

# 250,000 SF Available on 34.23 Acres

81 Page Drive, Franklin, KY



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# FACILITY OVERVIEW

<b>Property address:</b>	81 Page Drive, Franklin, KY 42134	<b>Truck Loading:</b>	<ul style="list-style-type: none"> <li>• Front-loaded</li> <li>• (38) 8'x10' tailgate doors with levelers</li> <li>• (2) 12'x20' Drive-in doors</li> <li>• 75' concrete truck court</li> </ul>
<b>Size:</b>	250,000 square feet	<b>Ventilation:</b>	Ceiling suspended fans and wall-mounted louvers
<b>Ground:</b>	34.23 Acres	<b>Lighting:</b>	LED
<b>Office:</b>	Approximately 3,500 SF front office includes: (3) Private offices, (1) large office, conference room, and break room	<b>Ceiling Heights:</b>	21' 3" – 26' clear
<b>Date of Construction:</b>	2003	<b>Power:</b>	800a/277/480v 3p 300 KVA pad mounted transformer
<b>Construction:</b>	<p><b>Floors:</b> 6" Floor thickness</p> <p><b>Walls:</b> Split-faced block with vinyl-backed Insulated</p> <p><b>Column:</b> Steel pole</p> <p><b>Ceiling:</b> Vinyl-backed insulated metal</p> <p><b>Roof:</b> Metal</p>	<b>Utilities:</b>	<p><b>Water:</b> Supplied by the City of Franklin</p> <p><b>Sewer:</b> Supplied by the City of Franklin</p> <ul style="list-style-type: none"> <li>• 10" main line</li> <li>• One 6" line</li> <li>• One 4" line to building</li> </ul> <p><b>Natural Gas:</b> Supplied by the City of Franklin</p> <ul style="list-style-type: none"> <li>• 4" line on Page Drive</li> <li>• 6" line on Scottsville Road</li> <li>• 2" line to building</li> </ul>
<b>Column Spacing:</b>	50' x 50'	<b>Heat:</b>	(2) Applied Air gas-fired floor mounted units 5,000,000 BTUs
<b>Condition of the property:</b>	Excellent	<b>Transportation:</b>	<ul style="list-style-type: none"> <li>• 15-miles to Bowling Green, KY and 40 miles to Nashville TN.</li> <li>• ¼ mile to I-65 Interchange and 6 miles to the Kentucky Tennessee state line.</li> </ul>
<b>Paved Parking:</b>	100 paved parking spots	<b>Zoning Classification:</b>	Industrial
<b>Expansion:</b>	100,000 SF Expansion opportunity east and southeast of building	<b>Last Use:</b>	Distribution
<b>Sprinkler System:</b>	<p>Wet System</p> <ul style="list-style-type: none"> <li>• Density 0.2 GPM/SF</li> <li>• Designed area of discharge: 1500/100 SF</li> <li>• Flow rate: 551.7 GPM</li> <li>• Residual pressure: 71 psi</li> </ul>	<b>Fencing/Security:</b>	Fenced with gated access
		<b>Possession:</b>	Available
		<b>Miscellaneous:</b>	<ul style="list-style-type: none"> <li>• Exterior lighting</li> <li>• (3) Dock area offices with bathrooms</li> <li>• Covered exterior smoking hut</li> </ul>

# FACILITY PHOTOS



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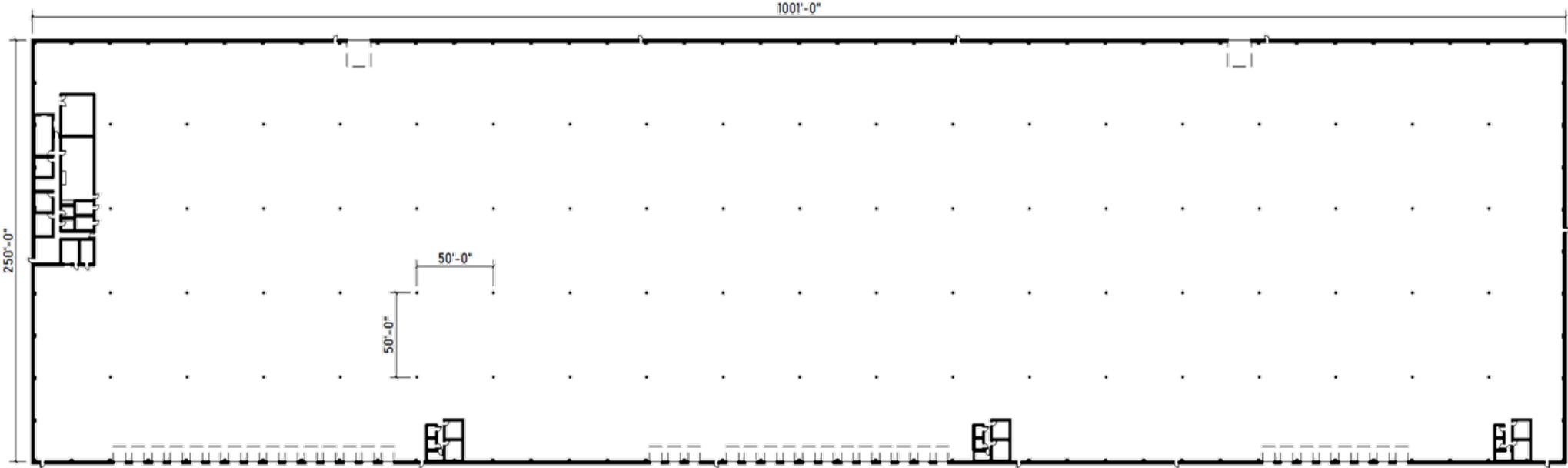


AERIAL

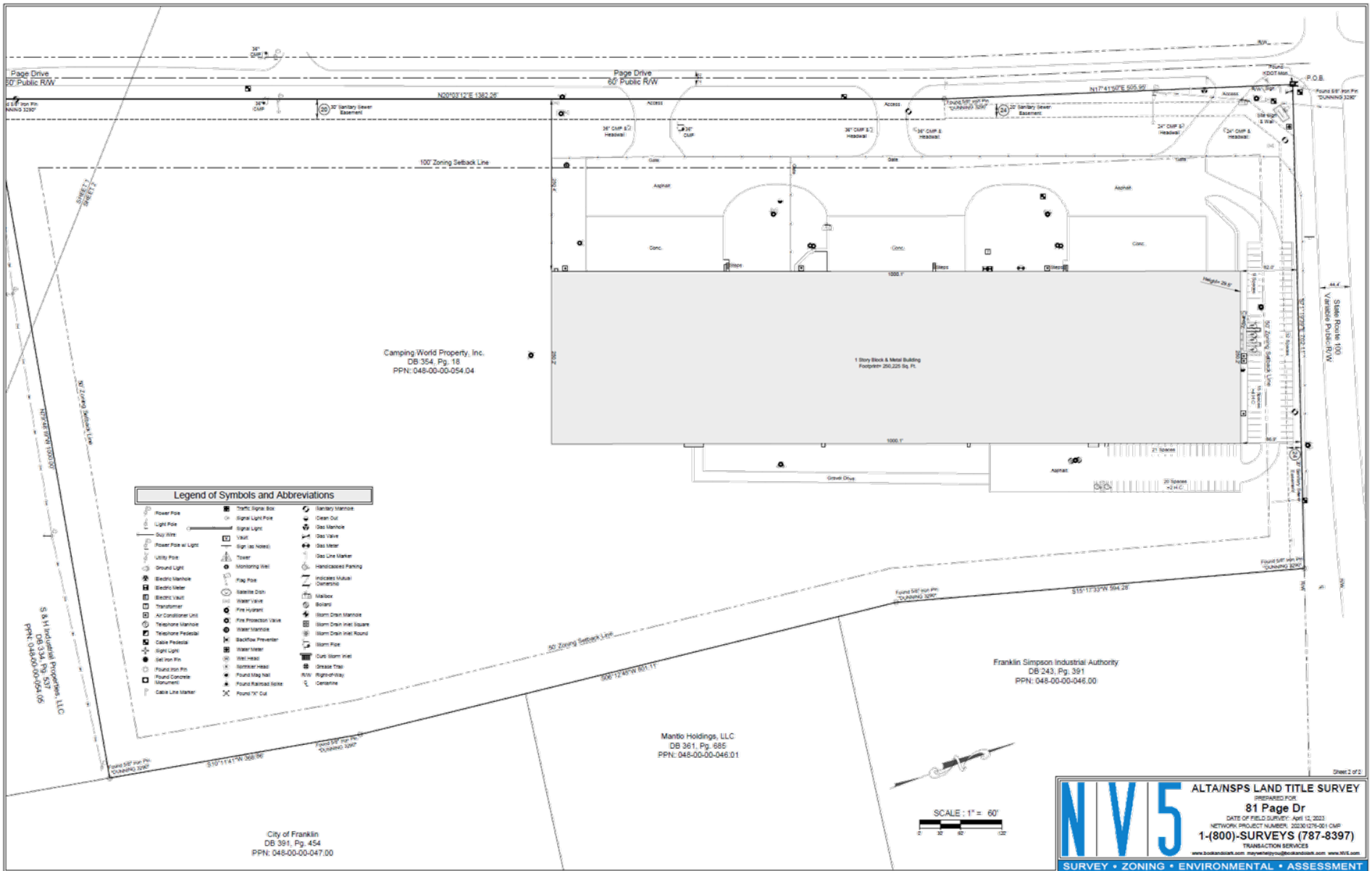




# FLOORPLAN



# SURVEY



# LOCAL MAP

## LOCATION OVERVIEW



### INTERSTATES & HIGHWAYS

- 0.6 miles to I-65
- 4.6 miles to 31W Highway
- 43 miles to I-165



### AIRPORT

- 20.8 miles to Bowling Green-Woodhurst
- 19.4 miles to Russellville-Logan County
- 12.0 miles to Portland Municipal Airport
- 52.4 miles to Nashville International



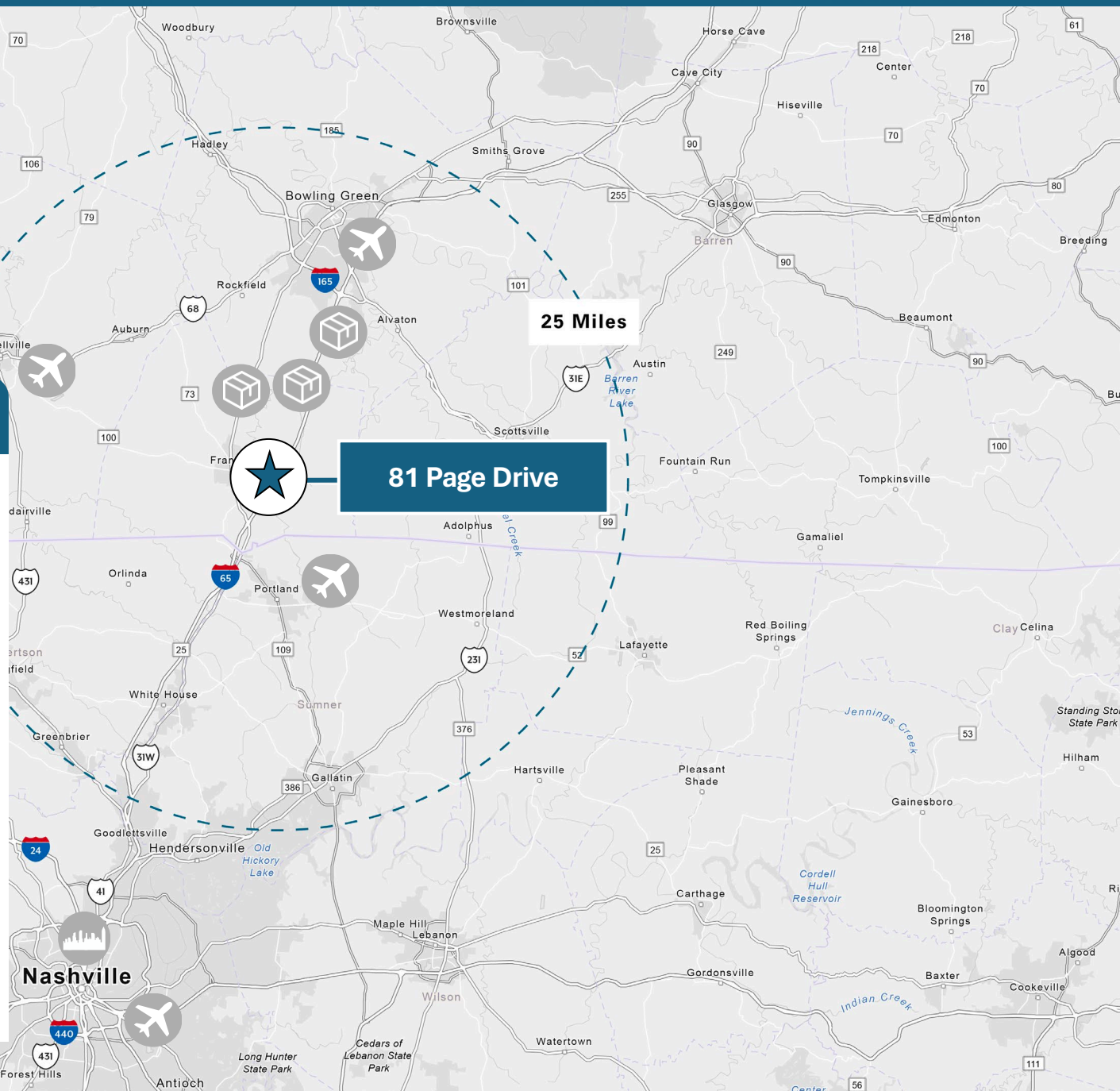
### PARCEL HUB

- 3.6 miles to the FedEx Store
- 3.8 miles to the UPS Store
- 4.5 miles to USPS

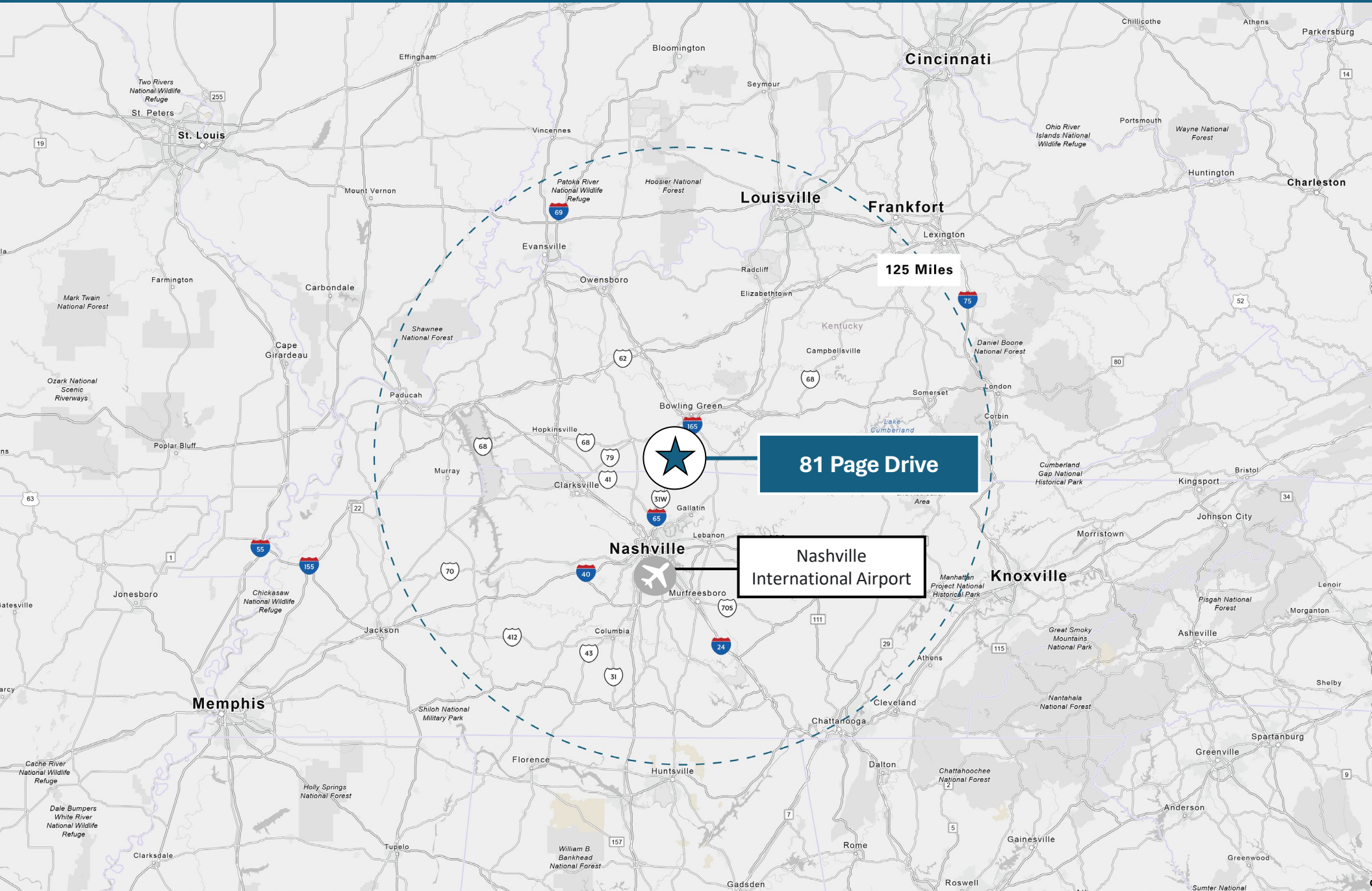


### NASHVILLE

45 miles



# REGIONAL MAP



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At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Since 1929, we've faced forward, predicting change and pioneering ideas. Almost a century later, the same strategic sense and audacious thinking still guide our approach. Today our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies.

Tapping into smart tech and smarter people, Newmark brings ingenuity to every exchange and transparency to every relationship. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

**\$2.5B**

annual revenues\*

**~7,800**

professionals

**~170**

office locations

**~1.7T**

Transaction volume  
2022 + 2023

\*Includes Newmark and  
independently owned offices.

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Malawi  
Nigeria  
South Africa  
Tanzania  
Uganda  
Zambia  
Zimbabwe

## MIDDLE EAST

Saudi Arabia  
United Arab  
Emirates

Prepared by:

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**NEWMARK**



Newmark has implemented a proprietary database, and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at [ngkf.com/research](http://ngkf.com/research).

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