass Morth FRANKLIN, KY

Versatile 20,000 SF flex building on 9.07 acres in Franklin, KY's industrial corridor, offering adaptable space for office, warehouse, or mixed-use at \$1,595,000.

- Prime Location: Situated in Simpson County's thriving Industrial Corridor
- Expansive Property: 9.07-acre lot with ample parking (2.5 spaces per 1,000 SF)
- Flexible Space: 20,000 SF building with customizable layout options
- Current Configuration: 10,000 SF office space and 10,000 SF open flex area
- Adaptability: Removable demising walls for various space configurations
- Vehicle Access: Two bay doors for easy entry to flex space
- Zoning: Heavy industrial classification for diverse business operations
- Construction: Durable steel frame building, built in 1990
- Price: Competitive rate of \$80 per square foot
- Potential: Suitable for investment or owner-occupied use







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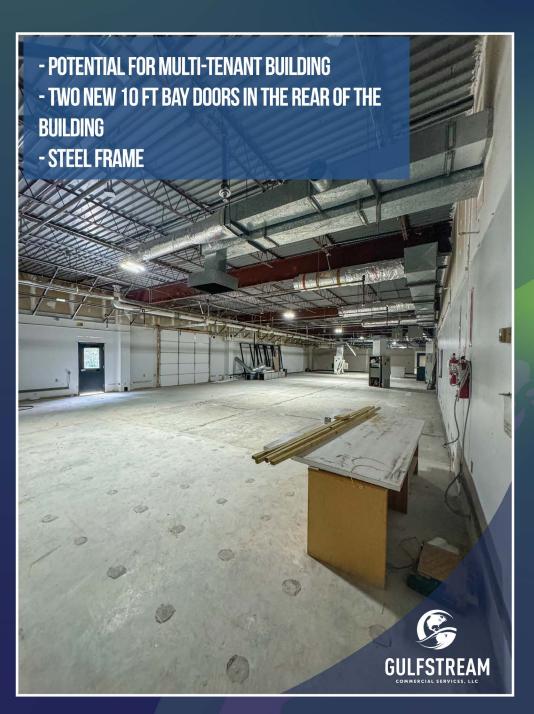
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## GULFSTREAM

COMMERCIAL SERVICES, LLC









## CRE Brokerage, Management, Development, and Investment Partners from the ground up.

