

# INVESTMENT OFFERING

**111 Commerce Drive**



**Franklin, IN**

# D&S

## INVESTMENTS

COMMERCIAL REAL ESTATE  
DEVELOPERS

540 TRACY ROAD, SUITE A NEW WHITELAND, IN 46184

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## **LISTING FACT SHEET**

**Address:** 111 Commerce Drive, Franklin, IN 46131  
(Building and Land only)

**Asking Price:** \$700,000

**Zoning:** Industrial – Business Development

**Acerage:** 1.21 Acres

**Total Square Footage:** 2,400 Total Sq. Ft.

**Office** – (1,000 s.f. of office space)

700 s.f. showroom

1 – 12'x12' private office

1 restroom

1 storage/hvac room

9 foot ceilings

ADT monitored alarm system w/ motion sensors and wireless connectivity

A/C and heat in office

**Warehouse** – (1,400 s.f. of warehouse space)

2 - 12' wide x 14' tall insulated overhead doors

16' ceiling height

200 Amp electrical service

Gas radiant heat in warehouse

2 Floor drains in warehouse with oil separator

Interior, metal lined and insulated ceiling and walls

**Exterior**

Post-frame building with brick/metal exterior and shingled roof

25 asphalt parking spaces

Additional gravel lot

28 ft. entrance drive

Landscaping

Permitted pole sign

**Utilities**

Sewer - Franklin City Sewer

Water - American Water Co.

Gas - Vectren

Electric - Duke Energy

Cable - Comcast

Phone - Embarq

## **ADDITIONAL PROPERTY AND AREA INFORMATION**

Conveniently located next to the intersection of U.S. 31 and Commerce Drive.

Located in the most active retail area of the City of Franklin.

Surrounding businesses include: Lowes, Wal-Mart, M&I Bank, Chilis, First Merchants Bank, Starbuck's, Blockbuster and KFC.

Property positioned in a buffer area between retail outlets and industrial properties.

Property has been used as a tractor/mower dealership since it was built in 2000.

2 Separate parcels, totaling 1.21 acres

Property presently has a 2,400 s.f. office/warehouse building



### ***Closely located near several major population centers:***

- 1 Mile from downtown Franklin, IN
- 4 miles to I-65
- 10 minutes from downtown Greenwood, IN
- Just 30 minutes from Downtown Indianapolis, IN

# 111 Commerce Drive

# Franklin, IN



The information provided in this packet has been collected from sources we believe to be reliable, however, D&S Investments makes no representations or warranties, expressed or implied, as to the accuracy of the information. Any references to square footage, distances, or age are approximate. Buyer is responsible to verify the information and bears all risk for any inaccuracies.