

Building | For Sale

5440 E County Road 450 N.

Albany, IN 47320



46,862 SF SPACE AVAILABLE

Property Information

- + Former studio and production facility for Paws incorporated, which produced the comic strip and cartoon, Garfield and Friends, The company was founded by the famous, Jim Davis.
- + Consists of two land parcels located on the north and south side of County Road 450 N, access to the area is primarily facilitated by State Road 67
- + Comprising a 34,608 SF main facility, the property also includes a 4,126 SF freestanding studio, a 5,440 SF warehouse and maintenance building, and a 2,688 SF commercial greenhouse

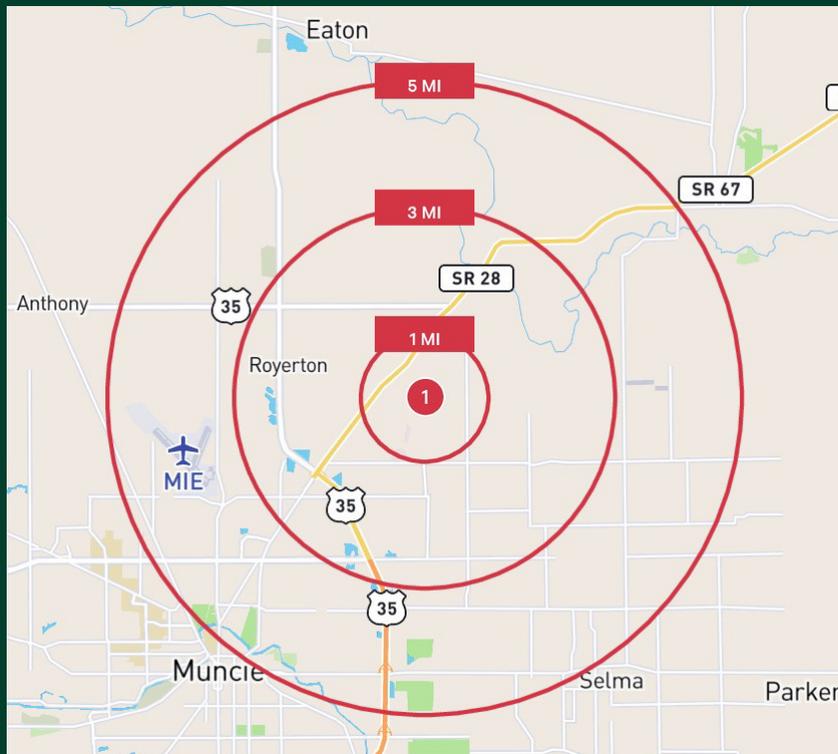


Property Overview

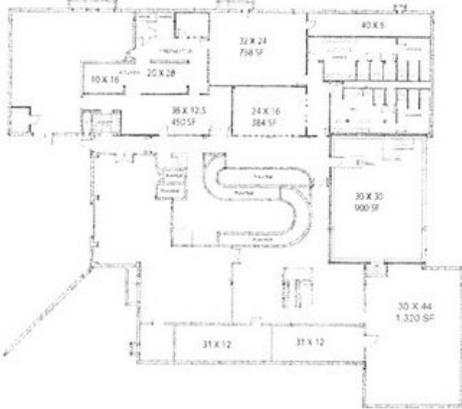
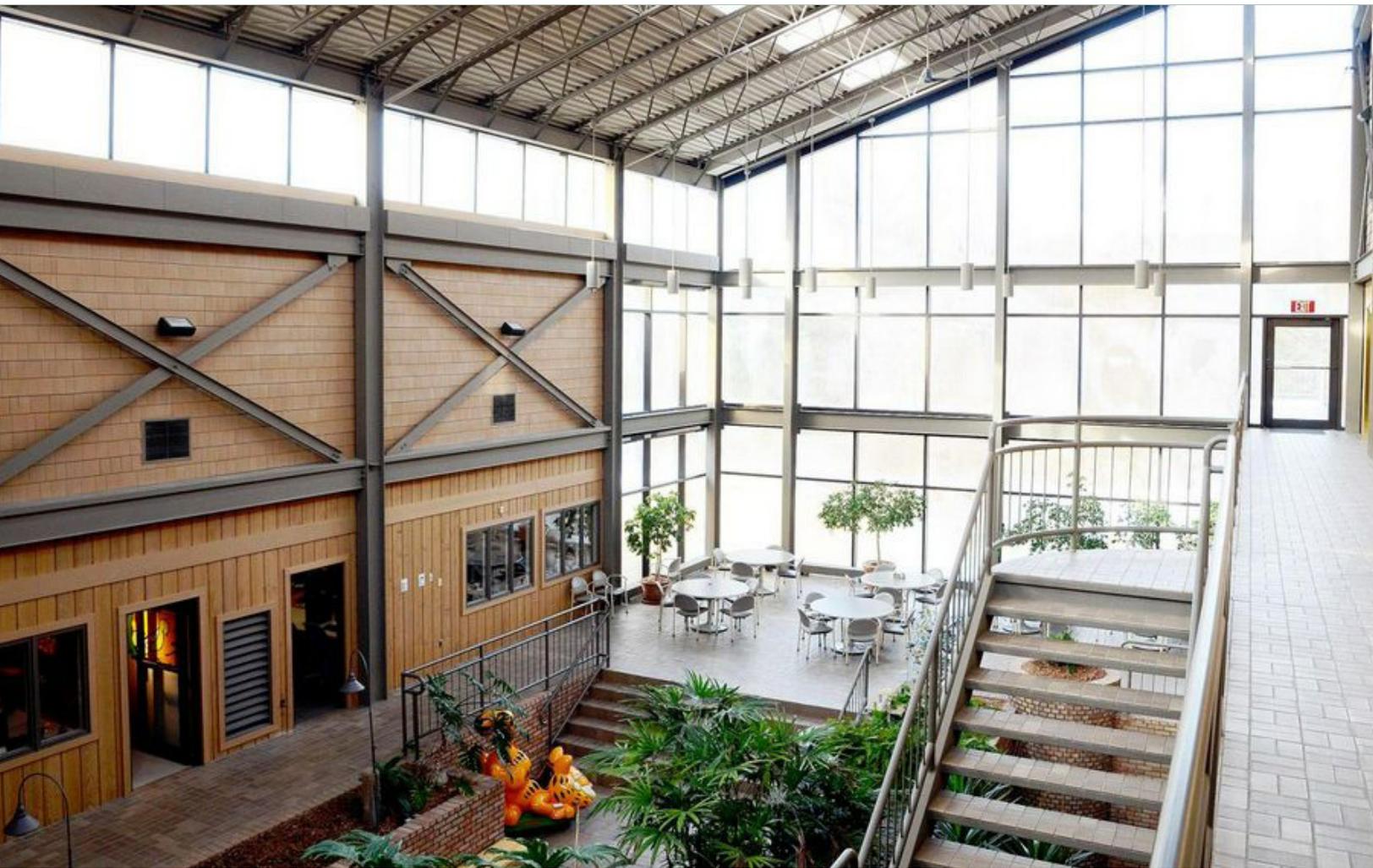
- + Parcel Size: 19.36 Acres
- + Year Built: 1982 & 1990
- + Property Type: Office - Creative/Loft
- + Zoning: Limited Business & Farming
- + Pole Barn is 8,500 Sq Ft. heated & cooled - great for catered events
- + Includes commercial kitchen, locker room, and fitness room
- + Caretaker's house on property
- + Excellent corporate office HQ for medical, architecture firm, private charter micro-school, or general business office

Demographics

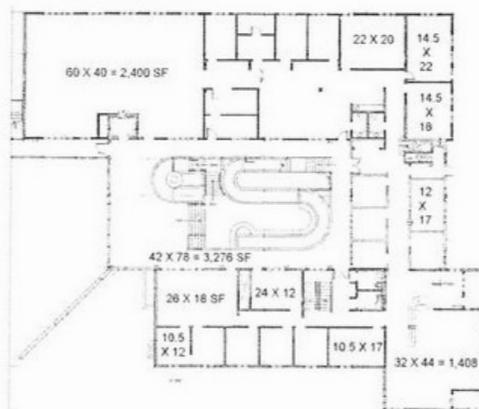
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	122	4,245	21,144
Households	59	1,720	9,350
Household Income	\$80,227	\$91,667	\$74,033
Daytime Population	80	3,609	21,825
Housing Units	60	1,901	10,388



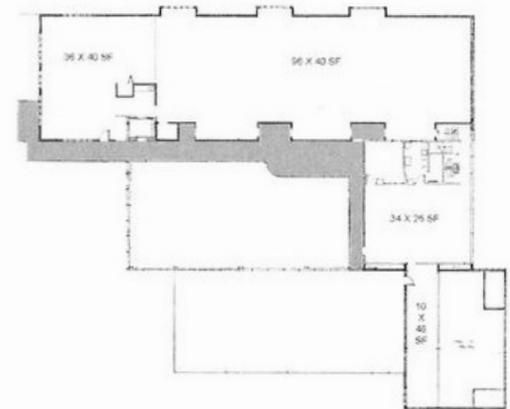
Main Building Floor Plans



First Floor



Main Floor



Top Floor

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