



## ***LISTING FACT SHEET***

Address: **1090 North Yandes Franklin, IN 46131**

Asking Price: **\$1,100 per month + utilities**

Zoning: **Industrial - General**

Average: **0.79**

**3,200 Total Sq. Ft. (2,900 sq. ft. warehouse / 300 sq. ft. office)**

- 2 - 12' wide x 10' tall overhead doors
- 3 Phase 200 Amp electrical service
- Alarm system with camera and monitor
- 2 restrooms
- A/C and heat in office
- 3 Overhead gas unit heater in warehouse
- Overhead storage racks in warehouse
- Floor drains in warehouse
- 2 Exterior, 6' high, chain-link, fenced-in areas (24'x80' and 40'x64')
- Plenty of Parking
- Sewer - Franklin City Sewer
- Water - American Water Co.
- Gas - Vectren
- Electric - Duke Energy
- Landlord pays property taxes and insurance
- Landlord maintains mechanicals
- Tenant pays utilities, landscaping, mowing, snow removal