



81 PAGE DR
Franklin, KY 42134

MATTHEWS™
Industrial Sale or Lease Opportunity

EXECUTIVE SUMMARY

Located at 81 Page Drive in Franklin, Kentucky, this $\pm 250,000$ SF industrial facility presents a rare opportunity to acquire or lease a strategically positioned distribution and manufacturing asset along the highly sought-after I-65 corridor. Situated on ± 34.23 acres between Nashville and Louisville, the property offers exceptional access to major population centers throughout the Southeast, Midwest, and Mid-South, allowing users to reach a substantial amount of the U.S. population with a one day truck drive. The facility features 38 dock doors,

2 drive-in doors, clear heights ranging from $\pm 21'3"$ to $\pm 26'$, and potential room for trailer parking or future expansion. As industrial users continue seeking cost-effective alternatives to the increasingly constrained Nashville market, Franklin provides a compelling combination of lower occupancy costs, access to a growing regional labor pool, and connectivity to one of the nation's most important logistics corridors, making this property well-suited for distribution, manufacturing, e-commerce, and third-party logistics operations.



INVESTMENT HIGHLIGHTS

Strategic I-65 Corridor Location

Ideally positioned between Nashville and Louisville, providing direct access to major transportation routes and enabling efficient distribution throughout the Southeast, Midwest, and Mid-South.

Rare Large-Block Availability

A scarce opportunity to secure $\pm 250,000$ SF in a market where large industrial facilities remain limited and demand for quality distribution space continues to grow.

Built for Distribution Efficiency

Featuring 38 dock doors, 2 drive-in doors, and column spacing of approximately 50' x 50', the facility is well-equipped to support high-volume warehousing, manufacturing, and logistics operations.

Cost-Effective Alternative to Nashville

Benefit from proximity to the Nashville metro area while capitalizing on Southern Kentucky's lower costs and labor accessibility.

Functional Industrial Specifications

Clear heights ranging from $\pm 21'3"$ to $\pm 26'$, an 800-amp 3-phase electrical service, heated warehouse space, and a durable $\pm 6"$ slab provide the infrastructure required for a wide range of industrial users.

Ample Acreage for Operational Flexibility

Situated on ± 34.23 acres, the site offers room for trailer storage, fleet parking, outside storage, and potential future expansion opportunities.

Access to a Deep Regional Workforce

Positioned within reach of labor pools across Southern Kentucky and Northern Middle Tennessee, including the Bowling Green and Nashville markets, supporting both manufacturing and distribution users.



PROPERTY OVERVIEW

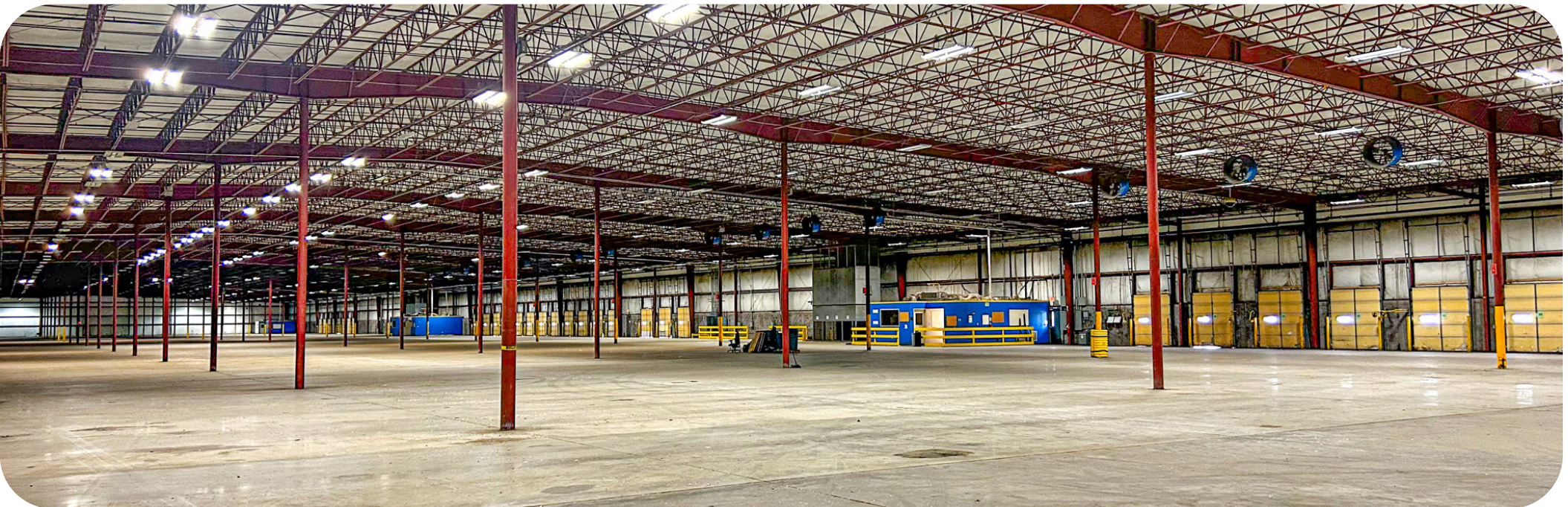
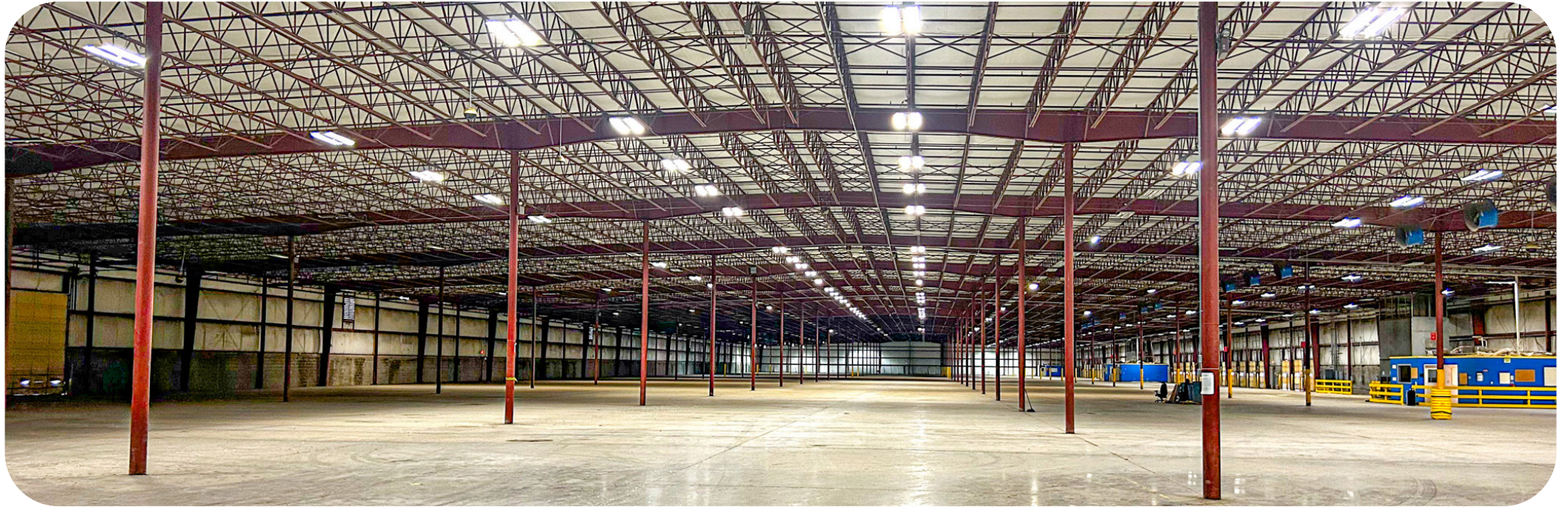
Address	81 Page Dr Franklin, KY 42134
RBA	±250,000 SF
Warehouse SF	±246,500 SF
Office SF	±3,500 SF
Dock Doors	38 (8'x10')
Drive-In Doors	2
Clear Heights	±21'-3" — ±26'
Power	800 Amps, 3-Phase
Column Spacing	±50' x 50'
Acres	±34.23



AERIAL PHOTOS



INTERIOR PHOTOS





ChemWay Products Corp.
"solutions for all your needs"

imi
SURFACE DESIGN

U-HAUL

FRANKLIN
PROPERTIES

Sanders Interstate Industrial Park

<small>Companies, Inc.</small>	<small>Employee Owned</small>	
	LioChem	
<small>TOYOINKGROUP</small>		
<small>World's Best Petfood</small>		

Franklin

PuraCap
PHARMACEUTICAL

ACE
Hardware

BRITEGEN

ONE 9
FUEL NETWORK.

TA TRUCK SERVICE

Franklin Industrial Park

<small>Professional Plastic Recycling</small>	
vitco	SRM CONCRETE
<small>door & window system</small>	

NEW METALS INC.

TRADER JOE'S
Distribution Center

Subject Property

TSC TRACTOR SUPPLY CO
Distribution Center

INTERSTATE 65
± 48,813 VPD

1008
± 8,207 VPD

100
± 8,409 VPD

31W
± 13,160 VPD

Google Earth

FRANKLIN, KY

Market Demographics

10,759

Total Population

\$59,052

Median HH Income

3,991

of Households

\$195,400

Median Property Value



Local Market Overview

Franklin, Kentucky is strategically positioned along the Interstate 65 corridor in South-Central Kentucky, approximately 45 miles north of Nashville and 20 miles south of Bowling Green. This advantageous location provides direct access to major regional and national transportation networks, making the city an attractive destination for manufacturing, distribution, and logistics operations. Franklin benefits from its proximity to one of the Southeast's fastest-growing economic regions while maintaining lower operating costs than larger metropolitan markets.

The local economy is anchored by manufacturing, transportation, warehousing, and industrial employers that leverage the city's connectivity to both Kentucky and Tennessee markets. Interstate 65 serves as a critical freight corridor linking the Midwest and Southeast, enhancing Franklin's appeal for industrial users and supply chain operators. The city has experienced steady population and employment growth in recent years, supported by continued investment in industrial facilities and distribution infrastructure. Additionally, Franklin offers access to a regional labor pool that extends into the Bowling Green and Nashville markets, further strengthening its competitive position. These fundamentals continue to support industrial development and long-term commercial investment throughout the area.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	16,500	24,800	51,200
2030 Population Projection	17,100	25,800	53,800
Annual Growth 2025-2030	0.7%	0.8%	1.0%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	6,500	9,700	19,800
2030 Household Projection	6,800	10,100	20,900
Annual Growth 2025-2030	0.9%	0.8%	1.1%
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$74,081	\$82,105	\$95,944



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COMPANY PROFILE

Meet Weston

At Weston Inc., we dedicate ourselves to providing homes for businesses by finding innovative solutions that create lasting value in the industrial real estate market. With over 50 years of experience, we strive for excellence by going above and beyond as strategic business partners committed to the success and growth of our clients. Our mission remains unchanged: to be “The Best Landlord in Town.”

The Weston Way

Excellent Long-Term Reputation

With a solid track record spanning over several decades, we have established an outstanding reputation in the industry.

Entrepreneurial Dealmakers

We approach each opportunity with an entrepreneurial spirit, continuously seeking creative solutions that benefit both tenants and landlords.

Managed by Owners

With over 50 years of proud ownership management, we prioritize the long-term success of our clients and companies in every decision we make.

OUR SERVICES

- Acquisitions
- Development
- Build-to-Suits
- Leasing
- Managing our Properties

WESTON'S SELECT CLIENT LIST



...and hundreds of mid-size and small business entities.

Visit our website at teamweston.com

Find out what our customers are saying about us at westonsuccessstories

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **81 Page Dr Franklin, KY 42134** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer — There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.