

FOR LEASE

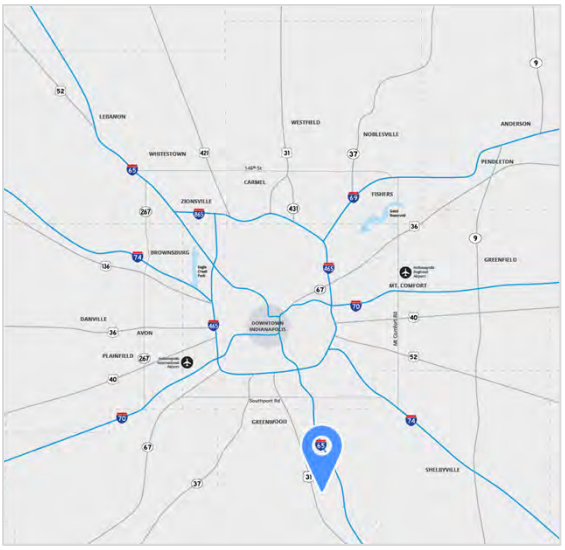
171 Commerce Dr

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
- **Suite D:** 2,710 SF available
  - 1,310 SF office
  - (1) 14' Drive-in Door
  - 3-phase, 208 volt, 200 amps electric
- **Suite C & D:** 4,390 SF available
  - 1,710 SF office
  - (1) 10’ Drive-in door
  - (1) 14' Drive-in Door
  - 3-phase, 208 volt, 300 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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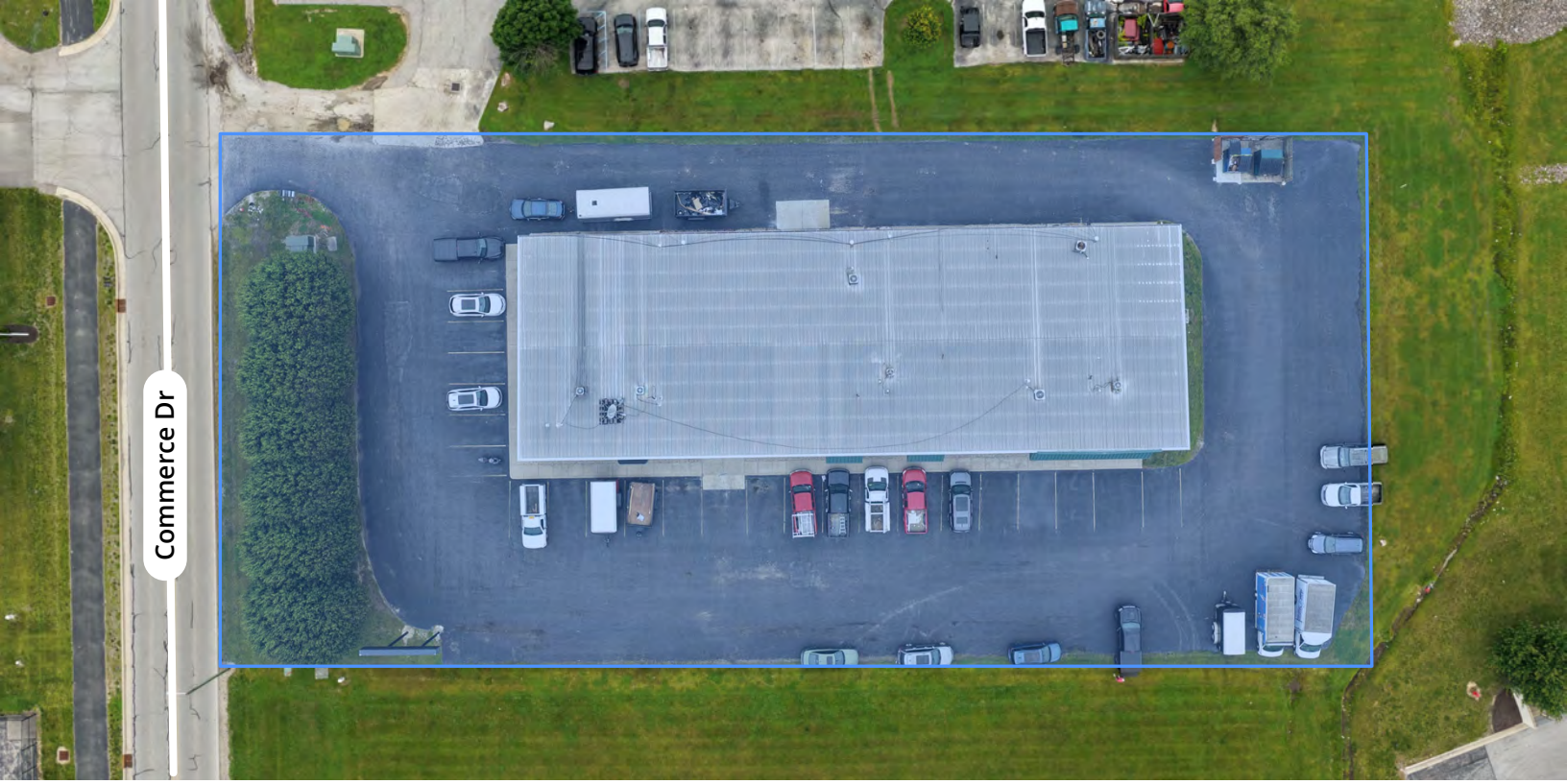
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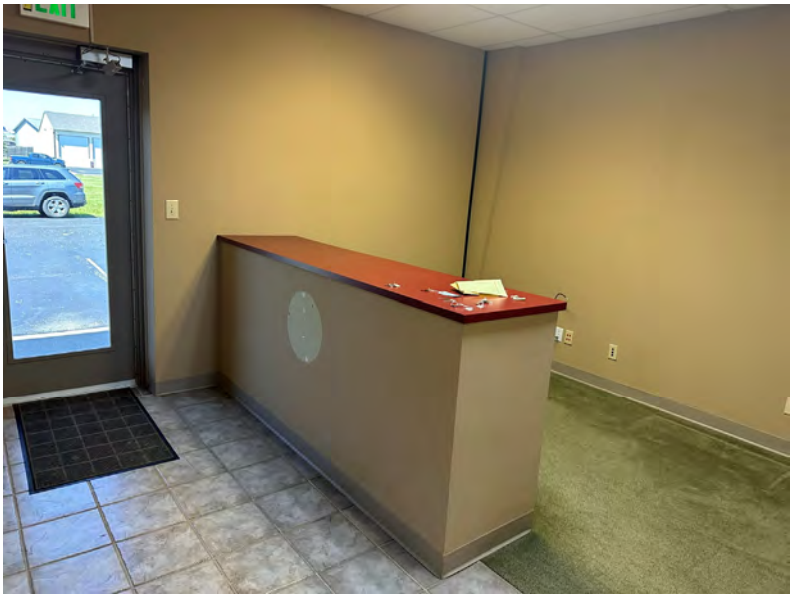
Floortech





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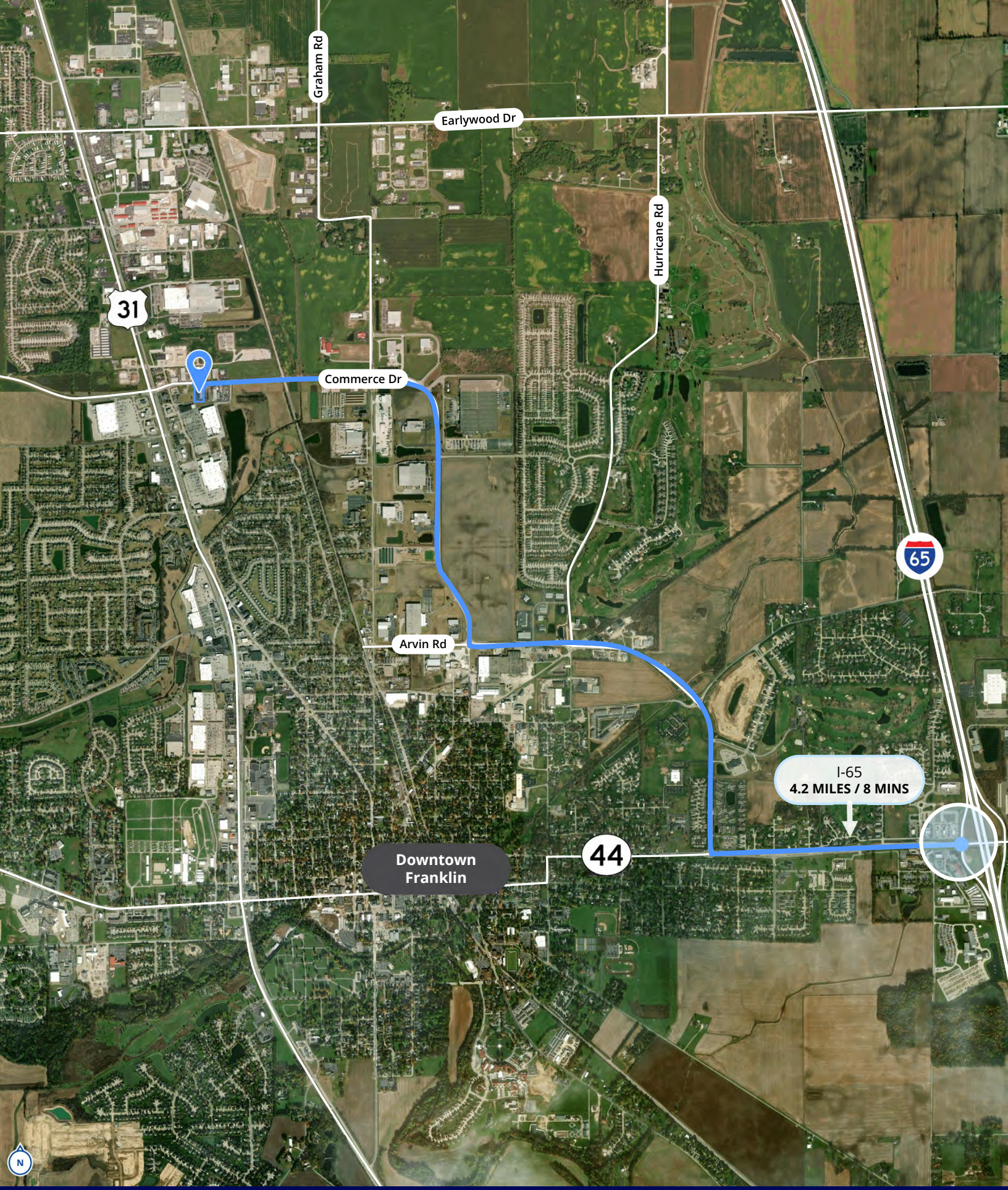

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