



MANUFACTURING BUILDING

1450 COMMERCE PARKWAY
FRANKLIN, IN



FOR SALE OR LEASE

Lease Rate: \$3.95 PSF NNN

Sale Price: \$12,000,000

1450 Commerce Parkway
Franklin, IN

PROPERTY DESCRIPTION

Located in Johnson County's industrial hub, 1450 Commerce Parkway in Franklin, Indiana offers a prime manufacturing and warehouse space. Spanning 178,060 square feet on 32.6 acres, this property supports diverse industrial needs with substantial warehouse and office areas, and room for expansion. Built in 1994, it features heavy power, various cranes, and multiple loading docks, ideal for businesses looking to enhance their operations.

Property Overview

- Features 178,060 SF with 20,000 SF of office space, customizable to meet diverse needs
- Situated on a 32.6-acre lot with 15 acres available for expansion or additional parking
- Includes both dock and drive-in loading options
- Located near Franklin's main manufacturing hub for optimal business operations
- Equipped with 8,000 AMPs of power, suitable for high-demand industrial use
- Designated General Industrial, supporting various manufacturing processes

James Storey, CCIM

JDM Partners
317-519-5178
james@jdmpartners.com

Josh Moss

JDM Partners
317-413-7292
josh@jdmpartners.com

JDM
PARTNERS

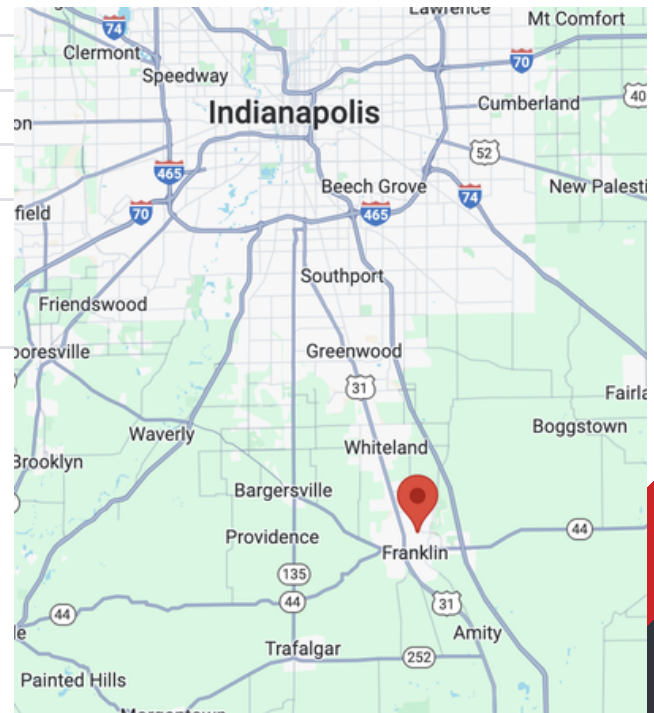
1450 Commerce Parkway

Franklin, IN

PROPERTY SPECIFICS



BUILDING SIZE	178,060 SF (±158,000 SF warehouse, ±20,000 SF office)
LOT SIZE	32.6 acres
YEAR BUILT	1994
CLEAR HEIGHT	20' -25' clear height (20' under cranes)
COLUMN SPACING	40' east/west; north/south varies from 40' -52'
LOADING	(8) Docks & (2) Drive-in doors / Each with manual levelers & dock locks
ELECTRICAL	8,000 AMPS, consists of (2) 4,000 AMP, 277/480-volt, three phase, four-wire service 170
AUTO PARKING	Surface parking spaces (0.95/1,000 SF)
STRUCTURE	Steel framed metal panel
ROOF	Standing seam metal
LIGHTING	T5 & T12 lighting
CRANES	Crane span #1: -60'L with (1) 5-ton crane & (1) 10-ton crane Crane span #2: -200'L with (2) 5-ton cranes Crane span #3: -500'L with (3) 5-ton cranes
ZONING	IG -General Industrial



James Storey, CCIM

JDM Partners

317-519-5178

jamesejdmpartners.com

Josh Moss

JDM Partners

317-413-7292

josh@jdmpartners.com

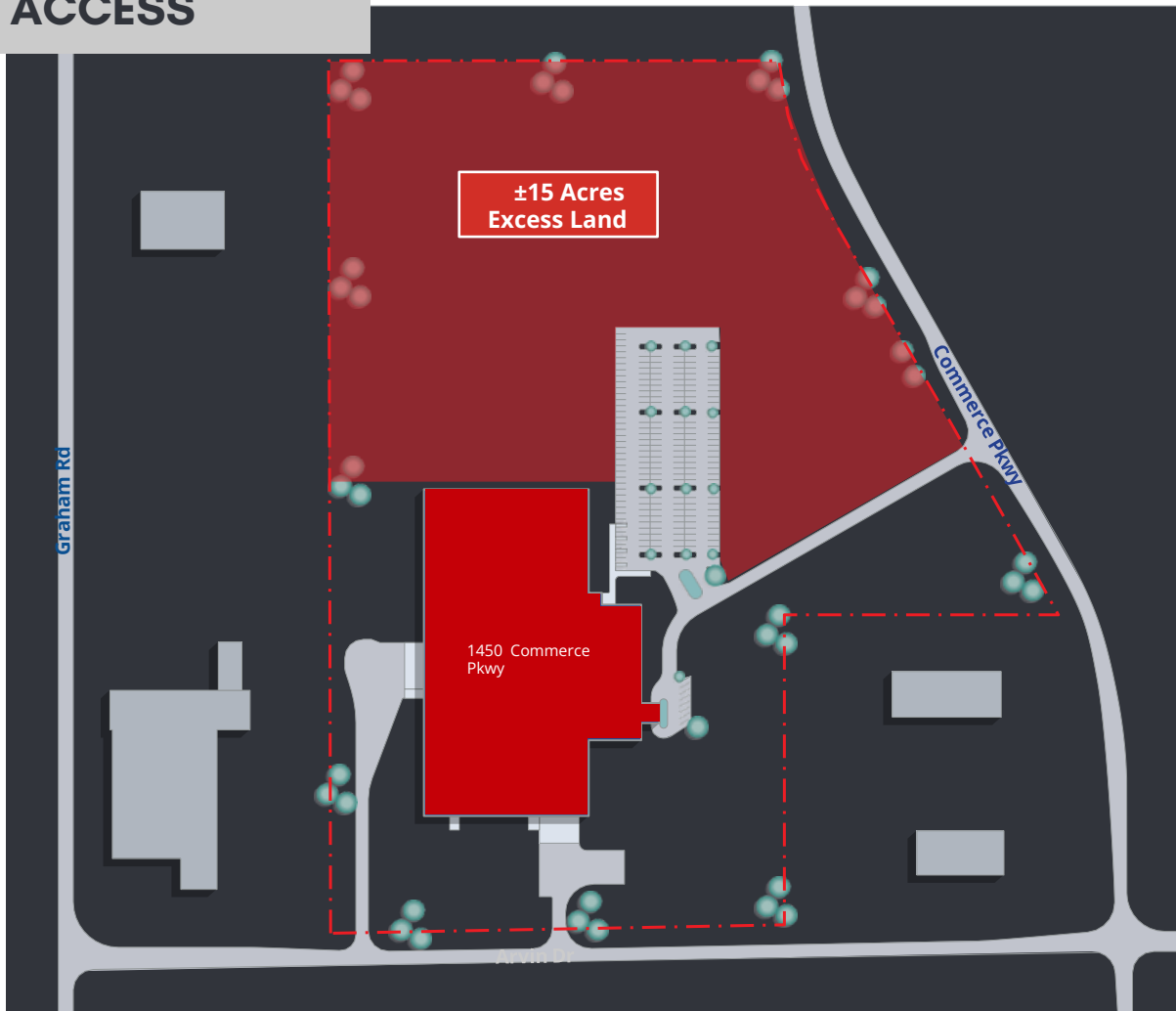
JDM
PARTNERS

1450 Commerce Parkway

Franklin, IN

SITE PLAN

CONVENIENT ACCESS



1.4 MI



2.6 MI



12.7 MI



16.7 MI



17.9 MI



21.1 MI



22.5 MI
Downtown



31.2 MI
IND

James Storey, CCIM

JDM Partners

317-519-5178

jamesejdmpartners.com

Josh Moss

JDM Partners

317-413-7292

joshjdmpartners.com

JDM
PARTNERS

FACILITY SPECIFICS



SIZE AND STRUCTURE

This industrial facility features a total building size of 178,060 SF, meticulously divided into approximately 158,000 SF of warehouse space and 20,000 SF of office space, housed on a substantial 32.6-acre lot. Constructed in 1994, the building is designed with a steel-framed metal panel structure and a durable standing seam metal roof, ensuring longevity and resilience.

OPERATIONAL EXCELLENCE

The warehouse boasts a clear height of 20' to 25', with specific areas accommodating up to 20' under crane operations, and flexible column spacing between 40' and 52'. The facility is equipped with eight docks and two drive-in doors, each enhanced with manual levelers and dock locks for efficient loading and unloading processes. An impressive electrical capacity of 8,000 AMPS, divided into two 4,000 AMP services, powers the complex, supporting high-demand industrial activities.

James Storey, CCIM

JDM Partners
317-519-5178
james@jdmpartners.com

Josh Moss

JDM Partners
317-413-7292
josh@jdmpartners.com

FACILITY SPECIFICS

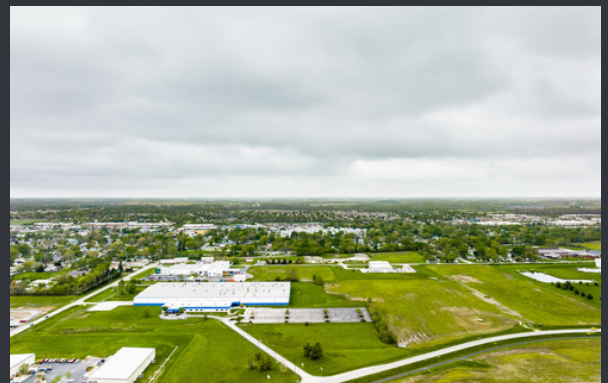
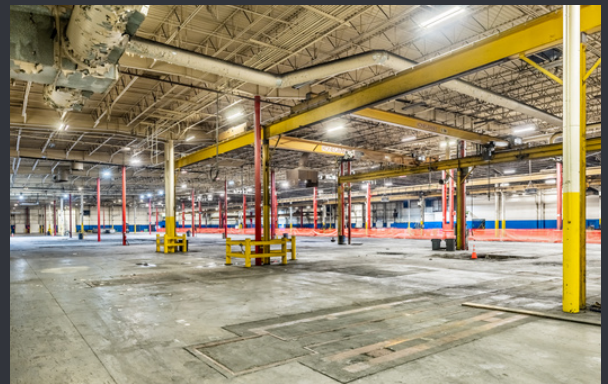
LOGISTICS AND ACCESSIBILITY

This property is designed for high efficiency, featuring a strategic layout with T5 and T12 lighting systems for optimal visibility and energy efficiency. The parking area provides 170 surface spaces, maintaining a ratio of 0.95 per 1,000 SF, accommodating employees and visitors alike. The site's zoning as IG - General Industrial underscores its suitability for a wide range of manufacturing and industrial uses.

CRANE CAPABILITIES:

Enhancing its appeal to specialized operations, the facility includes three crane spans with varying lengths and capacities:

- Span #1 offers a 60-foot length with one 5-ton and one 10-ton crane.
- Span #2 extends 200 feet and is equipped with two 5-ton cranes.
- The extensive Span #3 stretches 500 feet, featuring three 5-ton cranes, facilitating a broad spectrum of heavy lifting and material handling tasks.



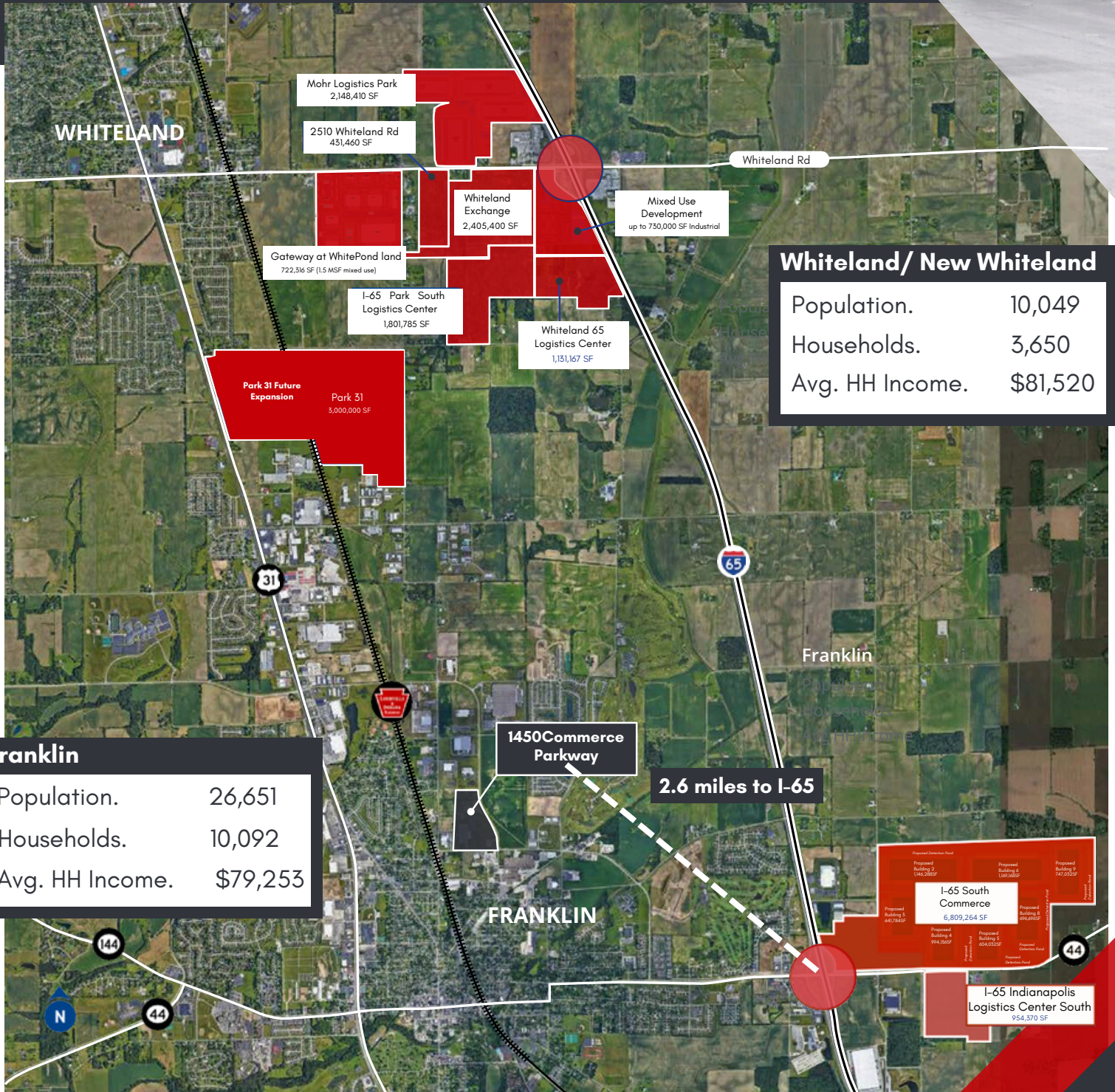
James Storey, CCIM

JDM Partners
317-519-5178
james@jdmpartners.com

Josh Moss

JDM Partners
317-413-7292
josh@jdmpartners.com

PROPERTY LOCATION



James Storey, CCIM

JDM Partners
317-519-5178
jamesejdmpartners.com

Josh Moss

JDM Partners
317-413-7292
joshejdmpartners.com



GET IN TOUCH

Our mission at JDM Partners is to secure advantageous deals for our clients by leveraging data and connections for precise negotiations and outcomes. Going beyond traditional approaches, we offer tailored solutions that align with unique business requirements. Our dedicated team utilizes cutting-edge techniques and a vast client database to craft pathways to success through effective property positioning. With an unwavering commitment to excellence, we redefine the commercial real estate experience, ensuring every listing receives the attention it deserves and amplifying our clients' endeavors in the dynamic real estate landscape. As we look back on our achievements, we eagerly anticipate future endeavors, committed to continuing our legacy of excellence in commercial real estate. We look forward to connecting with you soon.

CONTACT US :



317.558.9228



www.jdmpartners.com



info@jdmpartners.com



48 North Emerson Avenue, Suite 300, Greenwood, IN 46143

