

OFFERING MEMORANDUM

All-in-One Turnkey Truck Terminal | Repair Shop | Parts Store | Truck
Parking

Industrial Real Estate Included

Asking Price: \$8200000

Offering: Business + Real Estate

Listed By: Amrinder Singh, Community Choice Realty | 260-479-8602



Executive Summary

Rare opportunity to acquire a fully operational, multi-income trucking facility with industrial real estate included. The property integrates a truck & trailer parts store, full-service truck repair operation, secured truck and trailer parking, and warehouse facilities serving owner-operators, fleets, and logistics companies.



Property & Facility Overview

Total Building area: ~ 22,300 SF

Truck Parts Store: ~7,000 SF

Truck Repair Shop: ~4,000 SF | 5 Service Bays

New Warehouse: ~10,500 SF

Truck & Trailer Parking: 60-70 Spaces (Newly Paved)

Improvements: New flat roof, LED lighting, security system, used-oil furnace



Interior, Operations & Equipment

Professionally organized showroom, racked inventory, service areas, and high-clearance warehouse space. Included equipment allows immediate continuation of operations. Inventory included and negotiable.



Investment Highlights

- Multiple income streams
- Industrial real estate included
- Turnkey operation
- Strong logistics demand
- Huge expansion potential

Listing Agent:

Amrinder Singh

Community Choice Realty

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