

150 Arvin Road

150 Arvin Rd, Franklin, IN 46131



FOR SALE

JOHN MERRILL

Owner – Merrill Property Group
P: 317-590-3046
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MORGAN METCALF

Broker – Merrill Property Group
P: 317-496-7606
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INITIAL OFFERS DUE BY 5PM EST ON FEBRUARY 12TH



OFFERING SUMMARY

LIST PRICE: Inquire with Broker

BUILDING SIZE: 63,184 SF + 5,700 SF Covered Storage

LOT SIZE: 10.329 Acres (includes 5 acres for expansion)

ZONING: IG

YEAR BUILT: 1992 / 2015 (High Bay)

INTERSTATE: 5 minutes to I-65

USES: Manufacturing / Distribution

PROPERTY OVERVIEW

This versatile industrial property presents an ideal opportunity for manufacturers and distribution businesses looking for a high-capacity, certified facility in Franklin, Indiana. The main building offers a 25-foot clear height, with an impressive 34-foot clear height in the high bay section, allowing for significant vertical storage and flexibility. The building features 3 interior docks, 2 exterior docks, and a convenient drive-in ramp.

The property includes approximately 6,000 square feet of modern office space, complete with two lab spaces added in 2015, and offices are individually zoned for optimal HVAC control.

Approximately 5 acres of buildable land provide ample room for future expansion. The facility also meets rigorous environmental and quality standards, being ISO 14001 and IATF 16949 certified, making it suitable for companies seeking high regulatory compliance.

This property stands as a rare, ready-to-go industrial facility tailored to meet the needs of dynamic manufacturing and logistics operations.

PROPERTY HIGHLIGHTS

- ~25' Clear in main building, 34' Clear in High Bay
- 3 interior docks with 60,000 lb capacity, 2 exterior docks with 40,000 lb capacity and 1 drive in ramp
- ~5 Acres of excess buildable land
- ~6000 SF of office with 2 lab spaces (2015), Offices individually zoned for HVAC
- ISO 14001 Certified, IATF 16949 Certified
- Part of building occupied through Q1 of 2026, but current owner is willing to do sale leaseback for all or a portion of the space
- Covered storage area connected to the main structure for additional materials management
- Robust electrical infrastructure (around 2,000 AMP across 3 power access points)
- An extra dry storage pole barn, ideal for non-electrical storage

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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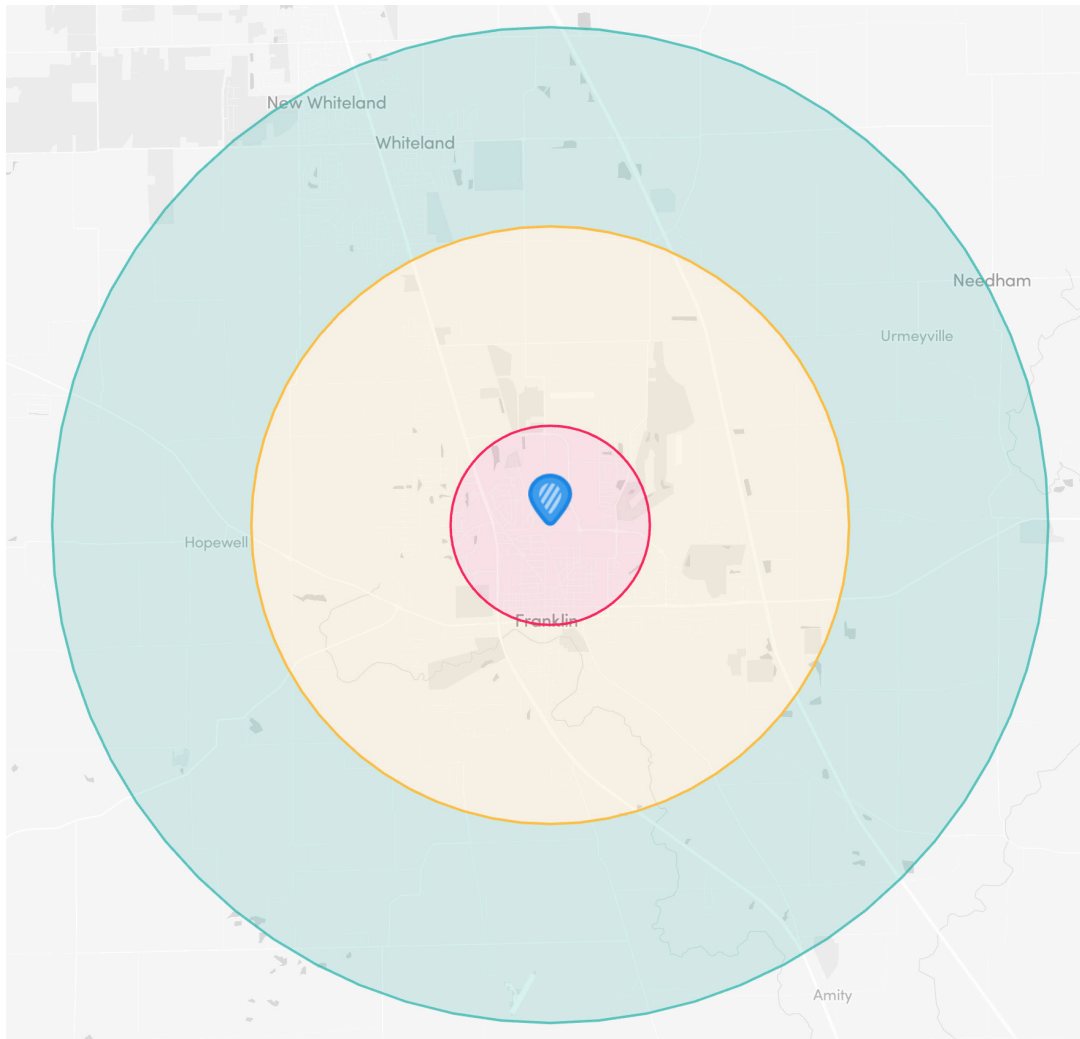
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	8,481	26,363	38,116
Workday Population	6,267	21,710	34,196

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,647	4,833	7,144
Ages 15-24	1,104	3,922	5,502
Ages 25-54	3,201	9,555	13,931
Ages 55-64	981	2,980	4,537
Ages 65+	1,549	5,073	7,002

Income	1 Mile	3 Miles	5 Miles
Median	\$69,512	\$71,774	\$76,347
< \$15,000	330	738	910
\$15,000-\$24,999	178	542	713
\$25,000-\$34,999	314	1,001	1,258
\$35,000-\$49,999	477	1,213	1,643
\$50,000-\$74,999	527	1,628	2,386
\$75,000-\$99,999	573	1,636	2,468
\$100,000-\$124,999	405	1,198	1,863
\$125,000-\$149,999	179	644	1,072
\$150,000-\$199,999	209	635	958
> \$200,000	176	602	855

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,654	10,481	14,905
Renter Occupied	1,261	3,318	4,030
Owner Occupied	2,107	6,518	10,096
Vacant	287	644	779

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