



THE FRANKLIN EXCHANGE

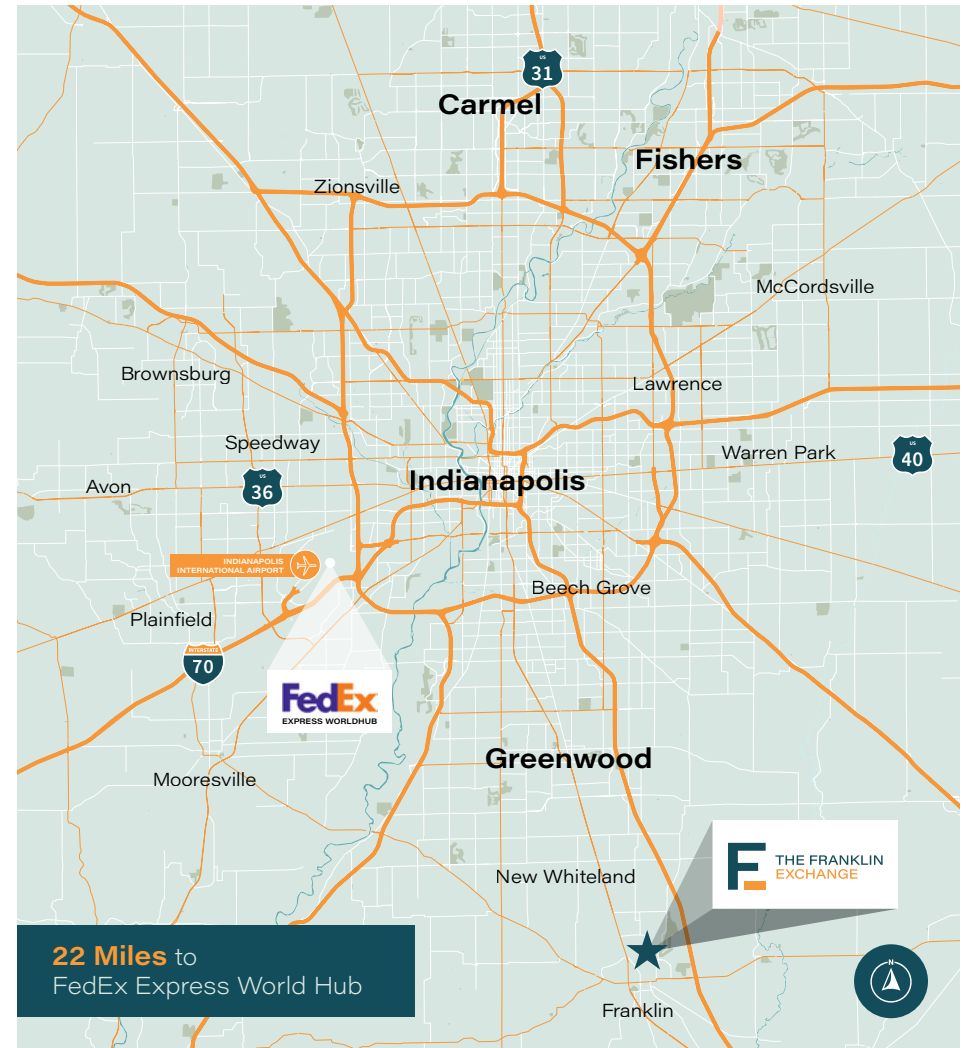
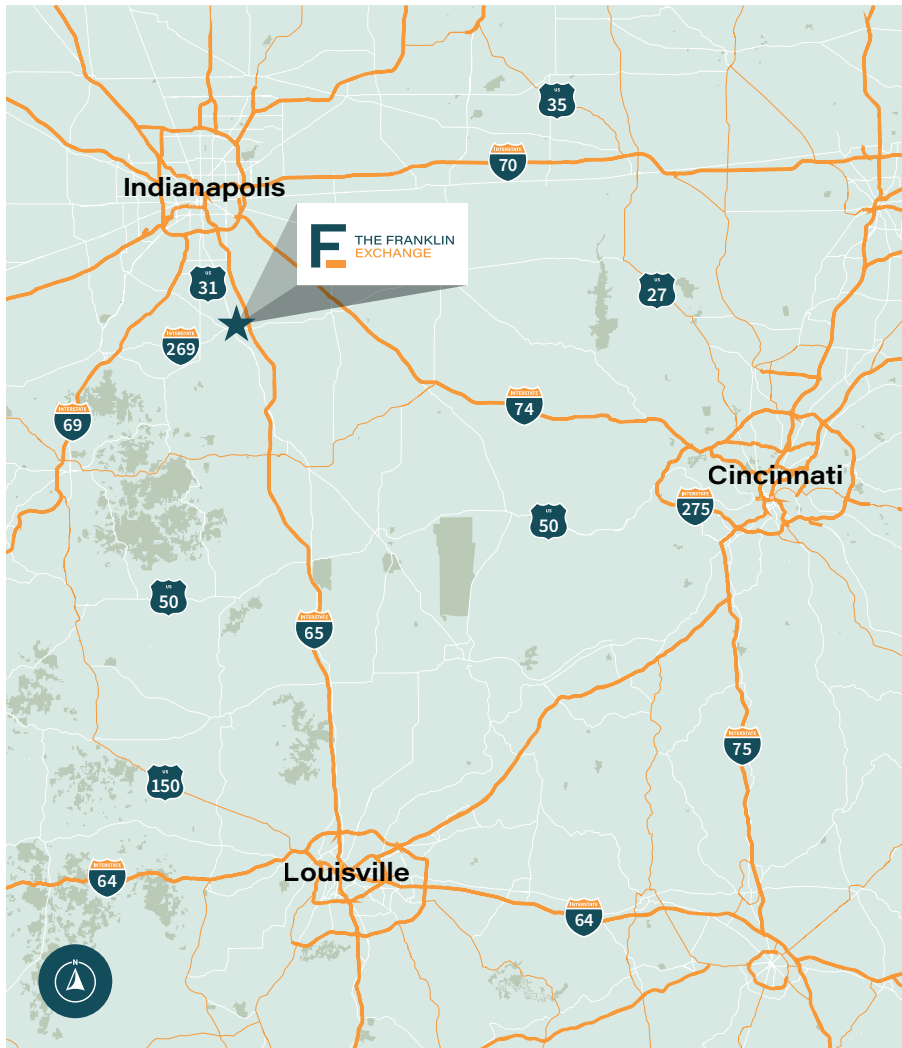
MANUFACTURING | R&D | FOOD | PHARMA | MEDICAL | COLD STORAGE

COMMERCE PARKWAY | FRANKLIN, IN | INDIANAPOLIS MSA

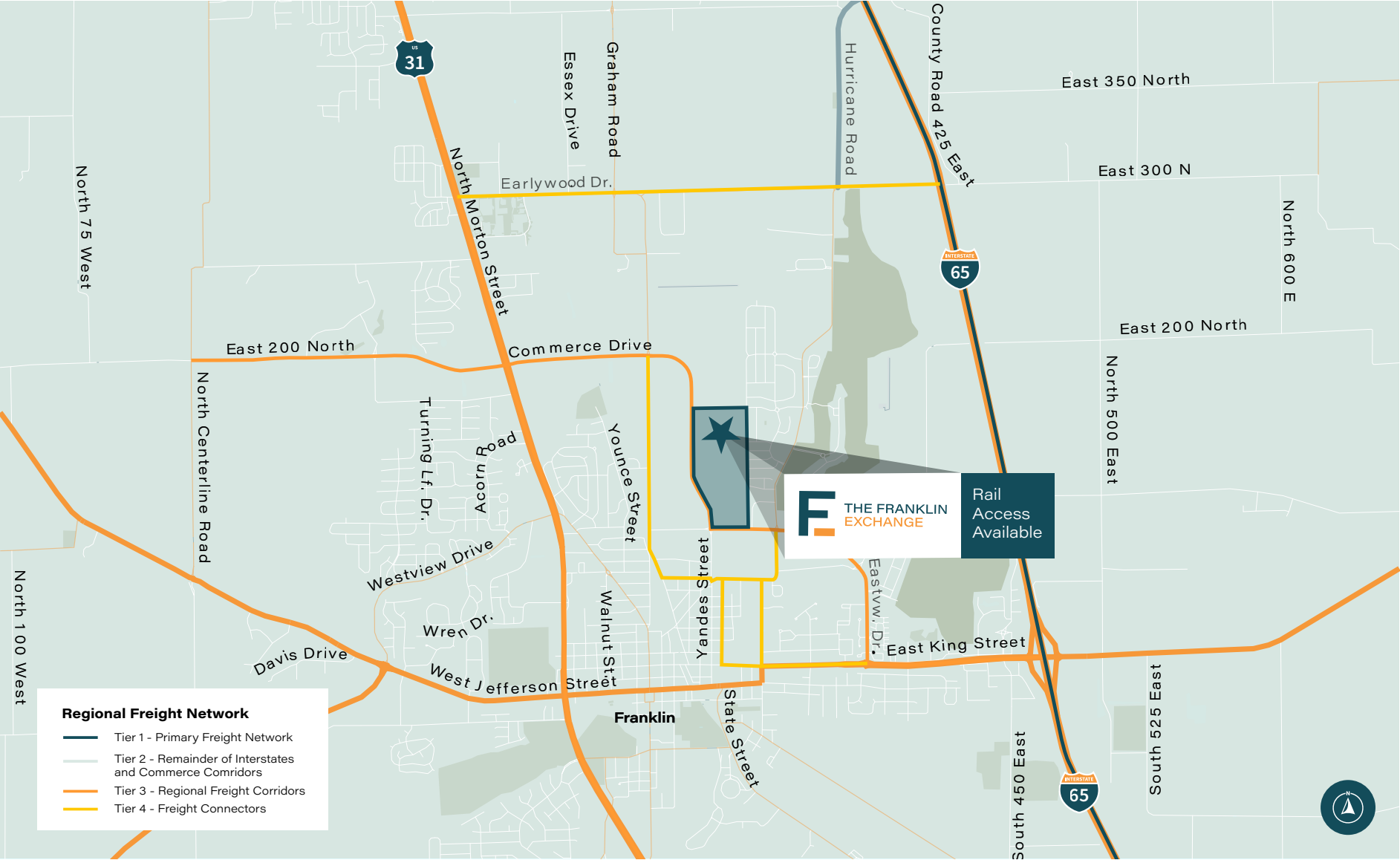


THE LOCATION

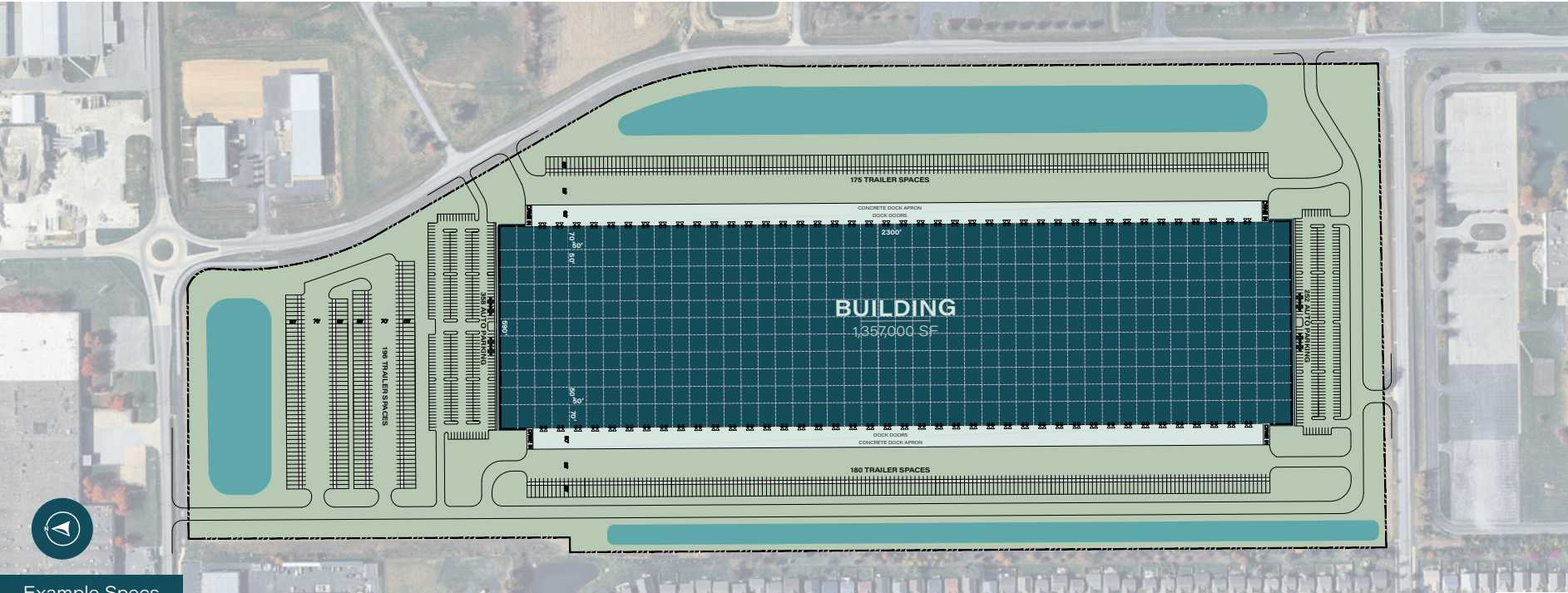
INDIANAPOLIS HUB OF INTERSTATES



REGIONAL FREIGHT NETWORK ACCESSIBILITY



ONE BUILDING SITE OPTION

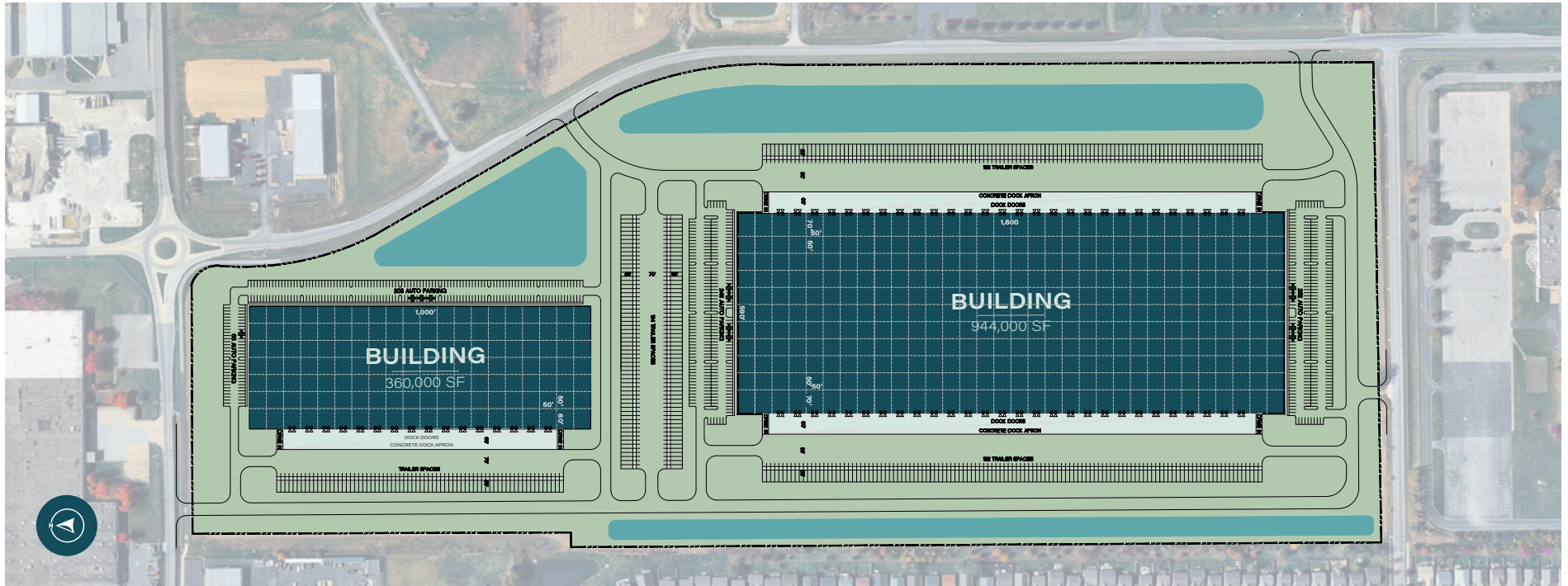


Example Specs

Delivery:	Delivery is 1Q 2028
Site:	99 acres
Square Feet:	1,357,000 SF
Office:	BTS
Clear Height:	40'
Building Dimensions:	590' x 2,300'
Column Spacing:	50'x50' - 70' speed bays
Truck Court:	200'

Fire Protection System:	ESFR
Dock Doors:	168
Drive-In Doors:	4
Floors:	8"
Warehouse Lighting:	LED
Auto Parking:	610
Trailer Parking:	551
Power:	14 MW of available capacity

TWO BUILDING SITE OPTION

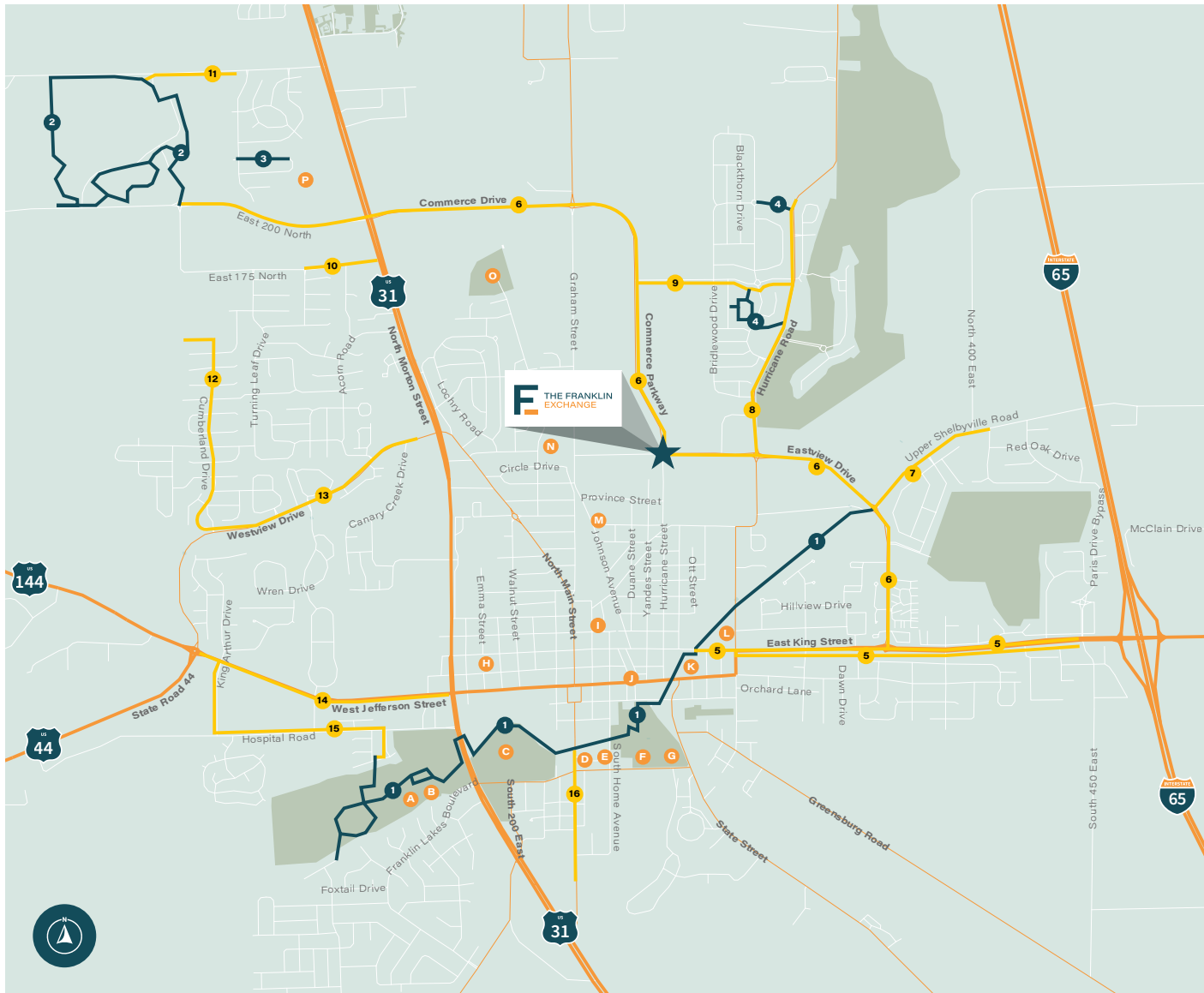


Delivery:	1Q 2028
Site:	99 acres
Square Feet:	944,000 SF
Office:	BTS
Clear Height:	40'
Building Dimensions:	590' x 1,600'
Column Spacing:	50' x 50'
Speed Bays	70'
Truck Court:	200'

Fire Protection System:	ESFR
Dock Doors:	112
Drive-In Doors:	4
Floors:	8"
Warehouse Lighting:	LED
Auto Parking:	500
Trailer Parking:	368
Power:	14 MW of available capacity

***Building can be modified. Example spec of 944,000 SF**

20 MILES OF TRAILS – TRAIL ACCESS ADJACENT TO PROPERTY



MULTI-USE TRAILS

1. Historic Greenway Trail
2. Franklin Community High School Trail
3. Brangin Creek
4. Heritage Neighborhood

ROADSIDE ROUTES & TRAILS

5. King Street
6. Eastside Bypass
7. Upper Shelbyville Road
8. Hurricane Road
9. Brookhaven Drive
10. Simon Road
11. Branigan Road
12. Cumberland
13. Westview Drive
14. West Jefferson Street
15. Hospital Road
16. South Main Street

PARK FACILITIES

- A. Blue Heron Park
- B. Blue Heron Disc Golf
- C. Greenlawn Cemetery
- D. Action Skate Park
- E. Dog Park
- F. Pievlake Park
- G. Cultural Arts & Recreation Center Franklin Family Aquatic Center
- H. Palmer Park Booker T. Washington Community Center
- I. Payne Park Active Adult Center
- J. Depot Park
- K. Community Park
- L. Margin Park
- M. Schnidler Park
- N. Temple Park
- O. Scott Park
- P. Brangin Park

HAPPENING COMMUNITY | FARMERS MARKET | ART & MUSIC FESTIVALS | PARKS-TRAILS-POOL



Discover **Downtown**





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COMMERCE PARKWAY | FRANKLIN, IN | INDIANAPOLIS MSA

CONTACT FOR MORE INFORMATION

BRIAN SEITZ, SIOR

+1 317 810 7184
brian.seitz@jll.com

BRIAN BUSCHUK

+1 317 810 7180
brian.buschuk@jll.com



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