

INDUSTRIAL PROPERTY FOR LEASE

805 GARVIN LANE

Franklin, KY 42134



PROPERTY DESCRIPTION

100,000 SF of new construction available for lease at 805 Garvin Lane in Franklin, KY. The total building size is 205,000 SF with 105,000 SF owner occupied by Bluegrass Supply Chain. Logistic Services (loading/unloading, delivery, etc.) can be included with the lease. Attractive features include an upgraded sprinkler system, ample dock doors, attractive ceiling height and spacious column spacing.

PROPERTY HIGHLIGHTS

- (8) Dock Doors with 9' x 10' overhead doors
- 30' Eave Height
- (1) 14' x 16' Drive-in Door
- ESFR Fire Suppression
- 66' x 50' Column Spacing
- 400 amp 277/480 volt 3 Phase power

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	100,000 SF
Lot Size:	20 Acres
Building Size:	205,000 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	69	4,753	13,451
Total Population	153	11,248	33,337
Average HH Income	\$69,103	\$53,115	\$60,345

Alex Nottmeier

Broker

Office: 270.781.8000 x1

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Neal Turner Realty
Commercial and Industrial Brokerage

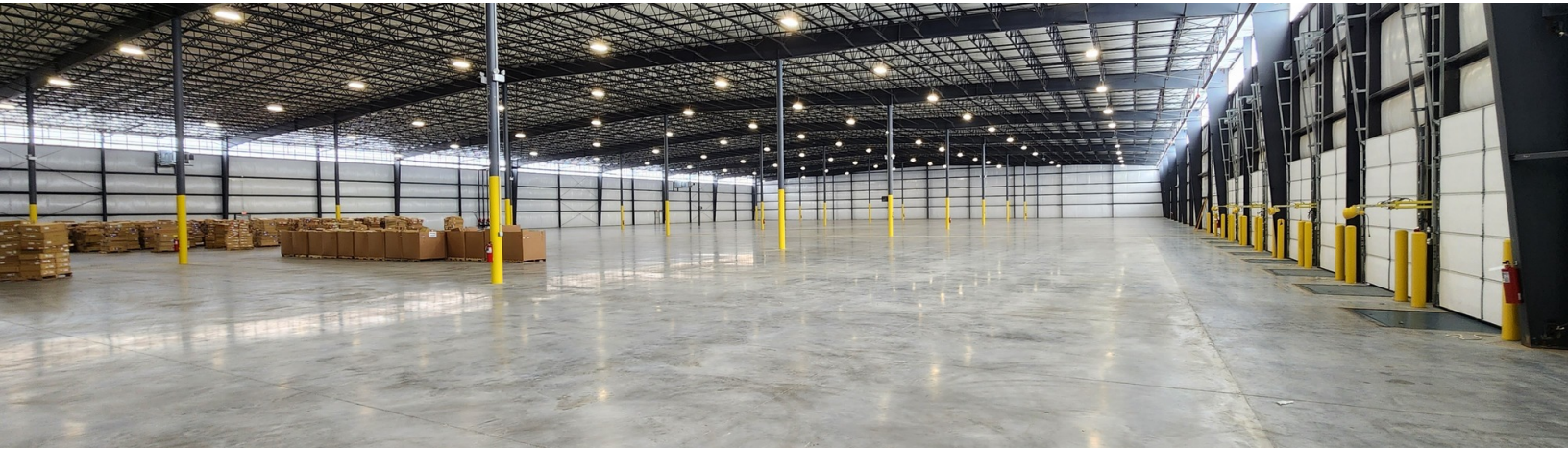
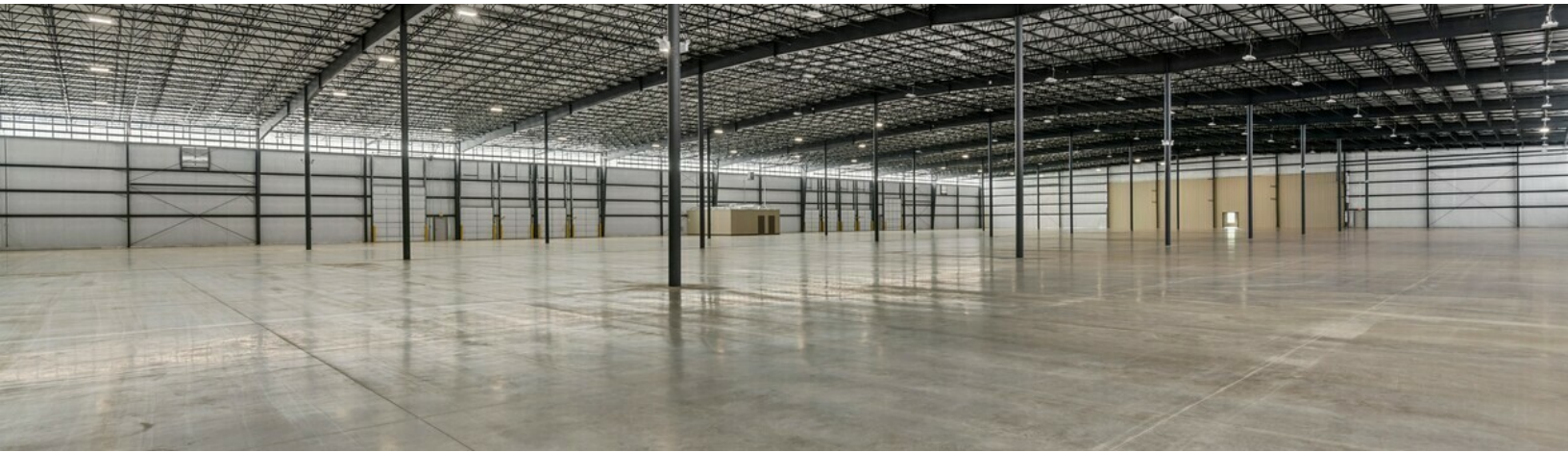
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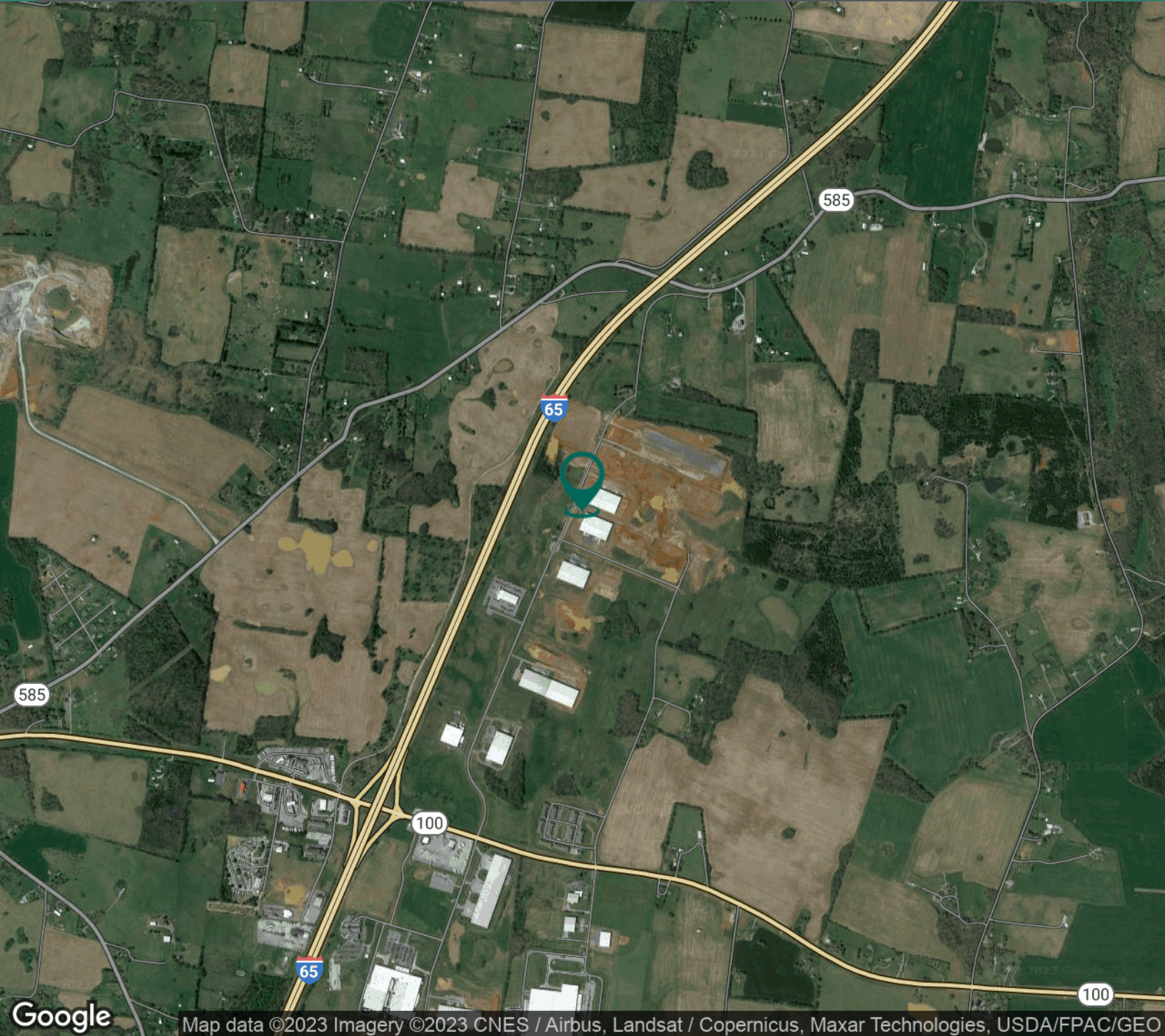
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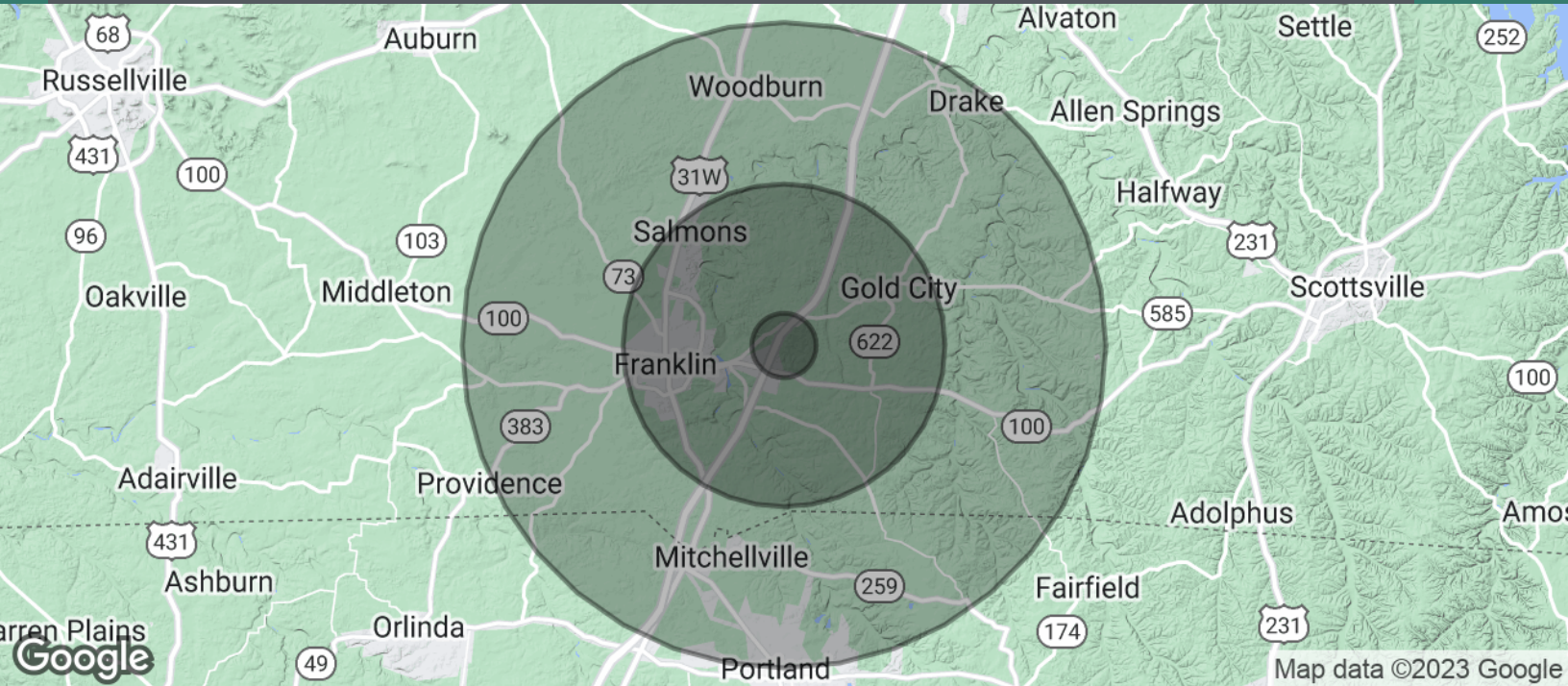
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	153	11,248	33,337
Average Age	49.3	40.2	38.4
Average Age (Male)	50.1	36.7	36.7
Average Age (Female)	47.5	40.6	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	69	4,753	13,451
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$69,103	\$53,115	\$60,345
Average House Value	\$201,261	\$144,465	\$158,570

* Demographic data derived from 2020 ACS - US Census

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