

4720 Bowling Green Rd

Franklin, KY 42134

±250,000
Industrial property for sale



Property Specifications

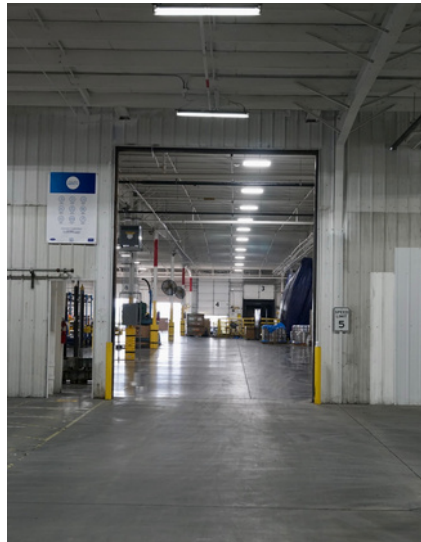
• Leased Industrial Investment Opportunity

- ± 250,000 SF Total in the Building
- ±80,400 SF vacant - Owner offering a rent guarantee
- Sits on ± 26 acres
- Heavy electrical power
- Site adjacent to rail
- ± 8 miles to I-65
- ± 48 miles to Nashville
- Additional ± 154 acres available through separate negotiation
- Zoned I-2 Heavy Industrial



± 250,000 SF

Industrial property for sale



Property Specs

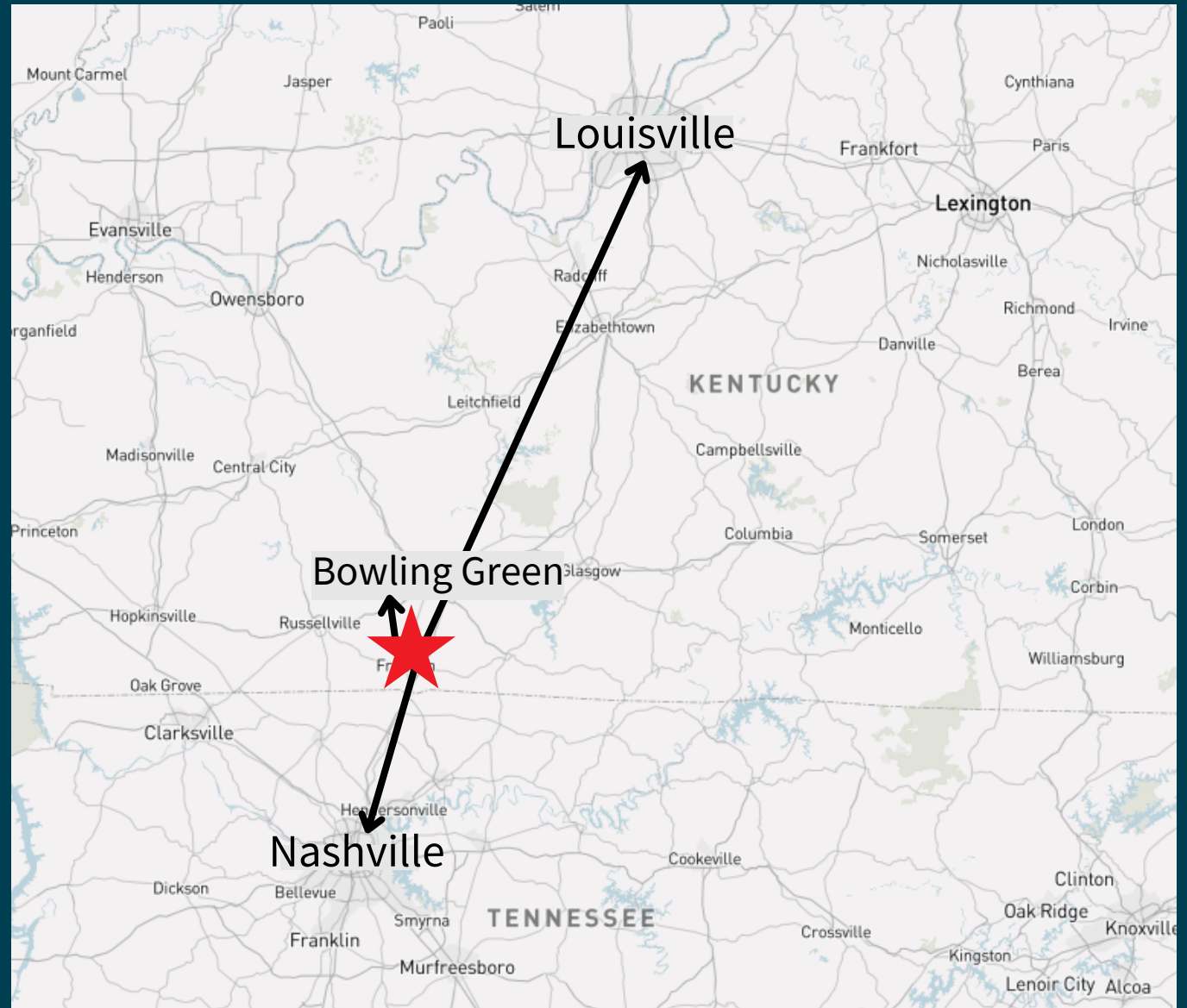
- ± 160,600 SF of total ±250,000 SF is currently leased.
- ± 80,400 SF vacant
- Clear heights from:
 - 19'9" under the joist in West Warehouse
 - 44'4" in the high bay
- Column Spacing from 40' x 50' in the West warehouse
- 6 cranes including 1 (one) 12-ton crane
- Dual-feed substation on the site
- LED Lighting throughout
- 50%-60% of building's roof is only 5 years old
- AT&T fiber internet
- Wet Sprinkler
- Separate land brochure available upon request
- Lease detail available upon request

[Property Photos Link](#)

Drive Time Map



- ▶ **± 8 miles**
to I-65
- ▶ **± 21.2 miles**
to Bowling Green, KY
- ▶ **± 48.8 miles**
to Nashville, TN
- ▶ **± 132 miles**
to Louisville, KY



± 250,000 SF

4720 Bowling Green Rd, Franklin, KY 42134



Building Parcel
± 250,000 SF on ± 26 AC



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