

AVAILABLE FOR SALE

340 Liberty St (SR 23)

WALKERTON, IN 46574



PROPERTY HIGHLIGHTS

- Two loading docks
- Three drive-in doors (including 1 newly added)
- 3-phase power capacity & 6" concrete floors
- Areas can be combined for optimal flow
- Land to the west balanced for future expansion
- Roof recently refreshed with sealer
- 7.5 acres zoned Industrial

BAY INFORMATION

AREA	SF	CLEAR HEIGHT
1	12,750	30'
2	4,800	16'
3	3,200	14'
4	1,000	14'

BUILDING SIZE 24,150 (+/-) SF

SALES PRICE \$675,000

TAXES 25 PAY 26 \$4,386.50

ACRES 7.50 (+/-)

ZONING Industrial

DOCKS Two

DRIVE-IN DOORS Three (12')

CEILING HEIGHT: 14' to 30'

FOR MORE INFORMATION

Lori Tubbs - Route 20, LLC

President/ CEO
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Jennifer Gaudy - CPM

Managing Broker
Cell: 219-775-9102 | jgaudy@crosspm.com

LORI TUBBS

REAL ESTATE & DEVELOPMENT CONSULTING

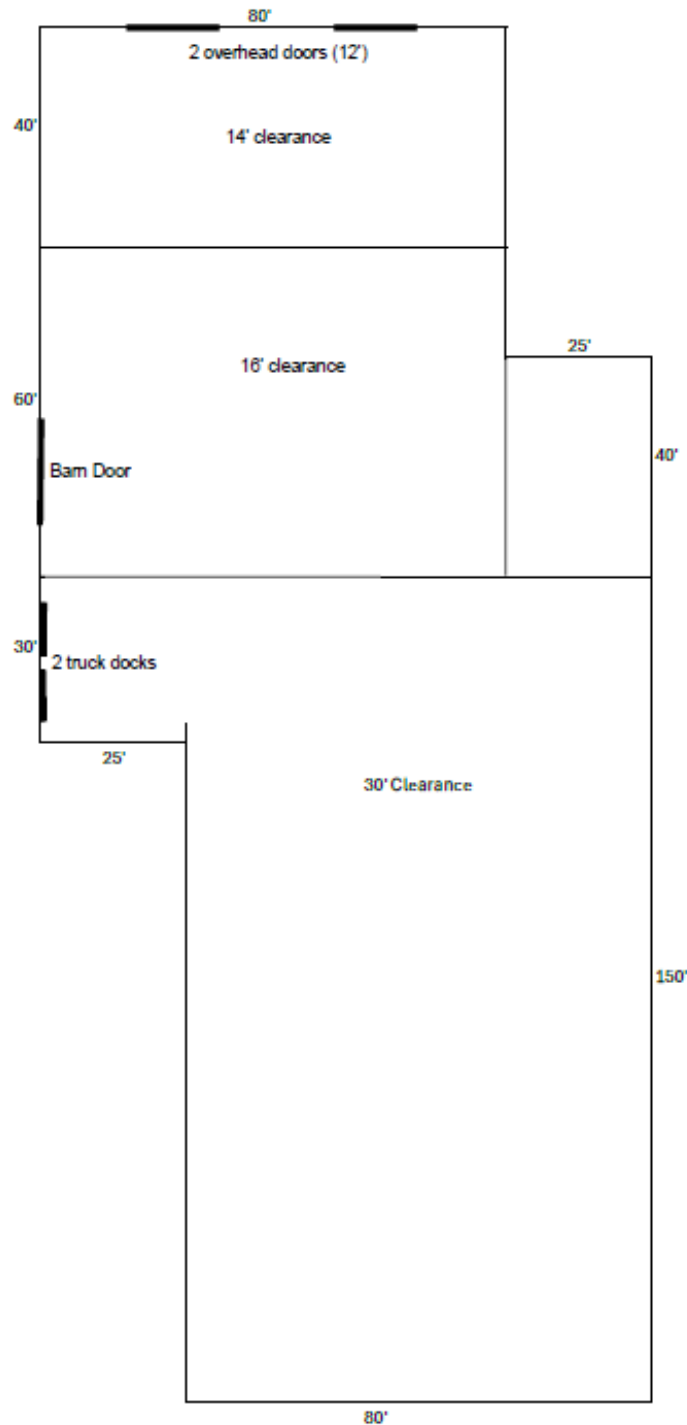
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BUILDING LAYOUT



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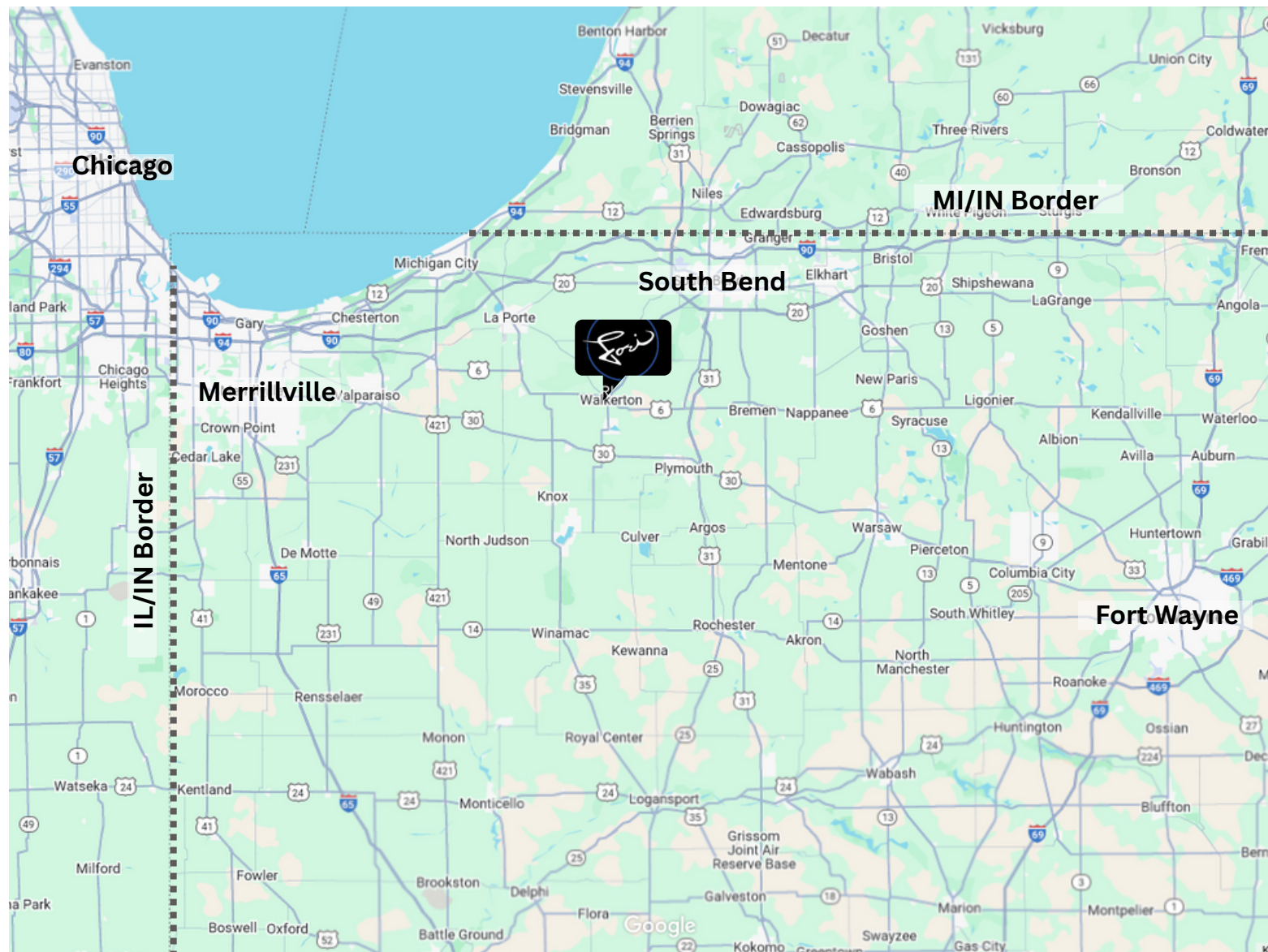
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MAP



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