



FOR LEASE

400 N Forsythe St

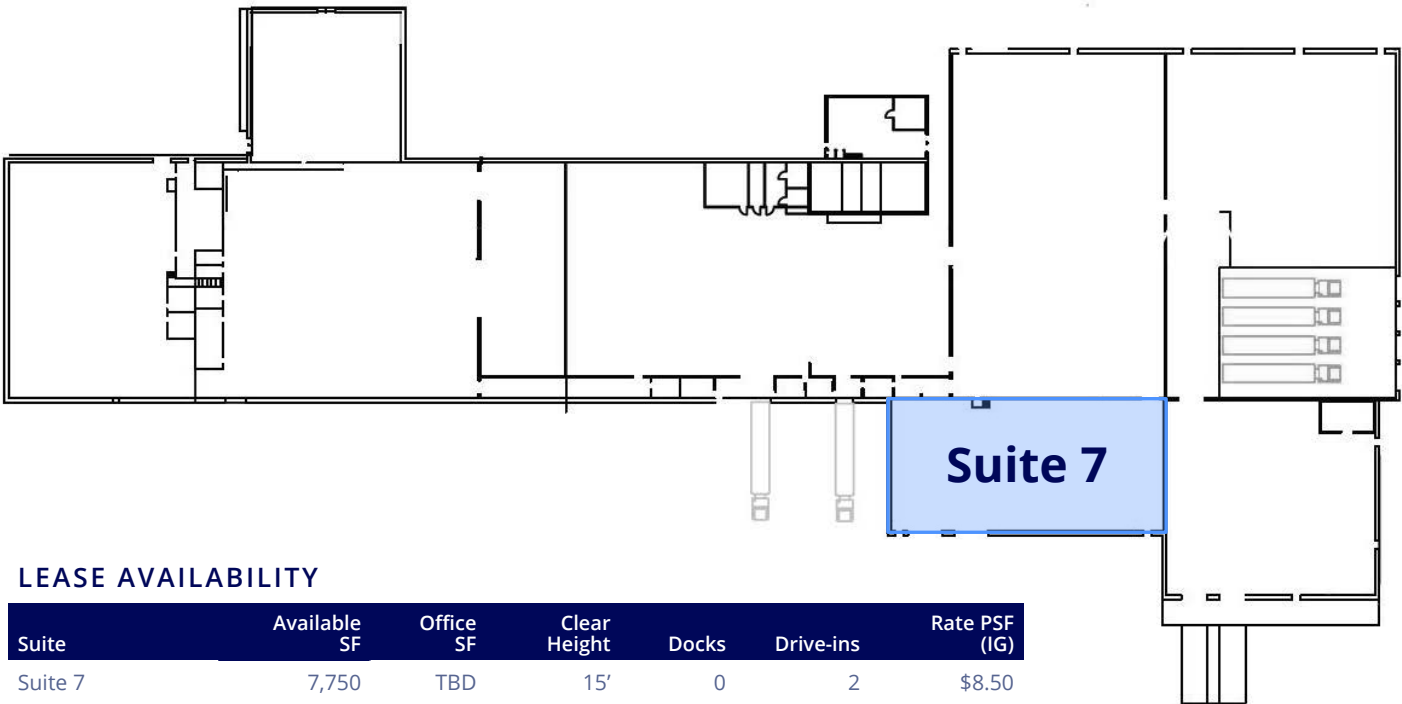
Franklin, IN

Property Highlights

- 104,416 SF Total building on 11.51 acres
- Suitable for manufacturing, distribution, and flex uses
- Zoned IG (Industrial - General)
- Suite 7 Available - 7,750 SF total
 - (2) 14' X 12' drive-ins
 - 15' clear height
 - BTS office
 - LED lighting
 - Radiant heating
 - \$8.50/SF Industrial Gross
- Minutes to I-65 and downtown Franklin
- Strong Franklin and Johnson County Labor Force



Lease Availability & Building Information



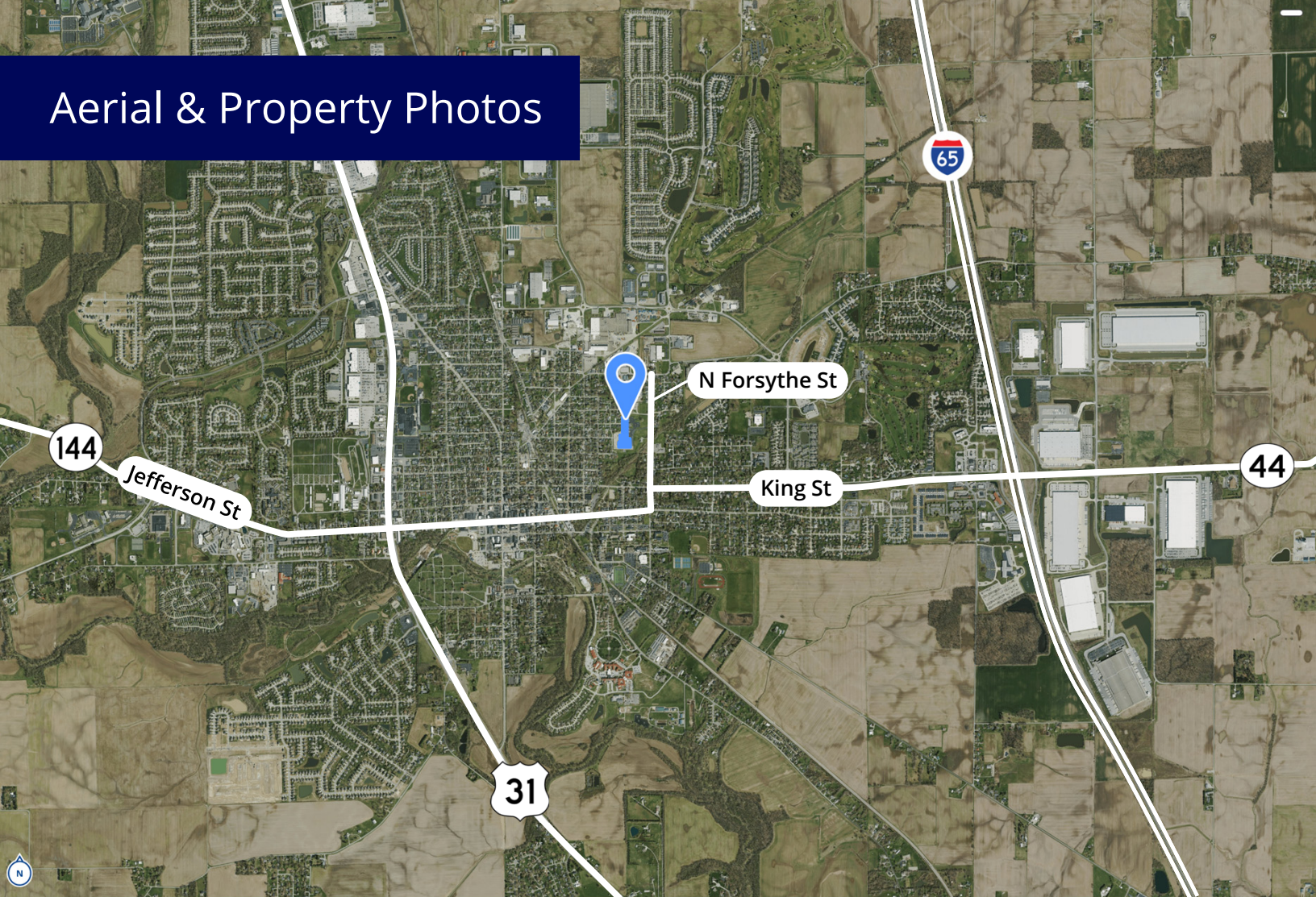
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2026	7,275	27,282	36,904
Population Project 2031	7,527	28,569	38,976
Average HH Income	\$100,136	\$107,467	\$106,624
Total Households 2026	2,740	10,197	13,718
Households Project 2031	2,854	10,754	14,606

SITE & BUILDING SPECS

Total Building Area	104,416 SF
Site Area	11.51 acres
Clear Height	12-20'
Zoning	IG (Industrial – General)
Dock Doors	9
Drive-in Doors	6
Year Built	1930

Aerial & Property Photos



Why Indiana

Colliers



INDIANAPOLIS INT'L AIRPORT

IND

- 2nd largest FedEx Air Hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S.
- 13th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

Commercial/Freight users have 5 airports to access



- IND** Indianapolis Int'l Airport
- EW** Evansville Regional Airport
- FWA** Fort Wayne Int'l Airport
- GCIA** Gary/Chicago Int'l Airport
- SBN** South Bend Int'l Airport



INDIANA ROADS — UNRIVALED LOGISTICS CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 4th busiest state for commercial freight traffic



INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways

Indiana's industrial market is more than stable—it's **strategically positioned for long-term growth**, making it one of the smartest industrial real estate plays in the Midwest.

- Low vacancy and strong tenant demand
- High absorption and modern facility demand
- Favorable economics and affordability
- Pro-business regulatory and economic conditions
- A diversified, growing industrial ecosystem

1st

in U.S. for manufacturing output

1st

best state to start a business

2nd

Manufacturing Jobs (% of workforce)

3rd

in advanced industry specialization



NW
SE
SW

Burns Harbor
Jeffersonville
Mt Vernon

INDIANA PORTS — UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$8.7B per year to Indiana's economy, handling over 25M tons of cargo yearly
- Total cargo shipments have increased by 50% since 2020.

*sources: Forbes Magazine, Site Selection Magazine, Business Facilities

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