

NEWMARK



1930 N MONTGOMERY ROAD
GREENSBURG, INDIANA 47240

PROPERTY SUMMARY



PROPERTY OVERVIEW

Located less than 60 miles from both Cincinnati and Indianapolis on 9.88 acres along Interstate 74 in Greensburg Indiana, this heavy-power industrial property offers 32,640 SF of space for manufacturing, distribution, assembly or storage needs. The warehouse features ceiling heights of 24', three grade-level doors, abundant dock loading, 3-phase power, and LED lighting throughout. The office area includes private offices, a conference room, reception area, a break room and locker room facilities. The property also features a large laydown yard with raised pads for equipment or tank storage, and excess land for future expansion.

OFFERING SUMMARY

BUILDING SIZE:	32,640 SF
LOT SIZE:	9.88 Acres
PRICE:	\$1,950,000 (\$60/SF)
YEAR BUILT:	1991
ZONING:	I-2

PROPERTY HIGHLIGHTS

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- 24' Ceiling Height
 - 2,240 SF Office Space
 - 30,400 SF Warehouse Space
 - (10) 9'x10' Dock High Doors with levelers and shelters
 - 600 Volt stepped down to 480, 3 Phase +/- 2,000 Amps
 - Pneumatic Air Lines
 - ±18,000 Paved Laydown Yard
 - 4" Natural Gas Main Supply
 - LED Lighting
 - Security Cameras
 - 8" Slab Thickness

PROPERTY SUMMARY



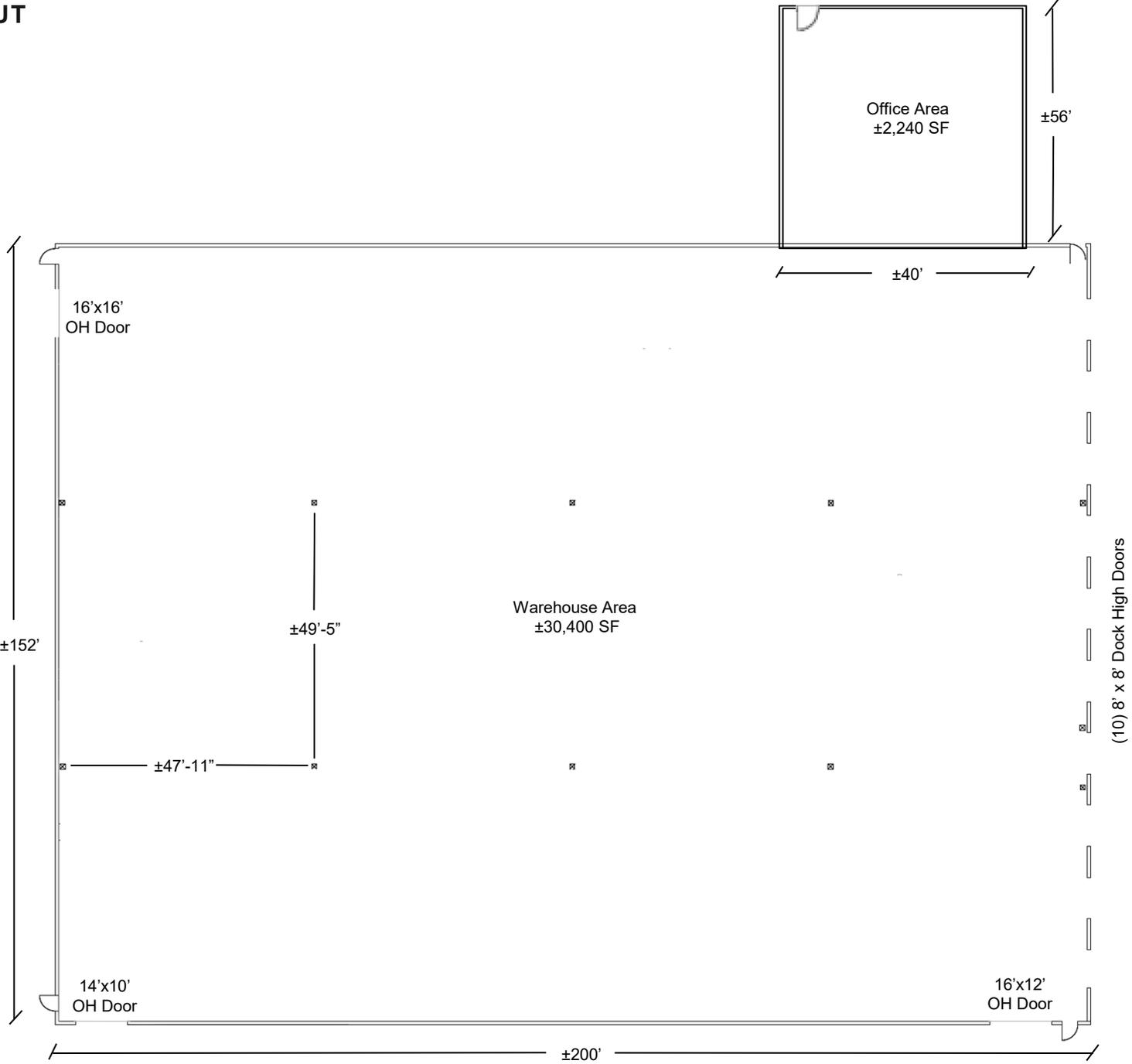
LOCATION INFORMATION

STREET ADDRESS	1930 N Montgomery Road
CITY, STATE, ZIP	Greensburg, Indiana 47240
COUNTY	Decatur
TOWNSHIP	Washington
PARCEL ID	16-06-36-000-001.130-016
CROSS-STREETS	Interstate 74 and Indiana State Road 3

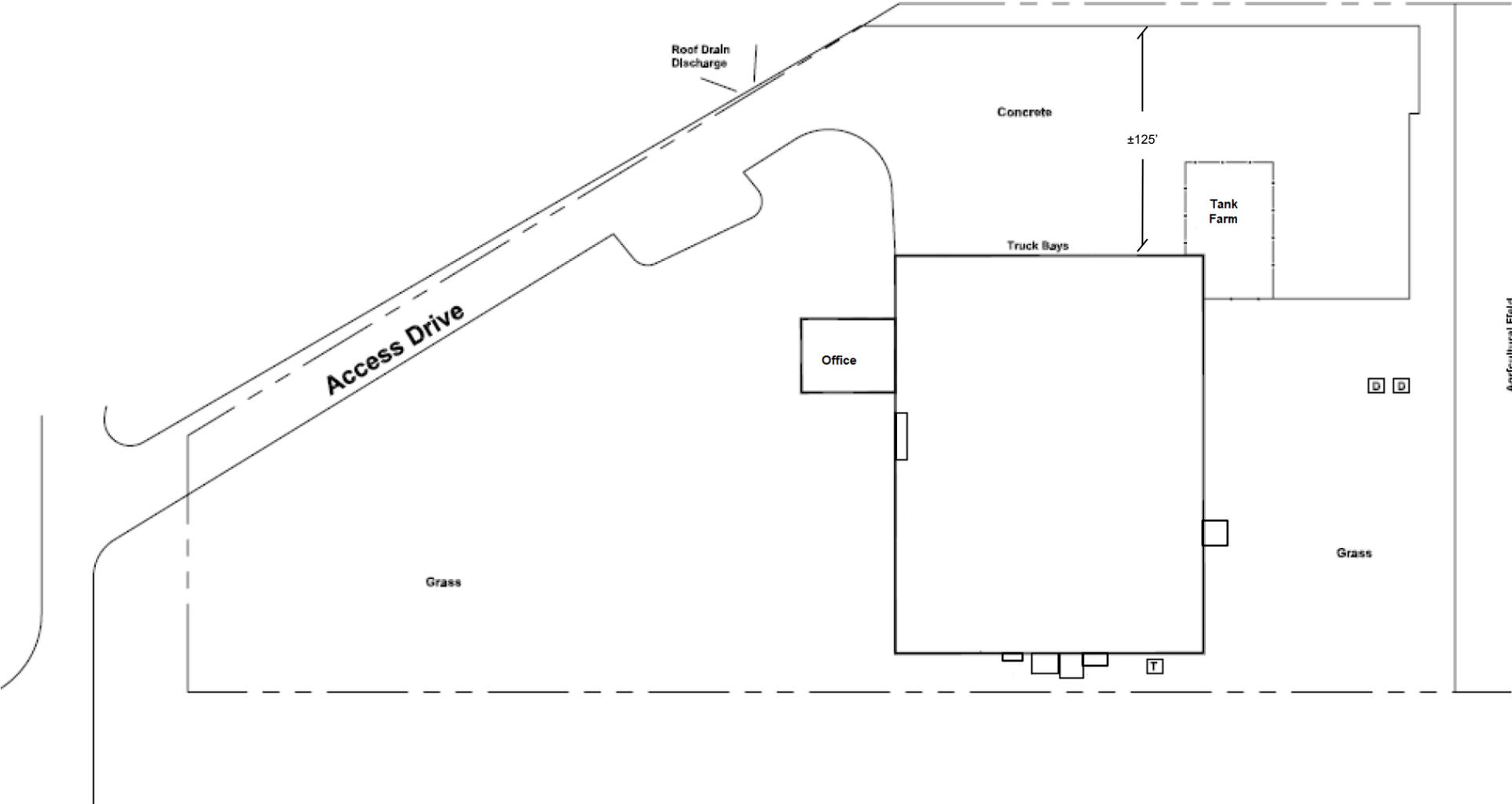
BUILDING INFORMATION

BUILDING CLASS	B
OCCUPANCY %	0.0%
2024 PROPERTY TAXES	\$20,054.12
COLUMN SPACING	50'' x 5' (approx)
GRADE LEVEL DOORS	Three (3) Oversized
NUMBER OF FLOORS	1
CAR PARKS	21 Striped (expandable)
TRUCK COURT DEPTH	125'

BUILDING LAYOUT



SITE PLAN



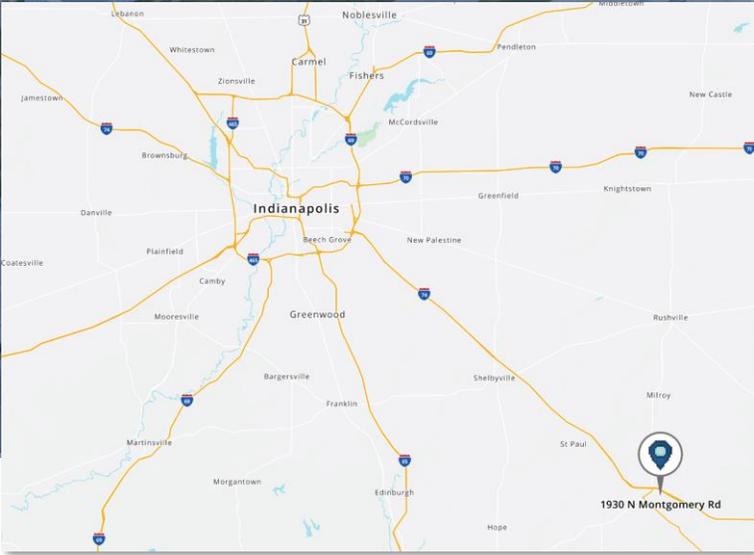
EXTERIOR PHOTOS



INTERIOR PHOTOS

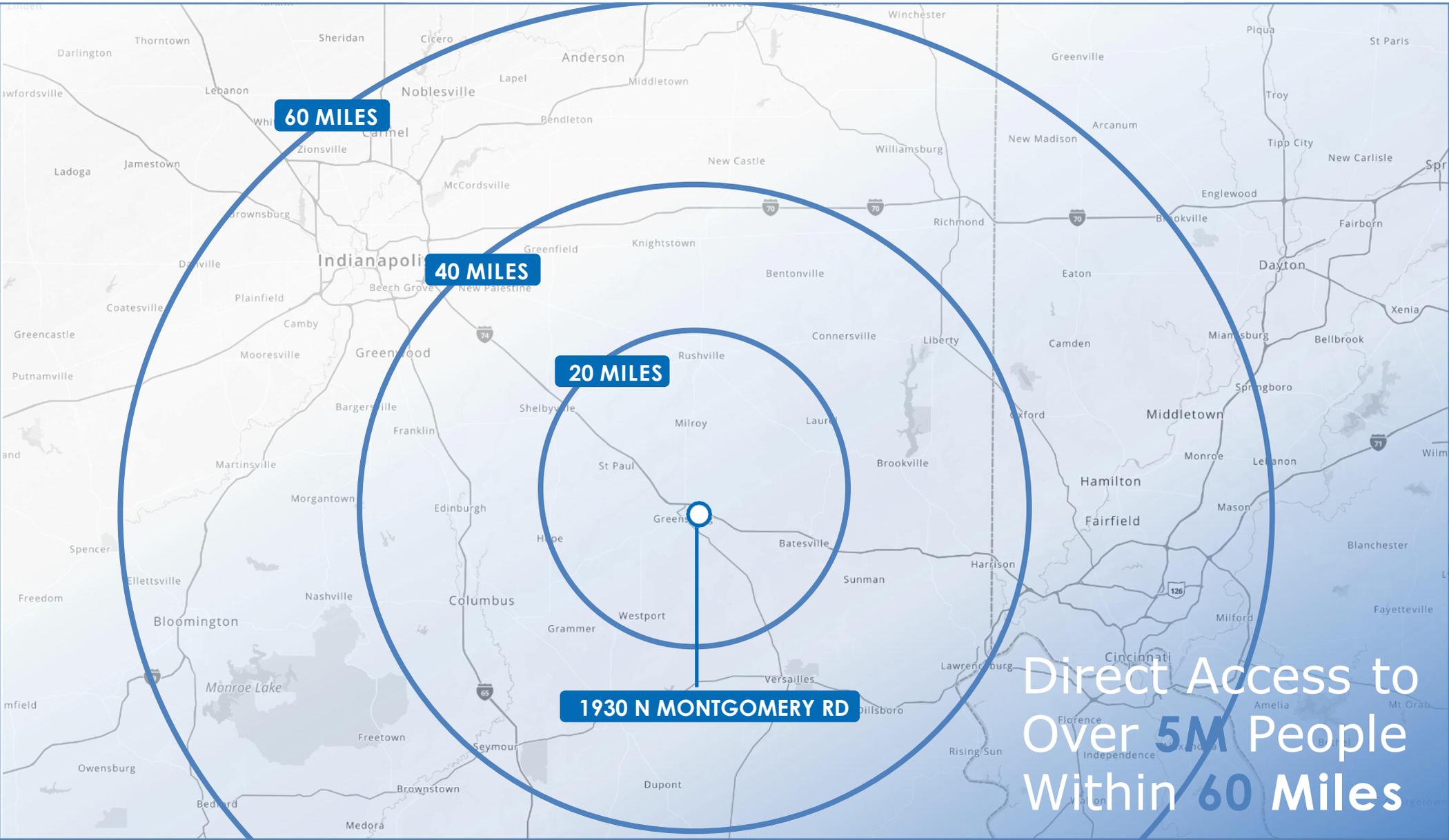


PROPERTY BOUNDARY



1930 N Montgomery Road | Greensburg, Indiana 47240

REGIONAL MAP



Direct Access to
Over **5M** People
Within **60 Miles**



For Additional Information, Please Contact:

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