

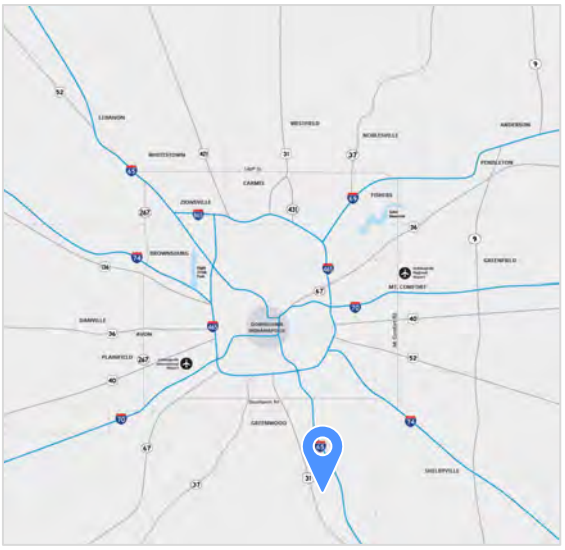
FOR LEASE

171 Commerce Dr

Franklin, IN

Industrial space available for lease in Franklin, Indiana

- **Suite A:** 1,740 SF available
  - 1,140 SF office
  - (1) 14’ Drive-in door
  - 3-phase, 208 volt, 100 amps electric
- **Suite C:** 1,680 SF available
  - 400 SF office
  - (1) 10’ Drive-in door
  - 3-phase, 208 volt, 100 amps electric
- 14' Clear Height
- Zoning IBD
- Close proximity to US 31 retail corridor and downtown Franklin
- Local Ownership
- $14.00/SF Industrial Gross



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171 Commerce Dr

Built in 1998

± 12,800 SF multi-tenant building

(1) Dock door

(3) Drive-ins

14-16' Clear Height

Zoning IBD

Distance to Key Destinations (in miles)

US-31	0.2	**Indianapolis**	9.7
SR 144	2.1	**I-465**	16.2
SR 44	2.6	**Monument Circle**	22.1
I-65	4.2	**IND Airport**	25.7


Commerce Dr
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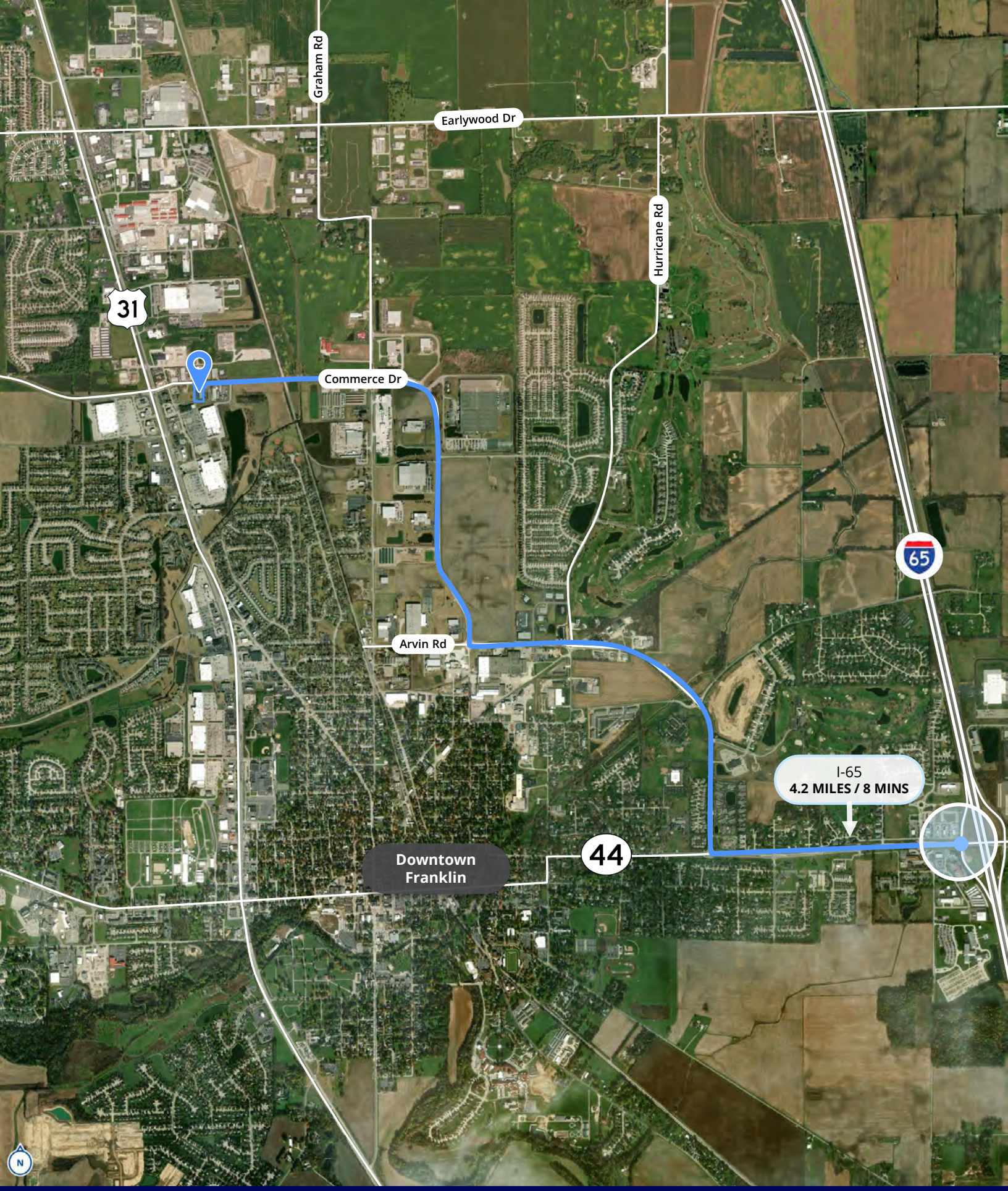

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