

215 Industrial Drive

Franklin, IN 46131



Industrial Flex For Sale

10,779 SF Total

Office 2,629 SF / Warehouse 8,100 SF

PROPERTY HIGHLIGHTS

- Great for Industrial Service Industry Businesses
- Office Space 2,629 SF and Warehouse 8,100 SF. 600 SF is Mezzanine and not included in Square Footage
- Built in 2004. Expanded by 4,000 SF in 2014 and renovated in 2020
- New Roof, new metal siding, and new gutters
- 3 drive-in doors and 24 Parking spaces
- 12-14 foot ceiling height
- IG, Industrial: General Zoning
- Quick access to US 31



DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	591	15,804	62,852
Total Population	1,466	41,669	163,697
Average HH Income	\$52,989	\$60,588	\$69,722

Bryan Augustin
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

Andy Polk
Director
Andy@alopg.com
C: 317.476.1037

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com



215 Industrial Drive

Franklin, IN 46131

Additional Photos



Bryan Augustin
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

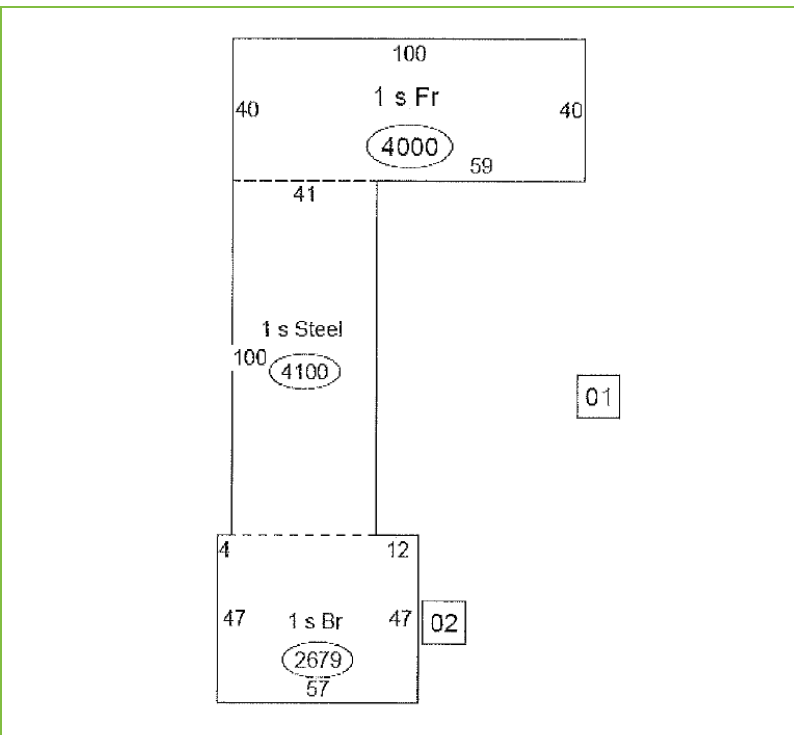
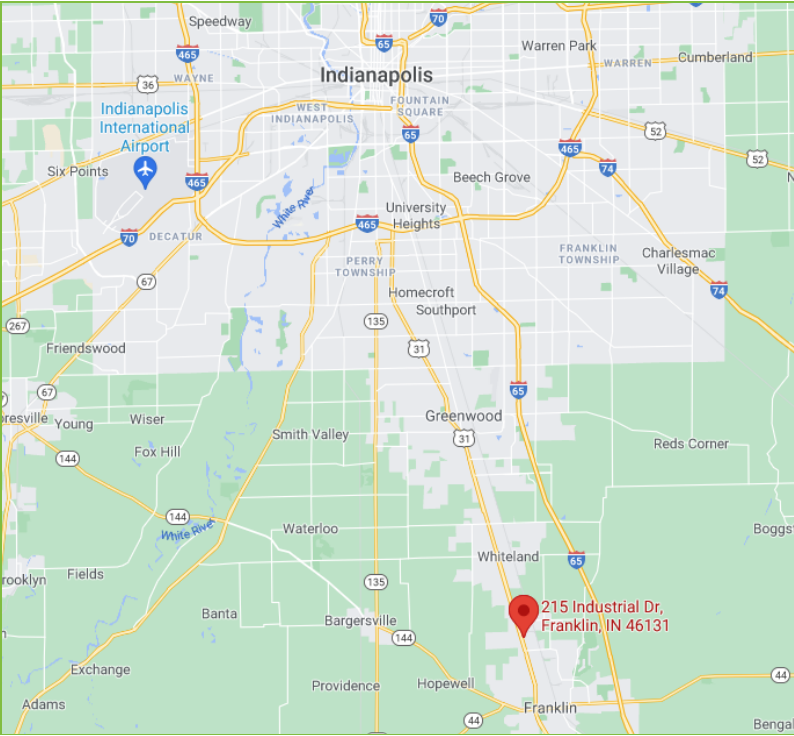
Andy Polk
Director
Andy@alopg.com
C: 317.476.1037

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com



215 Industrial Drive

Franklin, IN 46131



UTILITIES

Service	Provider
Water	Indiana American
Electric	Duke Energy
Gas	Vectren

BUILDING HIGHLIGHTS

- 100% Air-conditioning throughout
- Mezzanine Option Available
- Building construction: Front office is masonry with brick and split block exterior. The warehouse is a steel frame with metal interior and exterior siding.
- Floor drains
- Not Sprinklered
- Electrical 277-480 Volts, 800 amps
- Restrooms 3 Total with one unfinished

Bryan Augustin
Executive Vice President
BryanA@alopg.com
C: 317.345.4897

Andy Polk
Director
Andy@alopg.com
C: 317.476.1037

ALO Property Group
9075 N. Meridian St., Ste. 175
Indianapolis, IN 46260
O: 317.853.7500
www.alopg.com

