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PSW, LLC

### Building C | 209 C Industrial Drive

10,000 SF of Industrial Space Available in Franklin, KY



#### HIGHLIGHTS

- Tall Ceilings
- Large open clear span, new, dock, drive in door, asphalt parking spaces
- Close to restaurants
- Brand New Building

#### FEATURES

Clear Height	29'3"	Warehouse Floor	6"
Drive-In Bays	1	Exterior Dock Doors	1

#### ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	10,000 SF	3 Years	\$12.00 /SF/YR	Industrial	Shell Space	90 Days

#### PROPERTY OVERVIEW

Large tall space for warehousing, small industry or many other uses. Space will include minimum one bathroom and small office if nothing else is required. Currently all utilities are available including: Water,

gas, 6" sewer line for industrial use, single phase electrical (3 phase available), and fiber optic. Asphalt parking area with easy access.

#### SERVICE FACILITY FACTS

Building Size	10,000 SF	Lot Size	1.90 AC
Year Built	2022	Construction	Steel
Power Supply	Amps: 200-225 Volts: 120-240 Phase: 1 Wire: 3		
Zoning	I1 - Light Industrial. Certain occupancies may require approval from Franklin Planning & Zoning.		

#### TRANSPORTATION

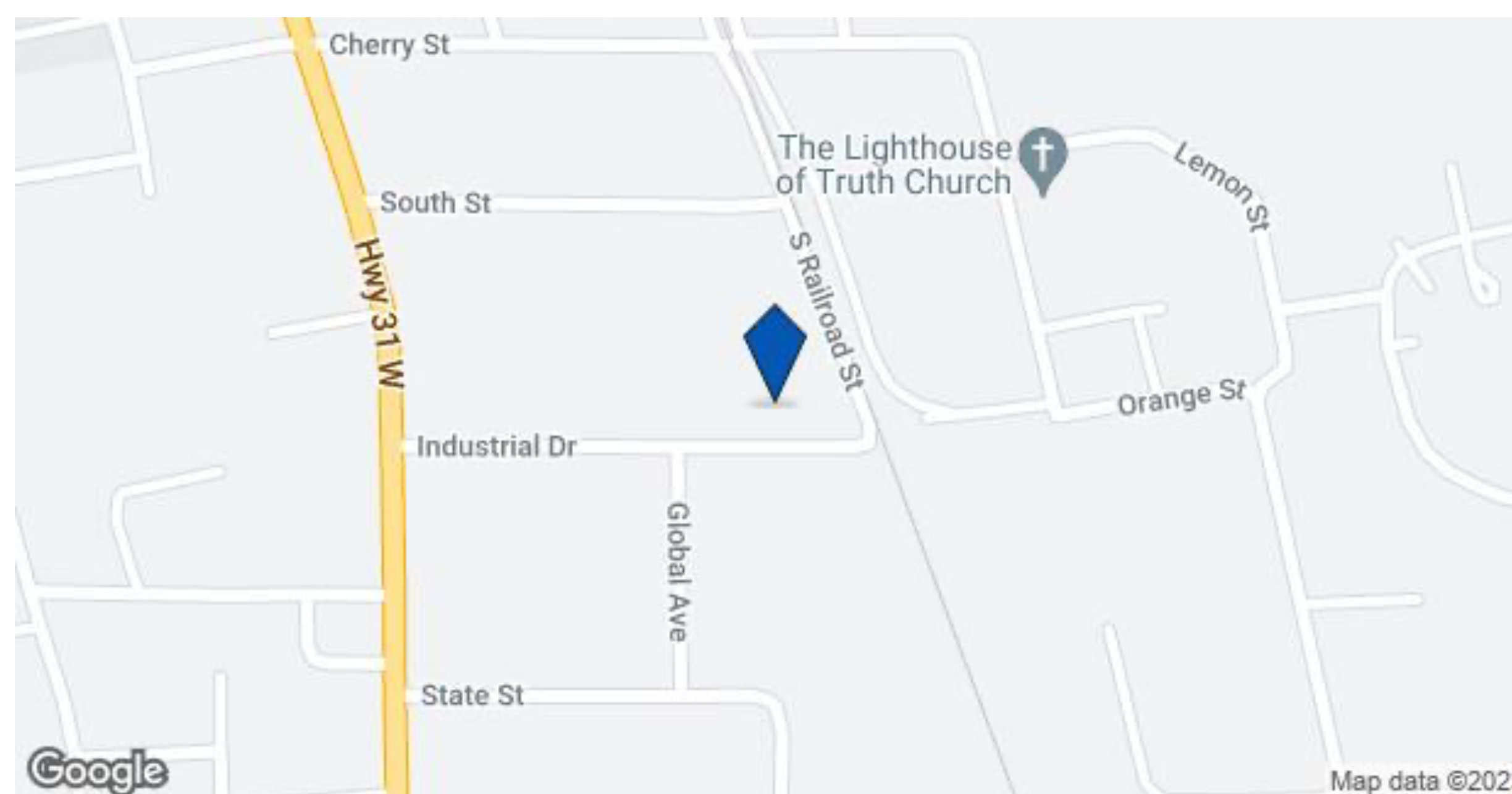
##### 🚢 FREIGHT PORT

Port of Mobile 534 min drive 488.9 mi

##### 🚂 RAILROAD

MCCARLEY AND RICHARDSON-BOWLING GREEN-KY 35 min drive 24.7 mi

#### MAP OF 209 C INDUSTRIAL DRIVE FRANKLIN, KY 42134



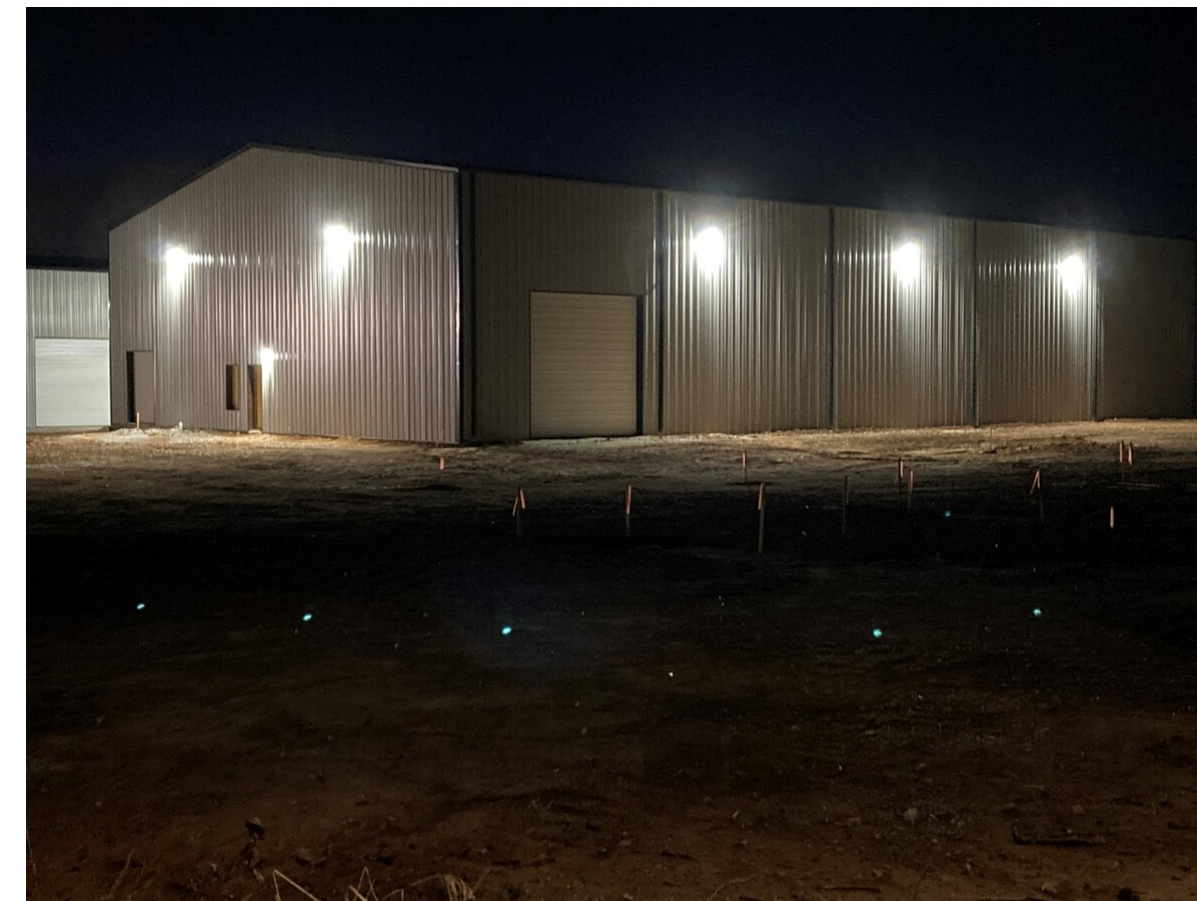
#### ADDITIONAL PHOTOS



Building C 12-20-2



C-1 on 11-22



C-2 on 11-22



Building C 11-4-4



Building C 12-20-3

Listing ID: 26017237

Date Created: 6/24/2022

Last Updated: 2/1/2023

Address: 209 C Industrial Drive, Franklin, KY