

Under New Ownership!

Colliers



FOR SALE, LEASE, OR BTS

5601 IN-32

Crawfordsville, IN

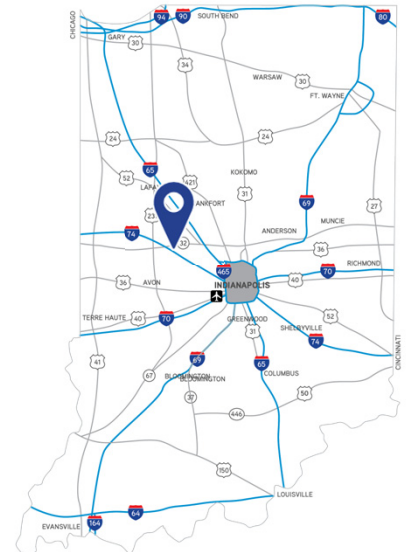
Prime IOS site near the Meta & Eli Lilly LEAP District campuses

- ± 5.60 AC available for outdoor storage or future development
- 6,120 SF cross-dock facility with 16 doors
 - 5,060 SF dock space / 1,060 SF office space
- Less than 1 mile from I-74
- Direct access to I-65 via SR 32
- High growth corridor
- Owner user opportunity
- Zoned Commercial
- Immediately available for occupancy and commencement of BTS projects
- Asking sales price - \$875,000
- Asking lease rate - \$9,600 per month NNN

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Interior Improvements

- Updated all HVAC equipment
- Removal of flooring ready for tenant/buyer finish
- New paint throughout interior



Exterior Improvements

- Exterior landscaping
- Grading work done
- Millings on site for use of tenant/buyer



