

Chris Cockerham, CPM, GRI
Commercial Manager/Broker
+1 812-330-7568
chris@cockerham.us



2404 U St. & 2407 Washington St.

Property Overview

This well-maintained industrial complex—currently operating as a Home City Ice branch—offers an exceptional opportunity for owner-users or investors seeking a versatile industrial property with multiple functional buildings. The site includes three fully fenced structures totaling approximately 29,587 square feet, ideally suited for distribution, service operations, cold storage, or light manufacturing uses.



Property Highlights

- General Industrial (I2) zoning supports a variety of industrial and service uses.
- Chain link fencing fully encloses all the structures for security.
- Ample yard space for vehicle circulation and outdoor storage.
- Outdoor Plugs for Vehicles
- Convenient access to major thoroughfares serving Bedford and the surrounding region.
- All the Buildings have Electric, Gas, and Water

Asking Price

\$1,895,000



Main Building - 2404 U Street

- ±17,931 SF industrial structure featuring large walk-in ice coolers/freezers and Three loading docks for efficient product handling.
- Clear-span warehouse space suitable for various industrial or storage applications.
- 12-20' Ceilings throughout the building
- Heavy power availability and robust infrastructure supporting temperature-controlled operations.
- 2024 Pay 2025 Real Estate Taxes: \$7,568.60



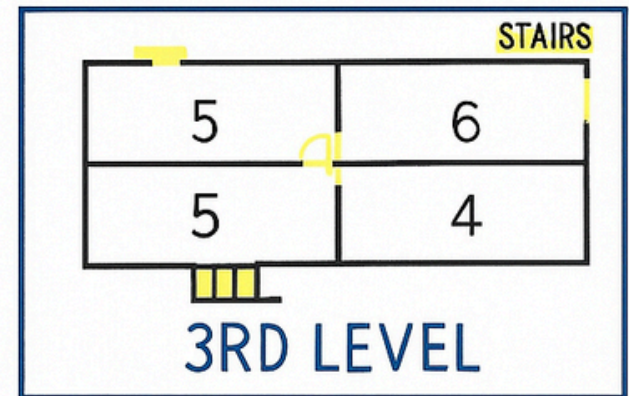
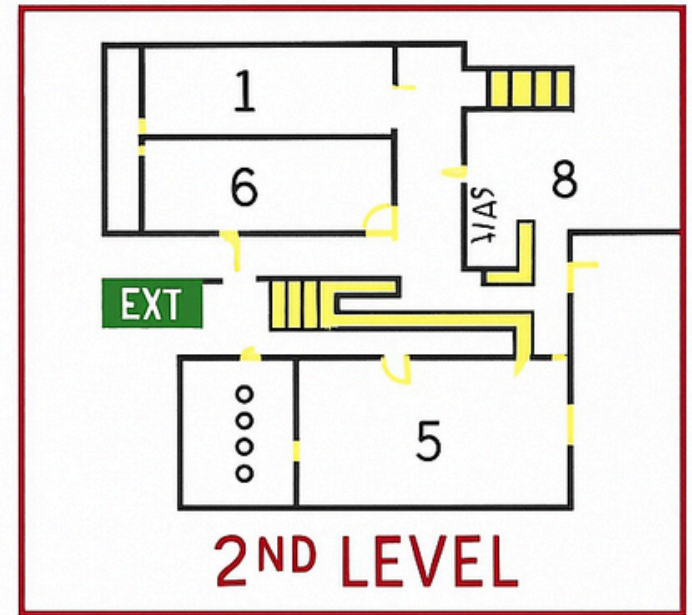
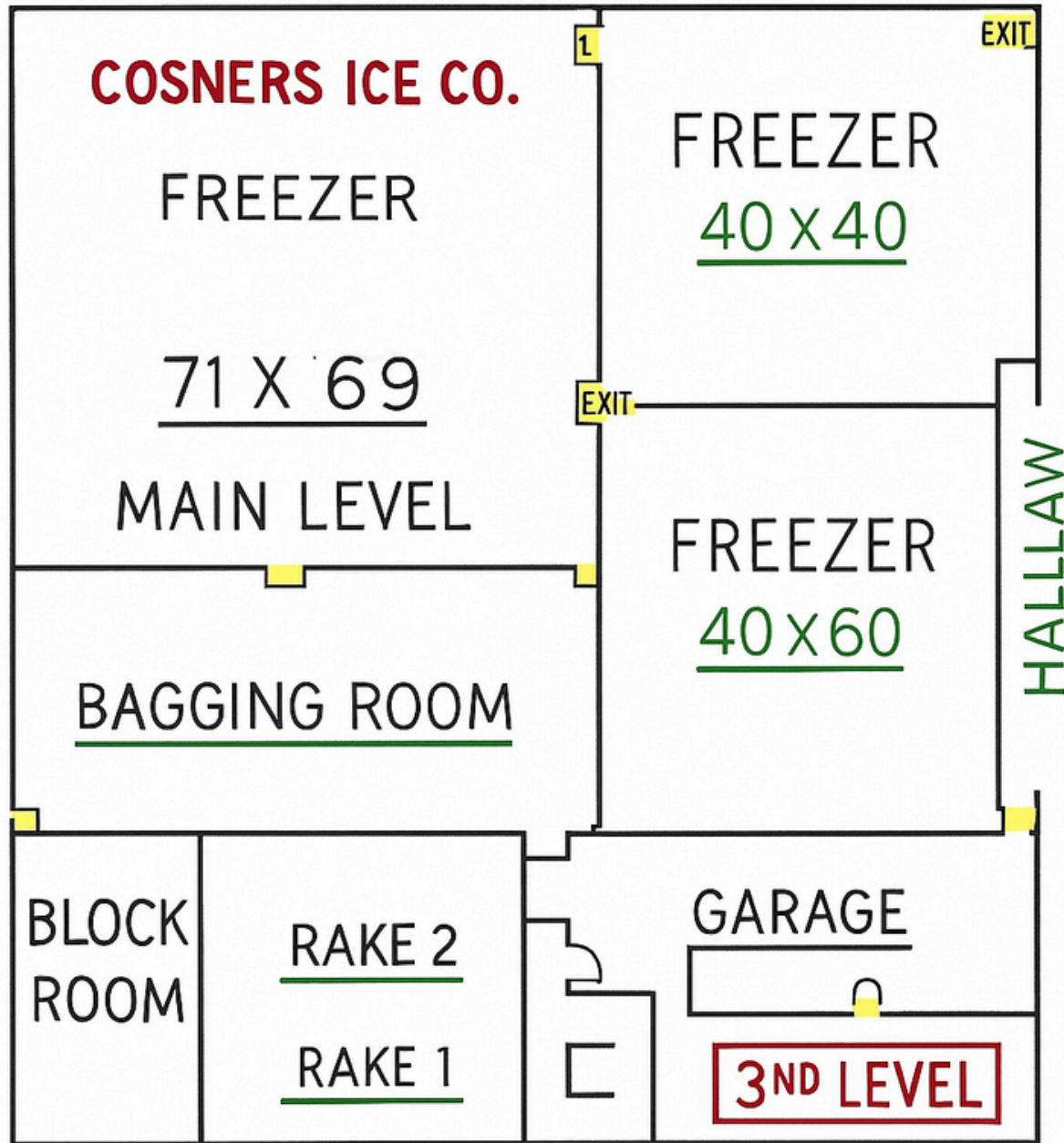
Property Pictures



Property Pictures



Main Building Floorplan



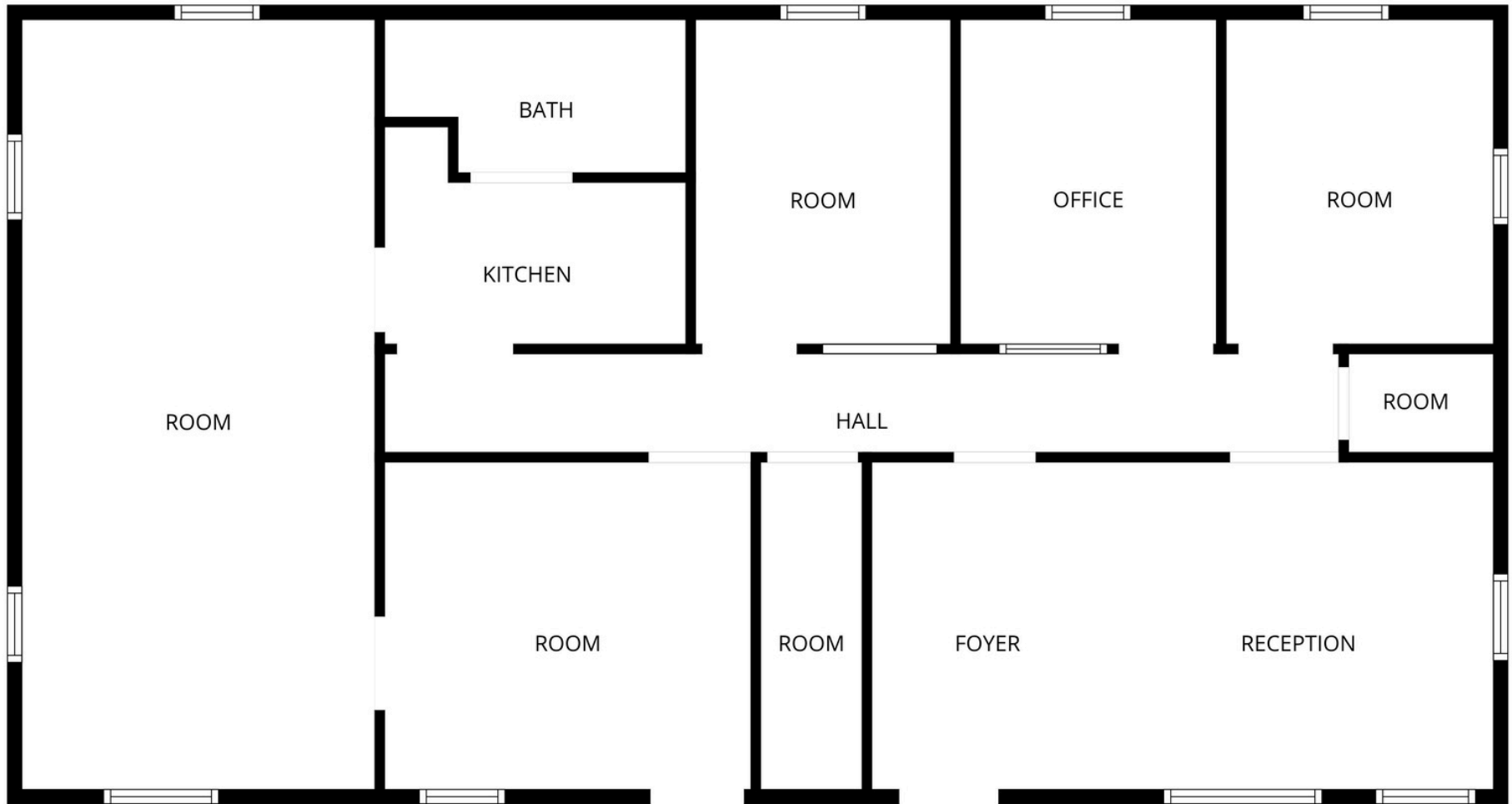
TO EXIT FROM 2ND AND 3D LEVELS
FOLLOW ARROWS TO GARAGE EXIT

Office Building - 2404 U Street

- ±1,456 SF standalone office building located within the secured fenced area
- Features approximately five private offices, a reception area, and a restroom
- Ideal for administrative or managerial functions supporting on-site operations



Office Building Floorplan



Service Building

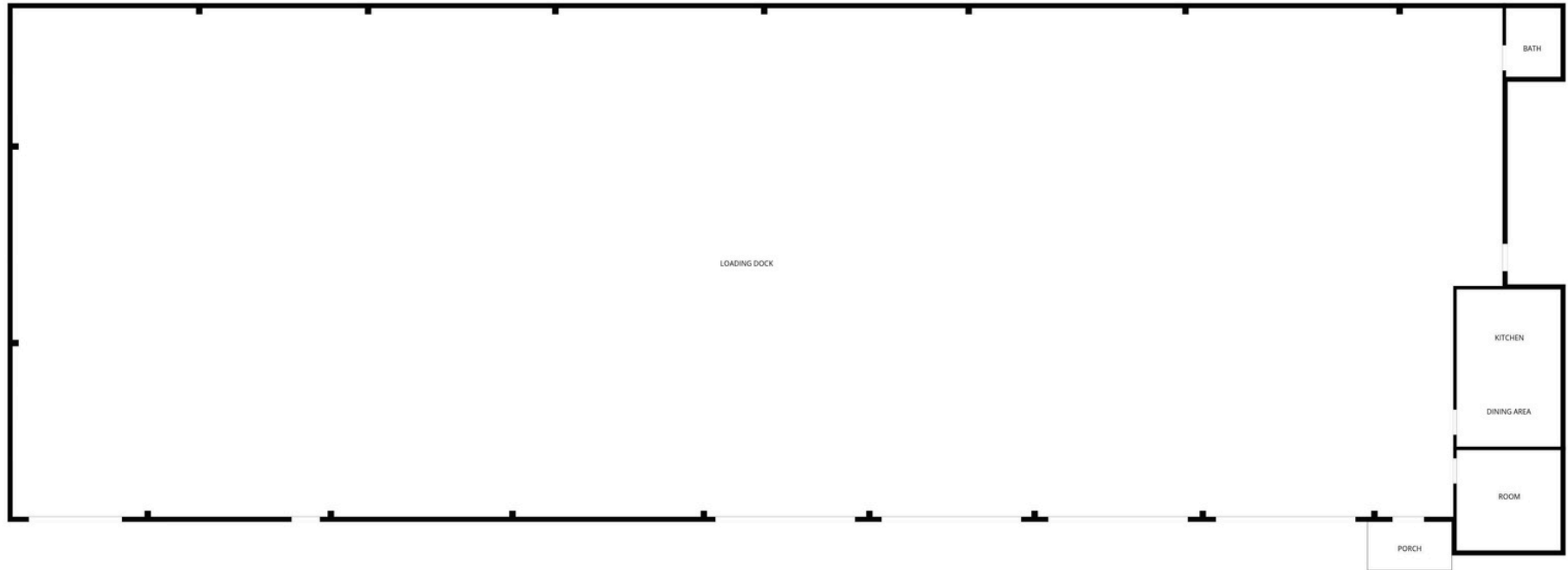
- ±10,200 SF secondary building ideal for fleet maintenance, service, or storage with 25' Ceilings
- Equipped with four overhead doors providing excellent access for trucks and equipment.
- One Loading Dock
- Gas Heat only
- 2024 Pay 2025 Real Estate Taxes: \$10,708.36



Property Pictures



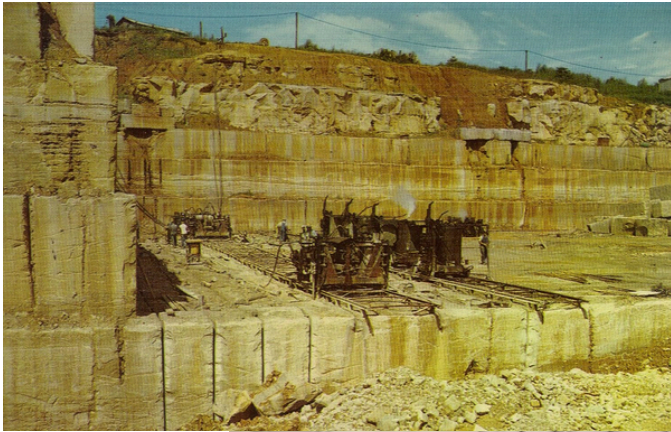
Service Building Floorplan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Bedford, IN

Bedford, city seat of Lawrence County, southern Indiana, U.S., 25 miles (40 km) south of Bloomington. Founded in 1825 as the county seat and named by Joseph Rawlins for his home county of Bedford, Tennessee, it developed with the discovery of Oolitic limestone in the 1830s. Bedford limestone is a highly prized building material, used to great effect in such famous buildings as the Empire State Building in New York City and the Pentagon in Arlington, Virginia. Immense quarries and mills are characteristic of the area. The economy is augmented by aluminum processing, manufacturing (metal products, plastics, tools and machinery, and auto parts), and agriculture (cattle, grain, fruit). Bedford is the headquarters for the nearby Hoosier National Forest; Spring Mill State Park, 10 miles (16 km) southeast, has a working gristmill and a reconstructed pioneer village. Astronaut Virgil ("Gus") Grissom grew up in the town of Mitchell, 6 miles (10 km) south. Inc. 1889. Pop. (2000) 13,768; (2010) 13,413.



COCKERHAM
COMMERCIAL REAL ESTATE & CONSULTING





COCKERHAM
COMMERCIAL REAL ESTATE & CONSULTING

2404 U St. & 2407 Washington St. Bedford, IN 47421

Investment Contacts

Chris Cockerham, CPM, GRI

Commercial Manager/Broker

+1 812-330-7568

chris@cockerham.us

Layton Cockerham

Licensed Assistant

+1 812-330-7525

Layton@cockerham.us

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Colliers International nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.