

500 N. RANGELINE RD.

Morristown, IN 46161

FOR SALE



PROPERTY HIGHLIGHTS

- Approx. 155,000 SF manufacturing building for sale
- Great proximity to all four major interstates - I-70, I-74, I-465, & I-69
- Several overhead doors & dock doors
- Heavy power, T5 lighting & crane
- Fenced lot with 100 parking spaces & trailer parking
- New roof, paint, & flooring in the office

VIDEO

OFFERING SUMMARY

Sale Price:	\$6,200,000
Lot Size:	26.9 Acres
Building Size:	151,224 SF

PETE ALVEAL

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PROPERTY DESCRIPTION

The property has extra land available for expansion (around 75,000 SF). It also has 19 grade-level overhead doors, 2 dock-high doors, & an 80 x 235 ft. bay. 24 ft. clear ceiling height, the capacity for a future ridge crane (hook height 20 ft.), & T5 lighting in the warehouse—over 155,000 SF, with just over 4,000 SF of office. Great owner-user or investment opportunity!

LOCATION DESCRIPTION

Located on US 52/Main St. & less than a half mile from Downtown Morristown. Approx. 30 miles southeast of Indianapolis; approx. 35 mins. from HONDA plant in Greensburg, IN; approx. 25 min. to I-465 in Indianapolis; 25 min. to I-70; 35 min. to I-65, & 35 min. to I-69. The property is also 40 miles to the Indianapolis International Airport, 10 miles to Shelbyville Municipal Airport (5,000 ft. runway), & 50 miles to the Cincinnati Shipping Port.

SITE DESCRIPTION

The property has city water, plus 3 wells on sit. It also has extra land available for expansion (around 75,000 SF).

CONSTRUCTION DESCRIPTION

Metal

POWER DESCRIPTION

3,000a Heavy

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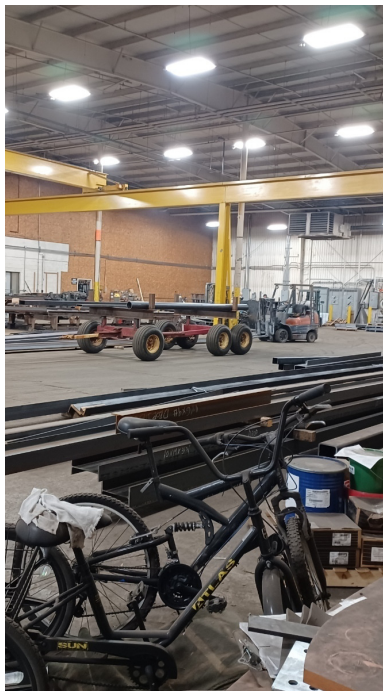
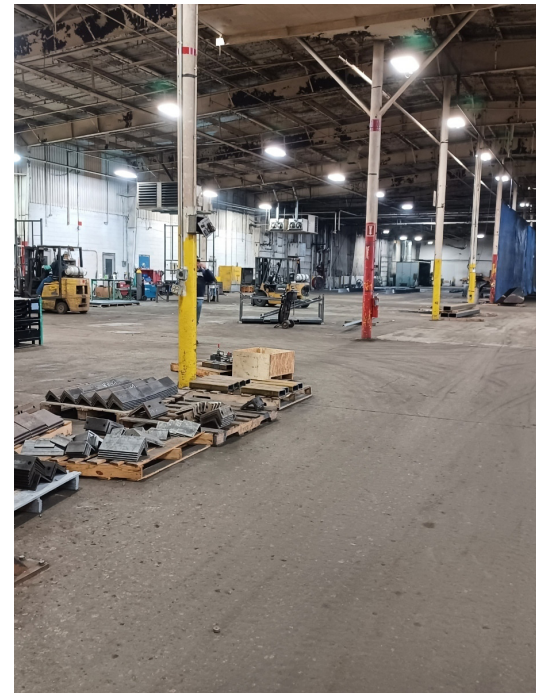
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