

# Turnkey 32,508 SF Industrial Facility – Ready for Your Business Now

44 Revolution Drive – Franklin, Kentucky 42134



Contact: Stan Battat | 954-612-6152

Modern 32,508 SF industrial facility constructed in 2019 and positioned within the Nashville–Bowling Green industrial corridor. The property sits on more than 15 acres and offers excellent access to Interstate 65 for regional and national logistics. The durable metal building and flexible interior configuration support manufacturing, warehousing, distribution, or logistics operations.

Building Size	32,508 SF
Lot Size	15+ Acres
Year Built	2019
Zoning	Commercial / Industrial
Construction	Metal Industrial Building
Highway Access	Minutes to Interstate 65
Regional Market	Nashville–Bowling Green Industrial Corridor

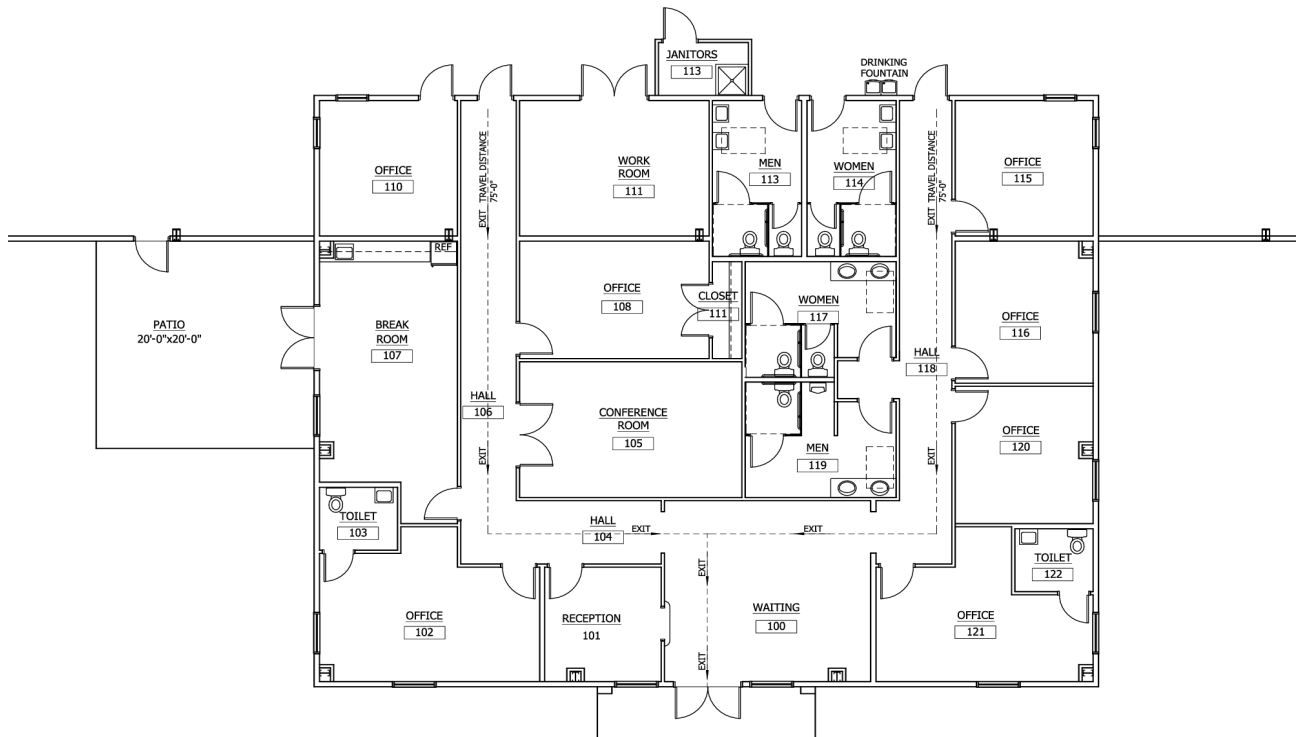


## Regional Logistics Map

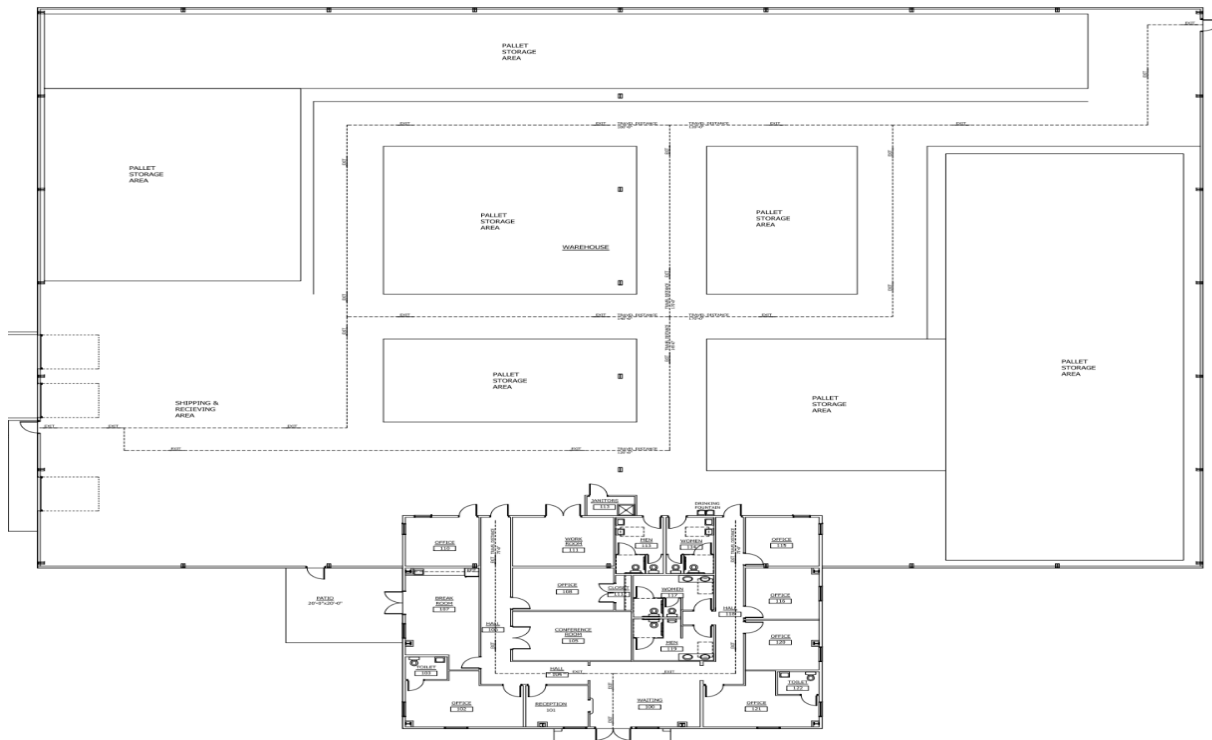


Situated on a spacious 15+ acre lot in the heart of Simpson County, this property provides easy access to the I-65 corridor linking nearby Nashville (40 miles) and Bowling Green (20 miles), making it ideal for businesses seeking efficient transportation links. The I-65 corridor connects Chicago on the Great Lakes to Gulf Coast ports. Atlanta is only five hours away and access to East Coast ports such as Savannah are less than a day's drive.

## Office & Administrative Layout



## Warehouse Layout



**Investment Opportunity:** This exclusive off-market industrial facility provides a modern building with substantial land area for expansion, outdoor storage, or additional development. Located in one of the fastest-growing industrial corridors between Nashville and Bowling Green, the property offers strong logistics advantages, competitive property taxes (~\$19,904 annually), and immediate availability for qualified buyers.

For more information or to arrange a private tour contact: Stan Battat – 954-612-6152