

FOR LEASE OR SALE

1442 Amy Ln

Franklin, IN 46131

Suite A 6,000 SF

1,535 SF first floor office
1,500 SF (bonus) mezzanine office
(1) 12' W X 14' H drive-in
(1) 10' W X 12' H drive-in
200 amps at 208 volts

Suite B 6,000 SF

1,535 SF first floor office
1,500 SF (bonus) mezzanine office
(1) 12' W X 14' H drive-in
(1) 9' W X 12' H dock
200 amps at 208 volts

Suite C 6,000 SF

Office BTS
(1) 12' W X 14' H drive-in
(1) 9' W X 12' H dock
400 amps at 480 volts

Suite D 6,000 SF

Office BTS
(1) 12' W X 14' H drive-in
(1) 10' W X 12' H drive-in
200 amps at 208 volts

24,000 SF **\$8.50 NNN**

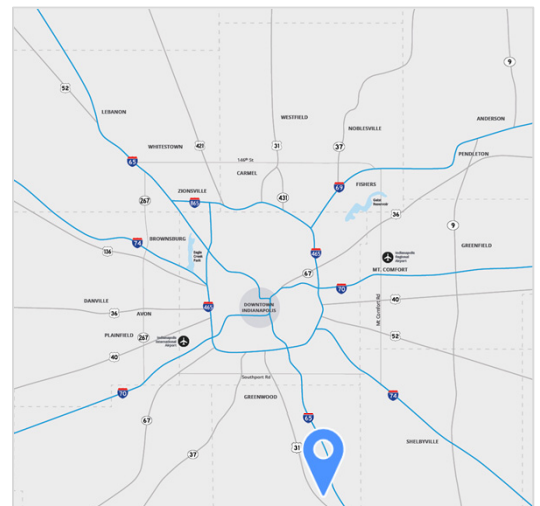
12,000 SF **\$11.00 NNN**

6,000 SF **\$13.50 NNN**

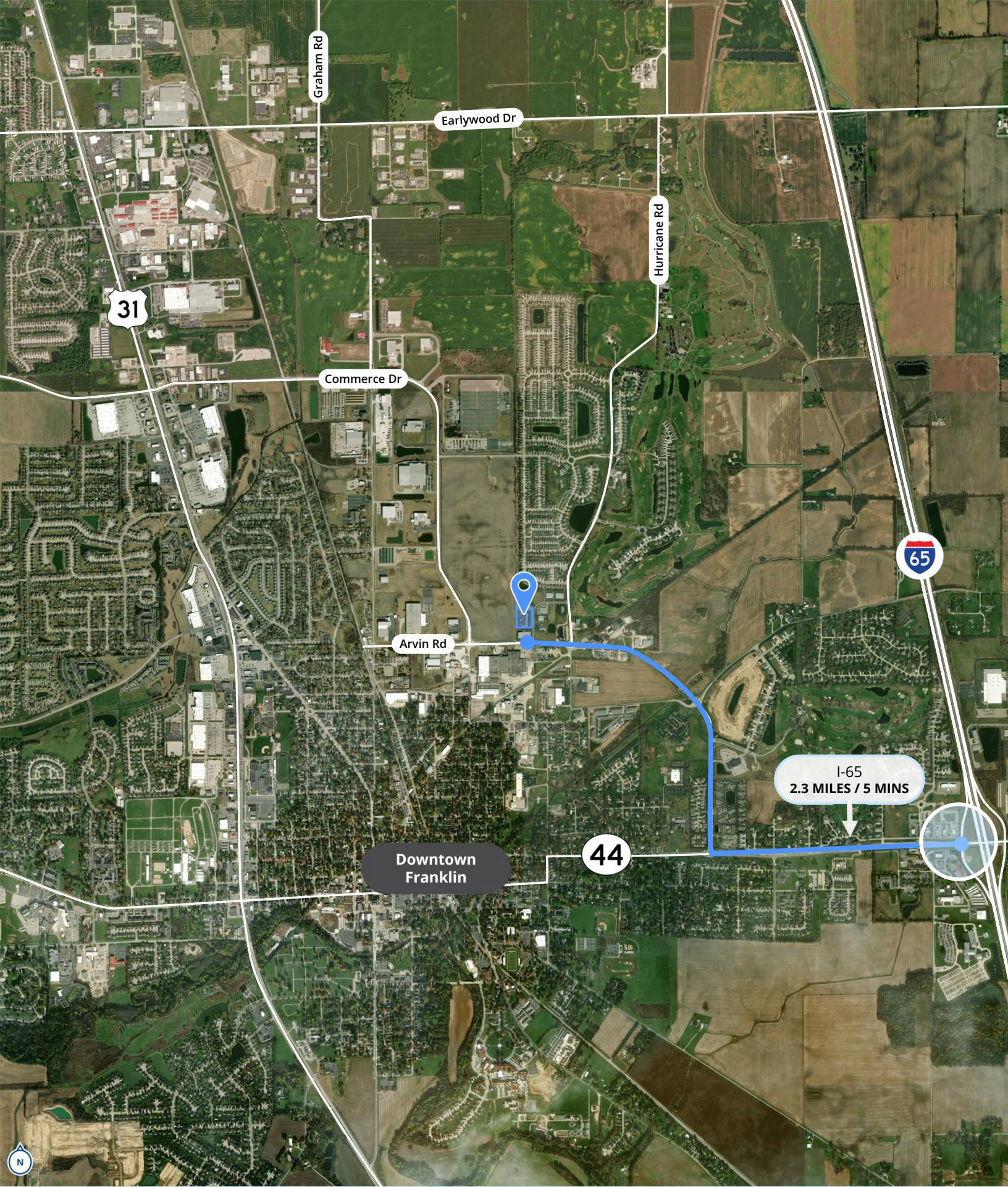
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Property Highlights

- 24,000 SF building (divisible to 12,000 SF or 6,000 SF)
- 6 drive-ins and 2 docks
- 15'-17' clear height
- Heavy Power – 480 volt, 3phase, 1000 amps
- Fenced Truck Court
- Expandable to 36,000 SF
- Potential for electrical service solar credit
- Strong labor force
- Minutes to I-65 and downtown Franklin







Graham Rd

Earlywood Dr

Hurricane Rd

Commerce Dr

Arvin Rd

Downtown
Franklin

44

65

I-65
2.3 MILES / 5 MINS



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
- GCI** 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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