

NEW
to Market

46,381 SF (5 PARCELS)
FOR SALE

1002-1004
STATE STREET



PROPERTY OVERVIEW

1002-1004 State Street encompasses five (5) different parcels on State Street and 11th Street. The Ladner Building faces State Street while the Golden Rule Building faces 11th Street. This building has been occupied by Golden Rule Insurance Company and in more recent years, UnitedHealth Group. There is a total of 46,381 square feet on .634 acres.

This property is perfect for a medical facility, training center, hospital, or a school campus.

PROPERTY FEATURES

- Located in the heart of the City of Lawrenceville
- 1002-1004 State Street is a brick-front building that is very well maintained
- Gorgeous interior, second to none in the County
- Several large open area, with many cubicles
- Furniture, fixtures, and equipment are negotiable

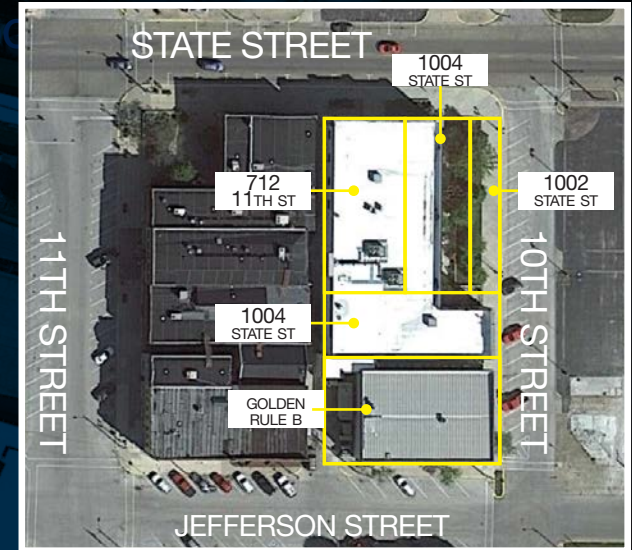
FOR MORE INFORMATION

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PROPERTY DETAILS

1004 State Street	32,000 SF on .13 acres
Golden Rule B	14,381 SF on .21 acres
712 11th Street	.14 acres
1004 State Street	.11 acres
1002 State Street	.04 acres

PROPERTY PHOTOS

1004 STATE STREET



1004 STATE STREET



1004 STATE STREET



1004 STATE STREET

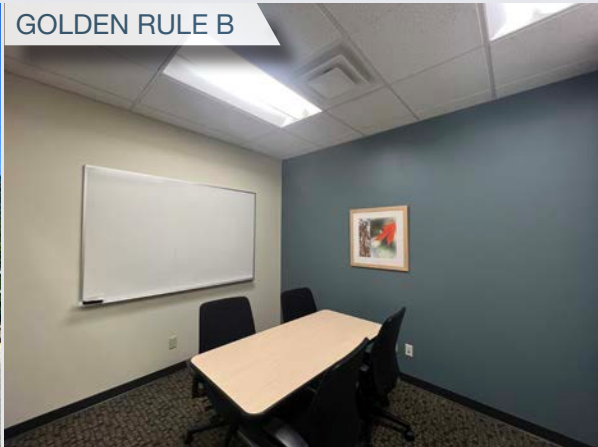


PROPERTY PHOTOS

GOLDEN RULE B



GOLDEN RULE B



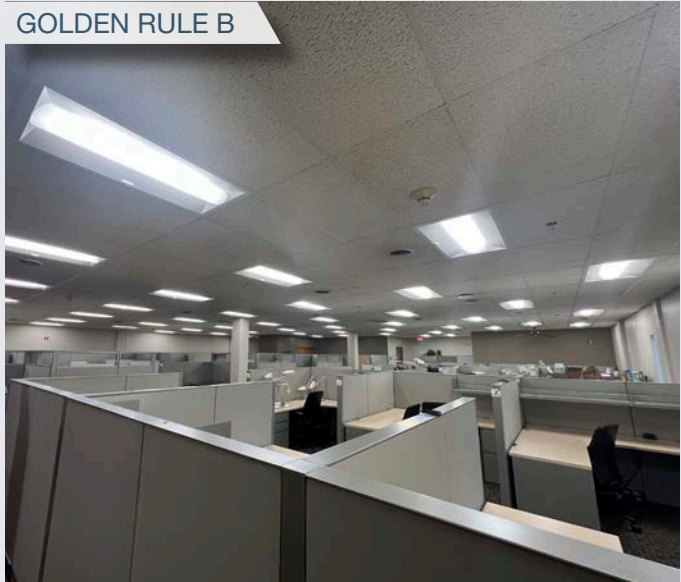
GOLDEN RULE B



GOLDEN RULE B



GOLDEN RULE B



GOLDEN RULE B

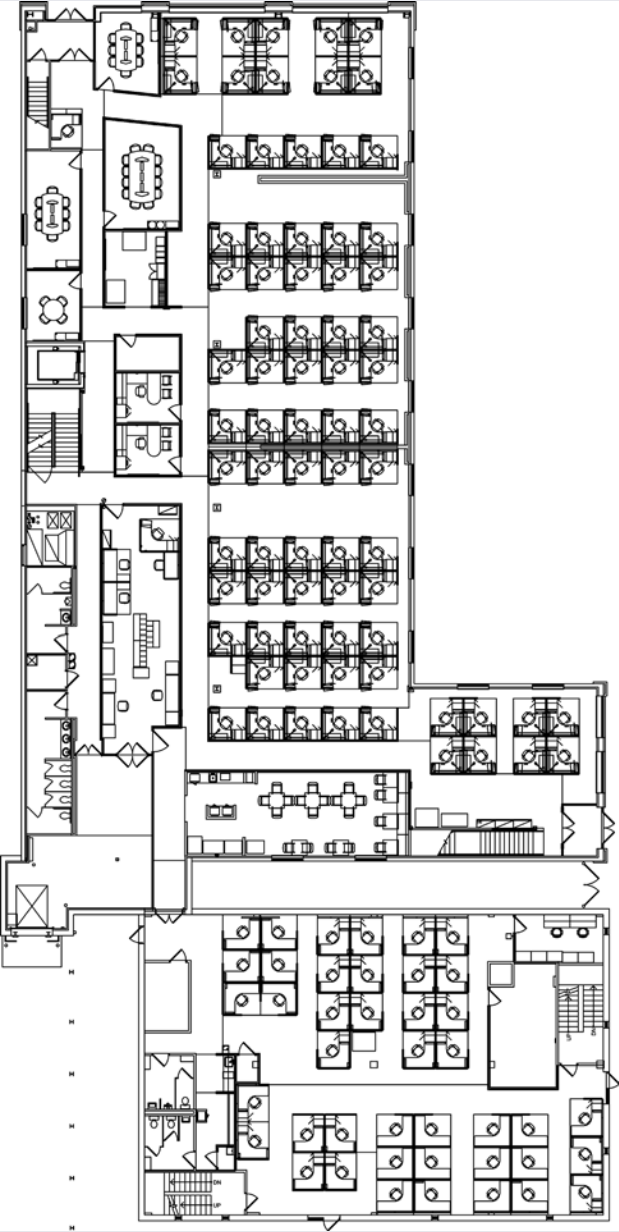


GOLDEN RULE B

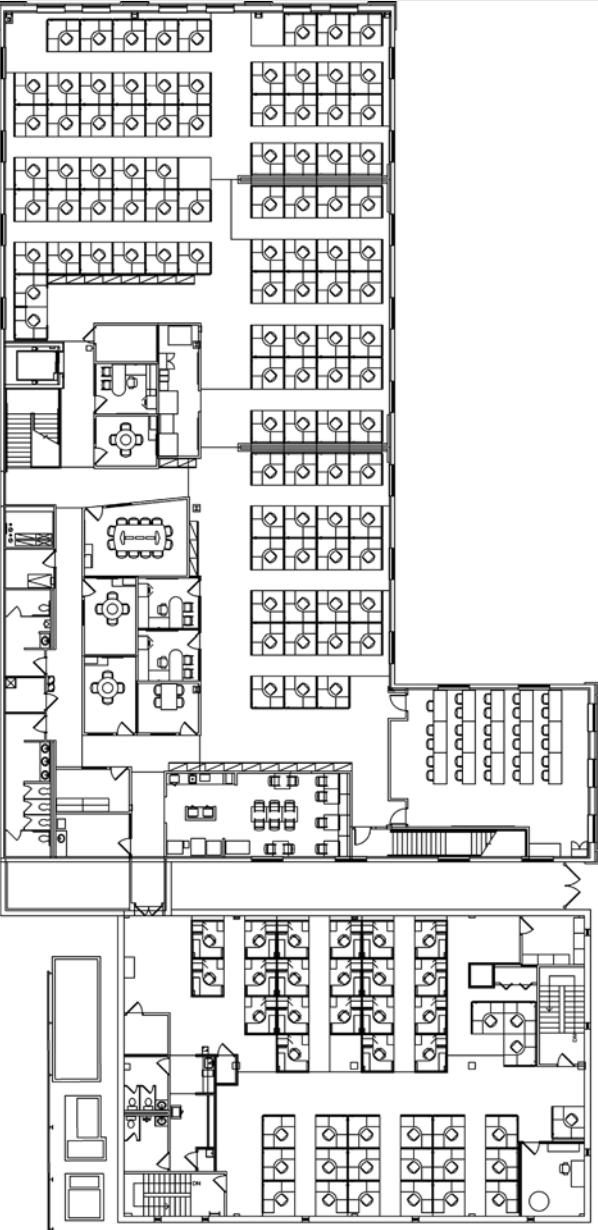


FLOOR PLANS

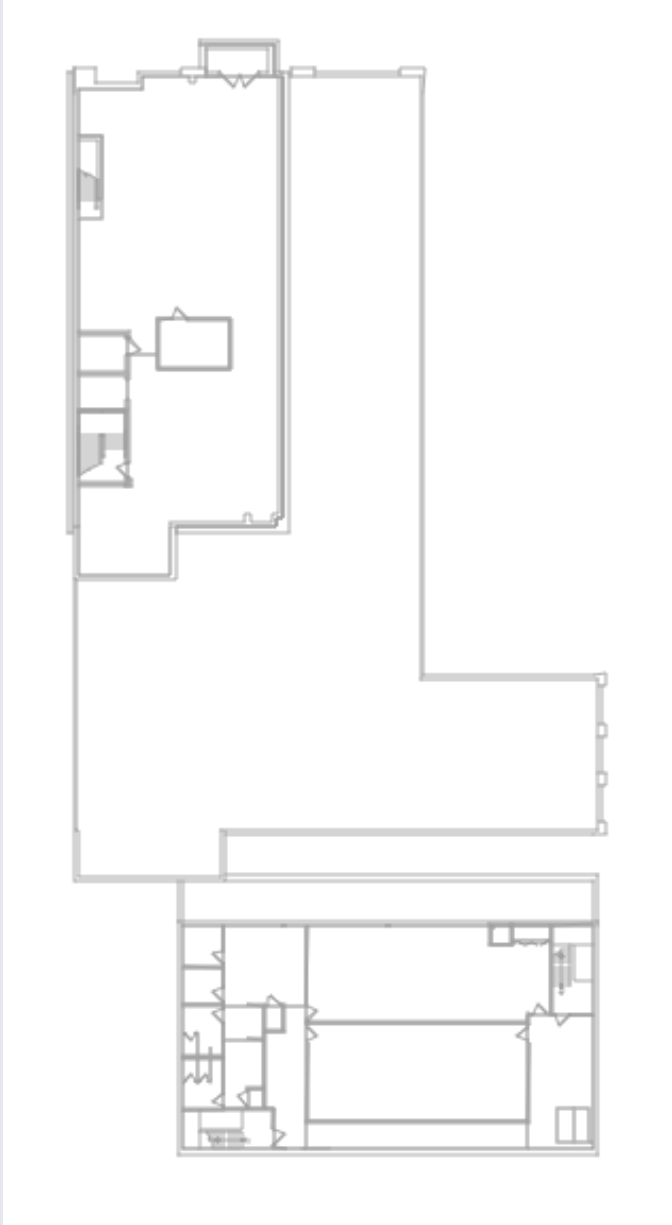
FIRST FLOOR



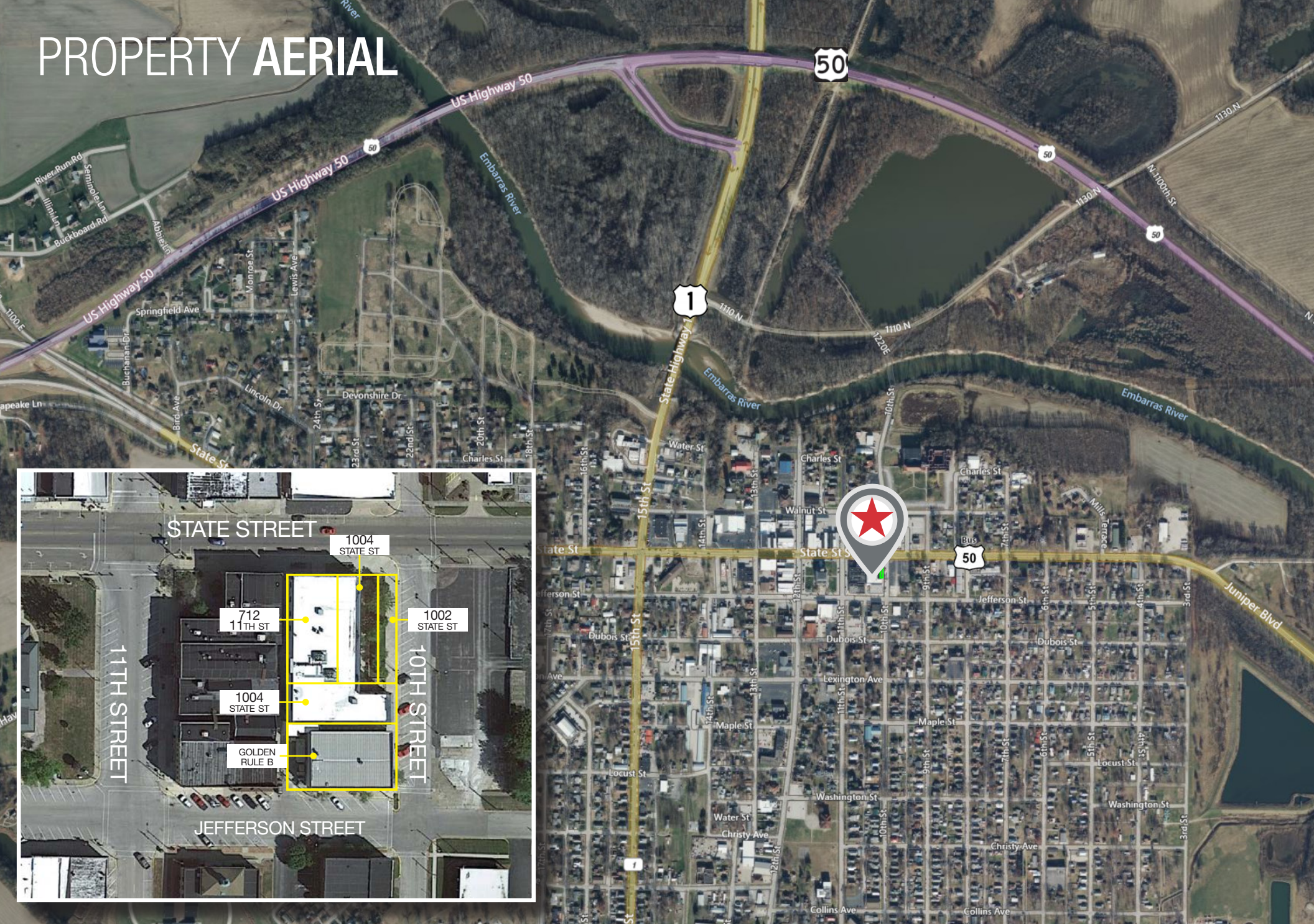
SECOND FLOOR



LOWER LEVEL

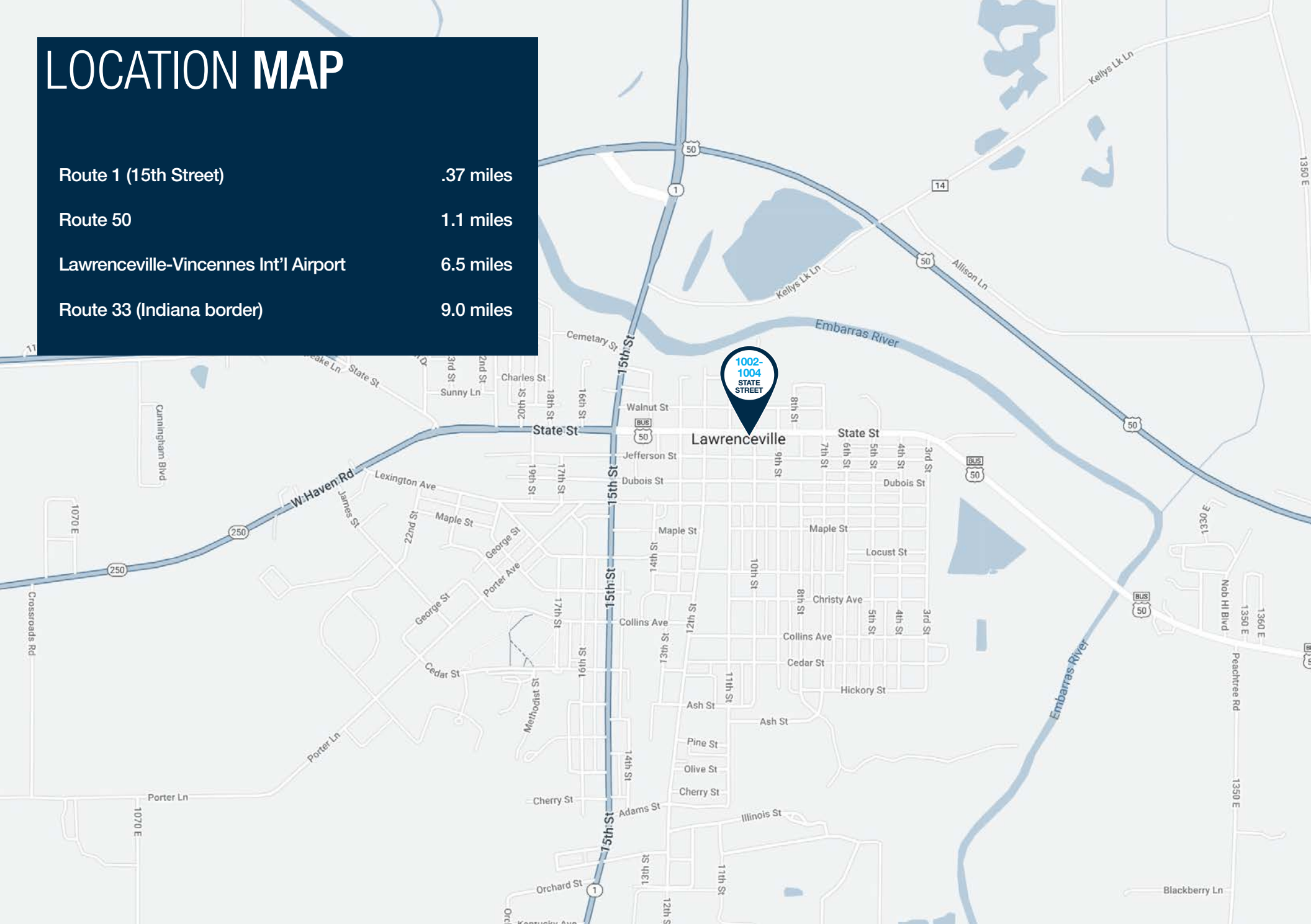



PROPERTY AERIAL



LOCATION MAP

Route 1 (15th Street)	.37 miles
Route 50	1.1 miles
Lawrenceville-Vincennes Int'l Airport	6.5 miles
Route 33 (Indiana border)	9.0 miles





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