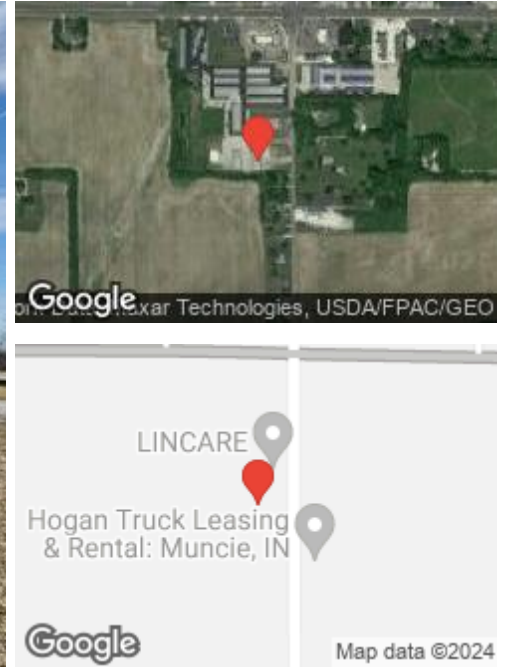


Warehouse/Flex

1661 S. Nebo Rd., Yorktown, IN, 47396

Flex/R&D For Sale

Prepared on March 22, 2024



Listing Details | Flex/R&D For Sale

Total Available Space	6,000 SF	Days On Market	49 days
Asking Price	\$325,000	Date Listed	2/02/2024
Listing Price Per SF	\$54.17	Last Modified	3/19/2024
Cap Rate (Actual)	-	Listing ID	39744075
Total Expenses	\$7,485	Ceiling Height	-
Investment	Yes	Dock High Doors	Not present
Possession	Tenants	Grade Level Doors	Present
Vacant	No	Parking Spaces	-
Available Date	Now		

Description


50 x 120 steel warehouse/flex building currently rented to multiple tenants on a month to month basis. There are 5 units total (north end is a double unit with restroom, office and heat). 4 units have drive through overhead doors (12 x 12) and 1 unit has a single 12 x 12 overhead door.

All units are currently rented (1 unit is owner occupied) and rents range from \$340-\$440 per month. Purchase this property and use it for your own business and/or rent it out as an investment. Current rents are below market so there is plenty of upside in rents. Develop the extra lot with additional storage or ?? There is a great deal of potential with this property as the area is experiencing substantial growth.

Property Details

Property Type	Industrial	Year Built	1996
Sub Type	Light Industrial	Primary Construction	Steel
Zoning	-	Occupancy Type	Single Tenant
Building Status	Existing	Parcels	1014476023000
Building Size	6,058 SF	Legal Owner	Fisher David A
Land Size	0.72 Acres / 31,284 SF	Submarket	-
Number of Buildings	1	County	Delaware
Floors	1	Floor Size	6,113 SF

Contact



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