

Flex Opportunity

159 Cincinnati St, Franklin, IN 46131



FOR SALE

MORGAN METCALF

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PROPERTY OVERVIEW

This versatile flex property offers a functional home base with unmatched connectivity for contractors, trades, and service businesses. Falling within Franklin's **Industrial: Business Development (IBD)** zoning district, the property is perfectly positioned for small-scale construction, entrepreneurial start-ups, light processing, or a dedicated contractor's warehouse and storage facility. Currently operating as a machine shop, this property has 600 Amp electrical. Situated just a half-mile from **Franklin City Hall** and downtown amenities, the location provides direct access to **US-31** and **I-65** for efficient dispatching and client proximity. The building is ready for updates and a refresh, presenting a strategic, value-add opportunity to customize the workshop, secure storage, and office layout to your specific operational needs.

PROPERTY HIGHLIGHTS

- **Exceptional Location:** Situated just a half-mile from the courthouse square, local restaurants, and retail amenities. The site offers immediate connectivity to U.S. 31 and I-65, keeping your crew just 20 minutes south of Indianapolis.
- **Flexible Layout with Outside Storage:** Ideal for contractor yards, light assembly, or custom flex operations. The property features dedicated areas for outdoor storage, fleet vehicle maneuvering, and secure on-site parking ready to be optimized for your business.
- **Strategic Market Advantages:** Positioned within a business-friendly Johnson County community, offering direct access to a skilled local workforce and established regional trade support.



OFFERING SUMMARY

LIST PRICE: \$775,000

LOT SIZE: 1.33 Acres

BUILDING SIZE: 9,500 SF

ZONING: IBD

YEAR BUILT: 1932

USES: Contractor Warehouse, Flex

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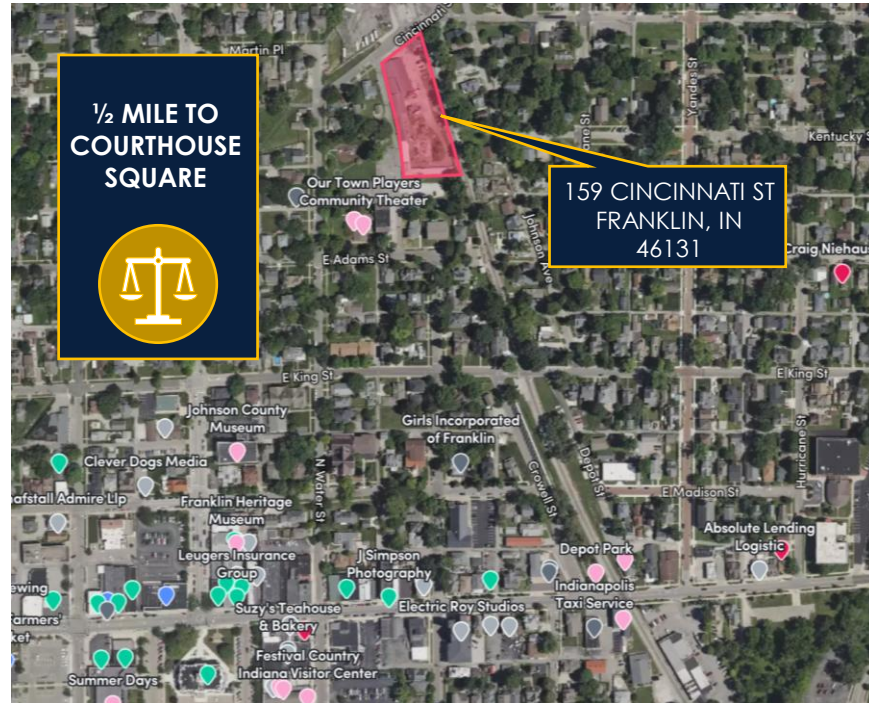
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8 MINUTES TO
I-65



3 MINUTES TO
US 31



- Flexible floor plan
- High power – 600 AMP Service
- 4 Overhead Doors
- 16' Clear Height in warehouse area
- Additional exterior covered storage
- Fully fenced lot
- Outdoor Storage Capability
- Walkable to downtown Franklin
- Compressor capability

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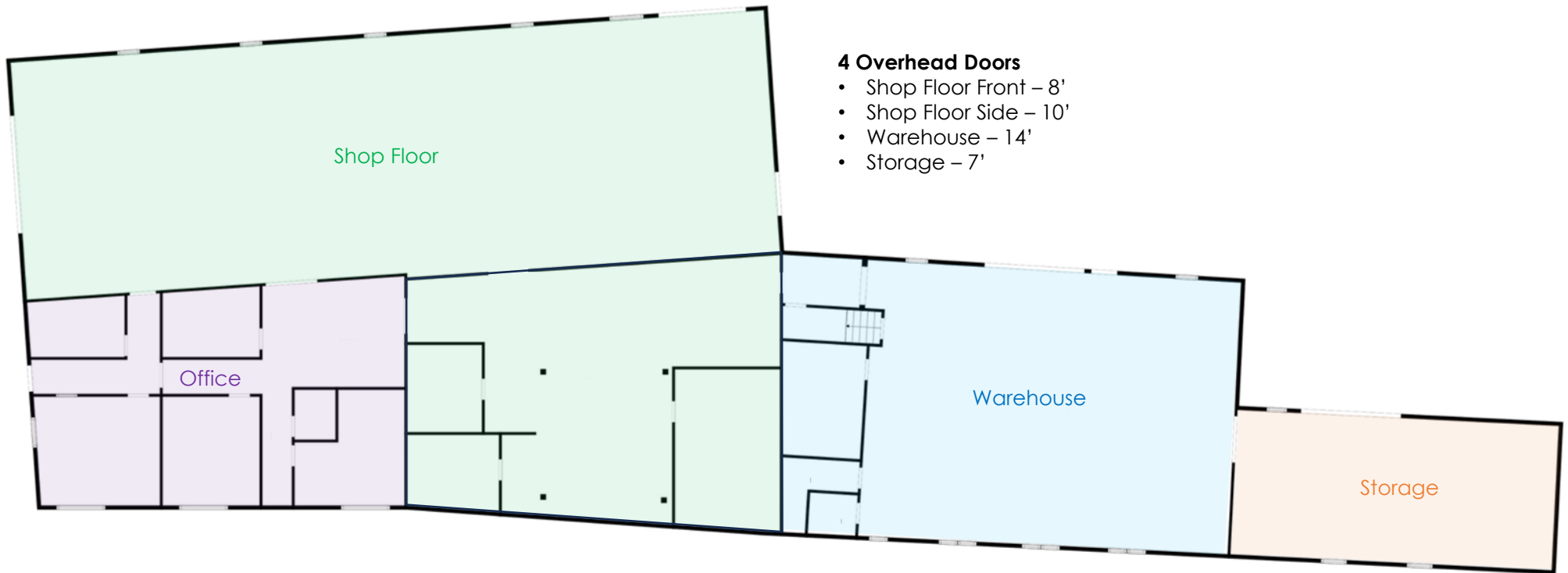


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Floor Plan



4 Overhead Doors

- Shop Floor Front – 8'
- Shop Floor Side – 10'
- Warehouse – 14'
- Storage – 7'

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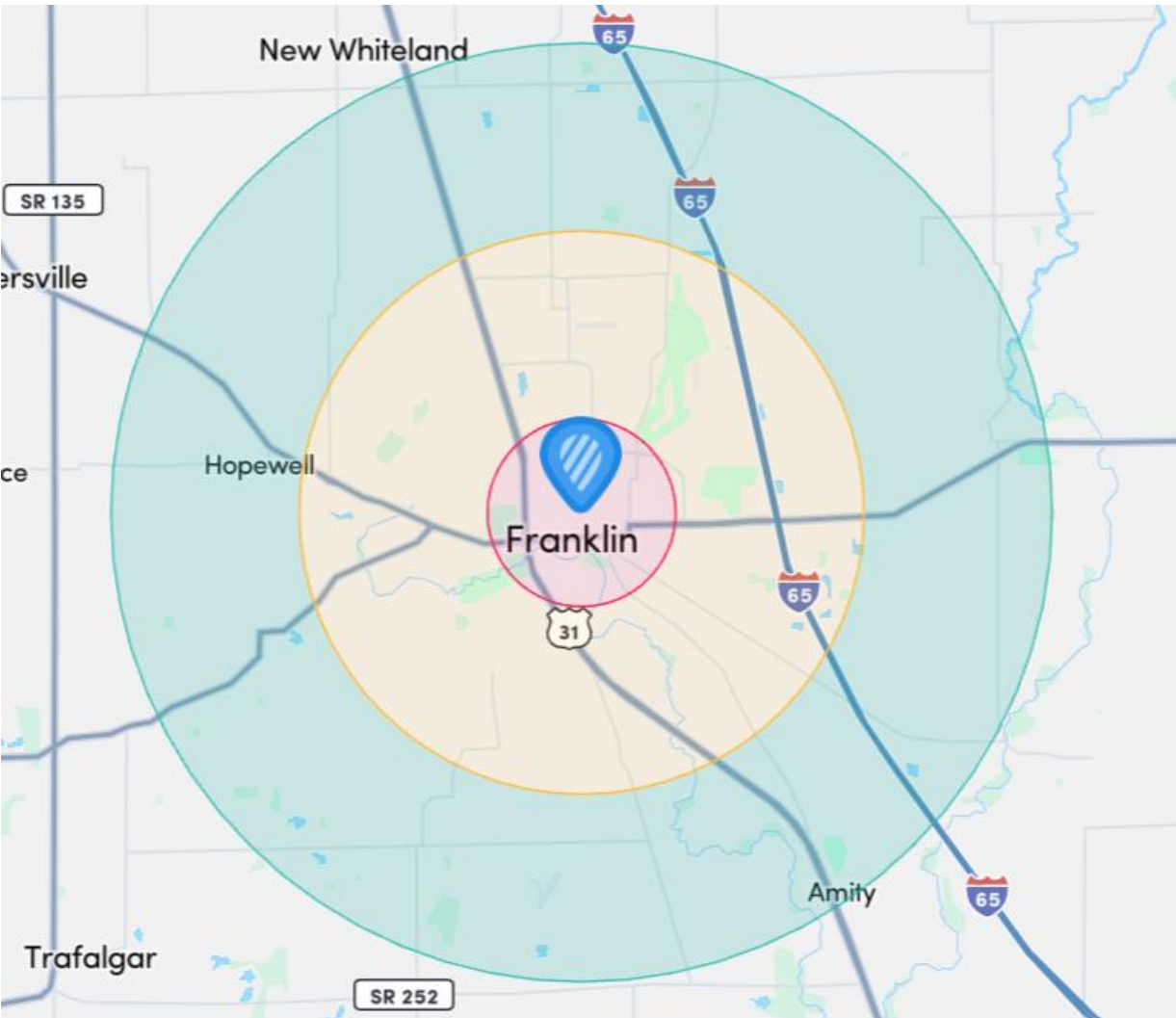
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,525	12,626	16,267
Female	3,991	13,561	17,212
Total Population	7,516	26,187	33,479

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,150	4,778	6,163
Ages 15-24	1,273	3,892	4,894
Ages 25-54	2,494	9,488	12,206
Ages 55-64	869	2,964	3,957
Ages 65+	1,730	5,064	6,258

Income	1 Mile	3 Miles	5 Miles
Median	\$62,600	\$71,900	\$75,600
< \$15,000	320	732	836
\$15,000-\$24,999	164	542	660
\$25,000-\$34,999	291	992	1,176
\$35,000-\$49,999	426	1,198	1,413
\$50,000-\$74,999	524	1,611	2,065
\$75,000-\$99,999	500	1,614	2,117
\$100,000-\$149,999	418	1,821	2,531
\$150,000-\$199,999	152	642	852
> \$200,000	98	613	768

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,212	10,413	13,156
Occupied	2,893	9,767	12,420
Owner Occupied	1,759	6,476	8,684
Renter Occupied	1,134	3,291	3,736
Vacant	319	646	737

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