



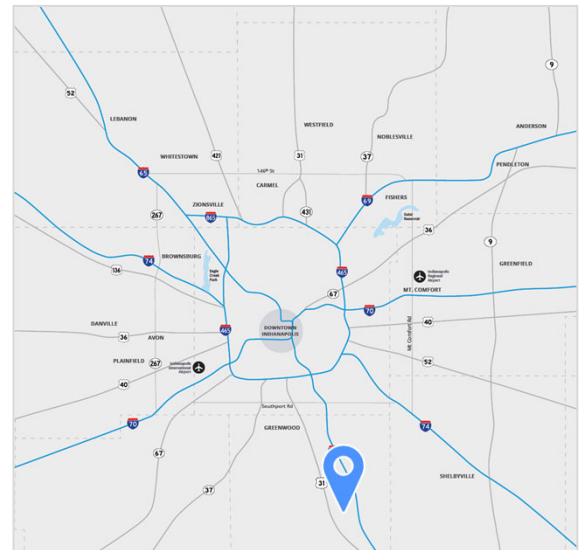
FOR SALE OR LEASE

2850 N Graham Rd

Franklin, IN

Free Standing Industrial Facility with Office & Warehouse Space

- ± 14,060 SF Free standing office / warehouse facility
 - ± 11,160 SF footprint
 - ± 3,300 SF first floor office | ± 2,900 SF second floor office
- ± 1.176 acres
- Mezzanine storage area
- 15'-20' clear height
- 5 grade level doors (2-14'x14', 3-12'x14')
- Zoned IBD – Allows for manufacturing, fabrication, warehouse/distribution, wholesale assembly, and other industrial uses
- Fully air-conditioned facility
- Built 2010
- Good access to I-65 and US-31
- Sale price: \$2,249,000 | Lease price: \$13.00/SF NNN



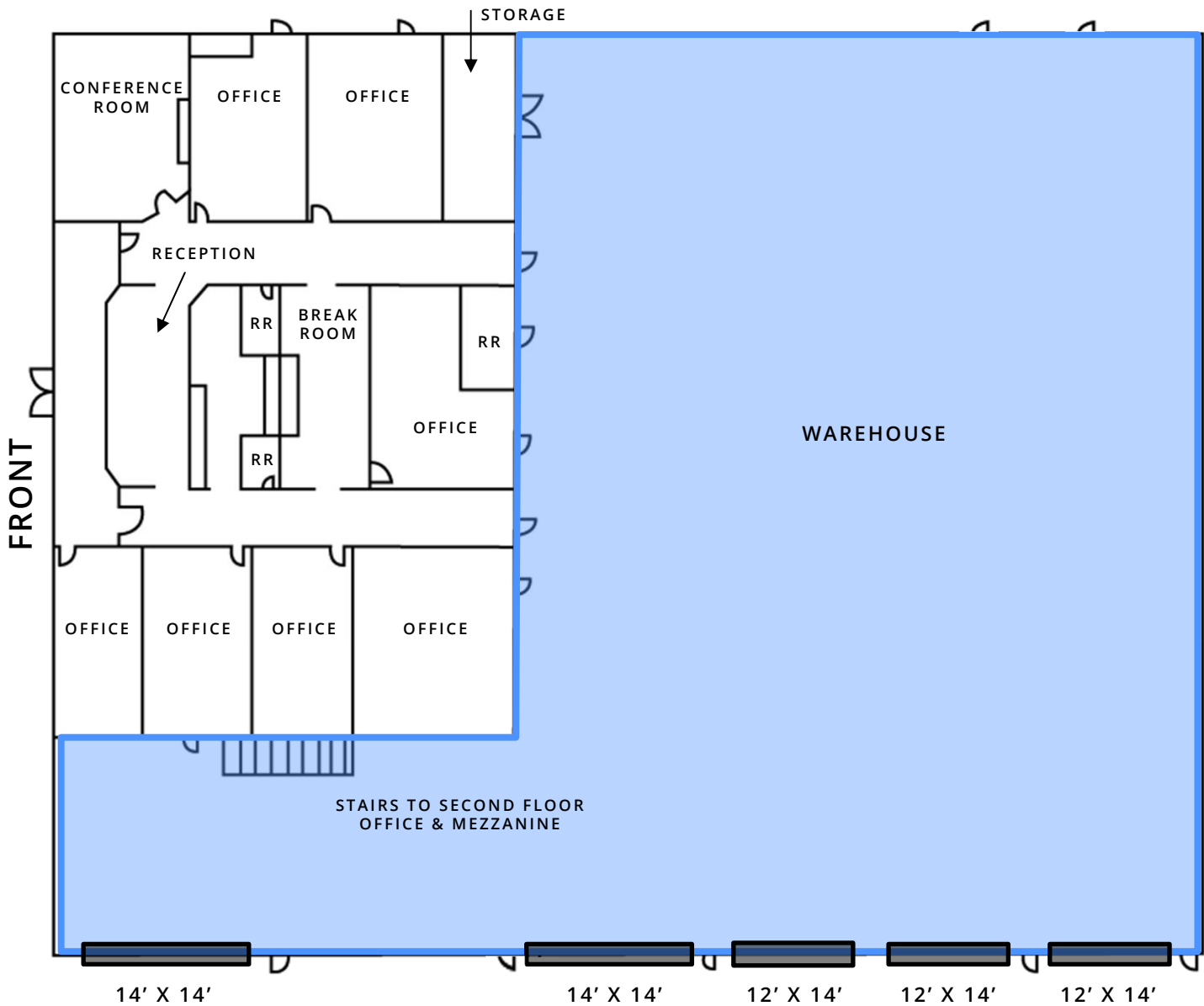
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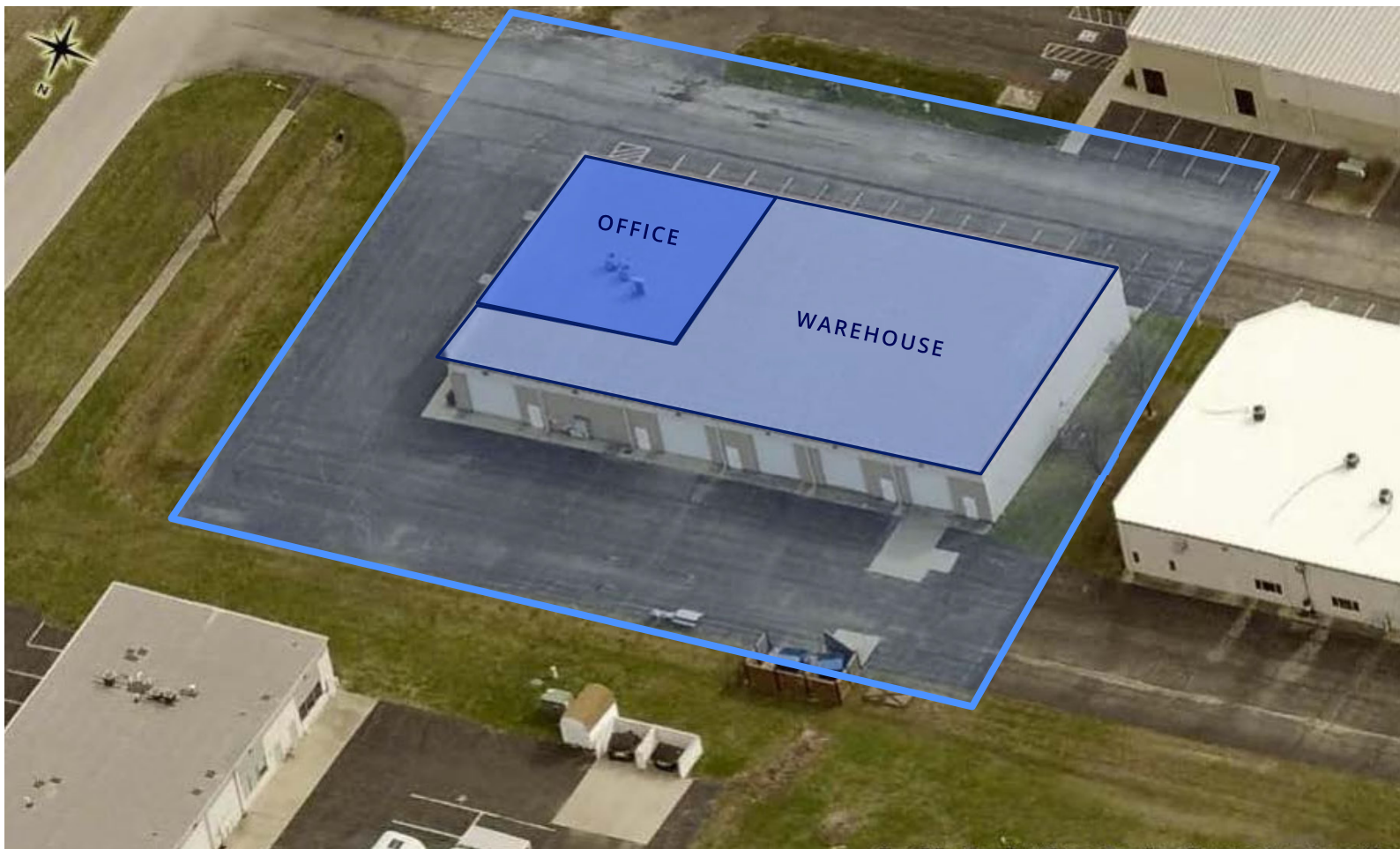
Colliers Indianapolis
colliers.com

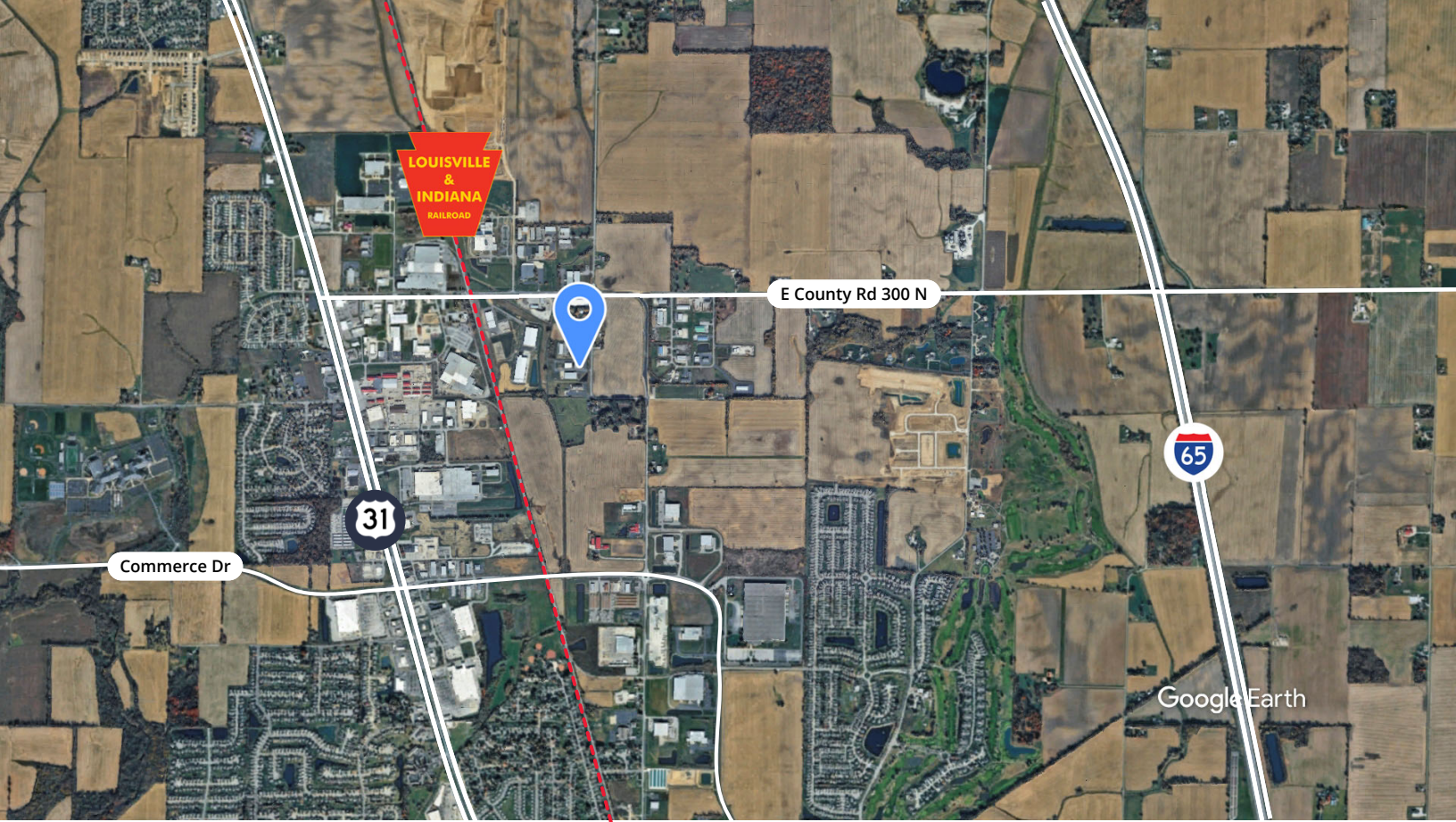
First Floor

±11,160 SF



Second Floor ±2,900 SF





DEMOGRAPHICS

	3 Mile	6 Mile	9 Mile
Population 2026	28,283	67,893	152,202
Population Projected 2031	29,831	72,095	161,247
Average HH Income	\$102,123	\$113,761	\$122,290
Total Households 2026	10,668	24,800	58,106
Households Project 2031	11,330	26,553	61,976

NEARBY INTERSTATES & TRANSPORTATION

I-65	1.2 miles 4 mins
US 31 N	4.5 miles 9 mins
Indianapolis International Airport	25.8 miles 35 mins
Proximity to Louisville & Indiana Railroad	
Located within Franklin's established industrial corridor	

FRANKLIN INDUSTRIAL MARKET

- Growing commercial and industrial development
- Proximity to established industrial parks
 - Franklin Tech Park
 - Franklin Business Park
 - I-65 South Commerce Park