

24,000 SF Investment Opportunity

221 RAYMOND STREET
HOPE, IN 47246

Price: \$2,700,000



Breeden
COMMERCIAL

RYAN BRAND
Broker
(812) 350-2334
ryan@breedencommercial.com
RB20001474, Indiana

PROPERTY SUMMARY

221 RAYMOND STREET | HOPE, IN 47246

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Property Summary

Price:	\$2,700,000
Building SF:	24,000
Price / SF:	\$112.50
NOI:	191,128.00
CAP Rate:	7%
Lot Size:	5.98 Acres
Occupancy:	Single
Warehouse SF:	22,676
Dock Doors:	2
Grade Doors:	4
Truck Door:	3
Clear Height:	16'
Power:	3 Phase
Year Built:	1998
Zoning:	Industrial

Property Overview

Thoughtfully designed and meticulously maintained, this 24,000 SF industrial flex facility is ideally suited for a wide range of uses—from light manufacturing and assembly to warehousing, distribution, or hybrid industrial-office operations.

Constructed in three functional phases between 1998 and 2005, the building blends durability, modern infrastructure, and room to expand, with one exterior wall engineered for effortless removal to support future growth.

This is a low-maintenance, high-performance asset with a tenant already in place and significant upside potential for future development, tenant expansion, or reconfiguration to suit a new user. The property stands out in the market thanks to its versatile

Location Overview

Located in the heart of Hope, Indiana, just minutes from Columbus and well-connected to major Midwest logistics corridors, 221 Raymond Street offers a rare combination of small-town affordability and big-league connectivity. Nestled within the established Hope Industrial Park, this property benefits from proximity to regional highways and low operating costs—factors that have made it an ideal hub for national distribution and manufacturing operations.

The location has proven attractive to employers thanks to a reliable local workforce, competitive wage rates, and a low cost of living, allowing tenants to maintain high employee retention while keeping operating expenses in check.

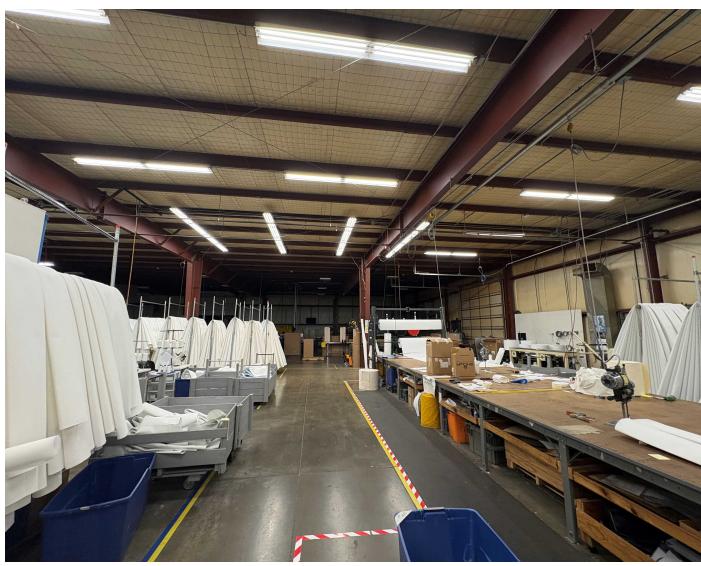
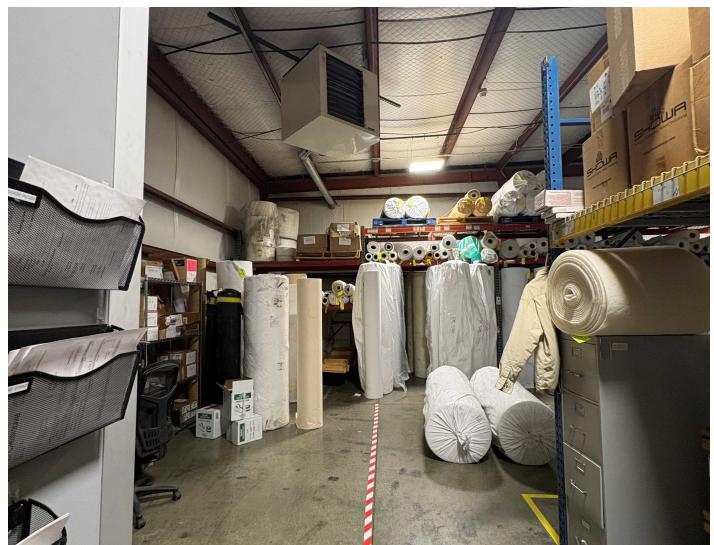
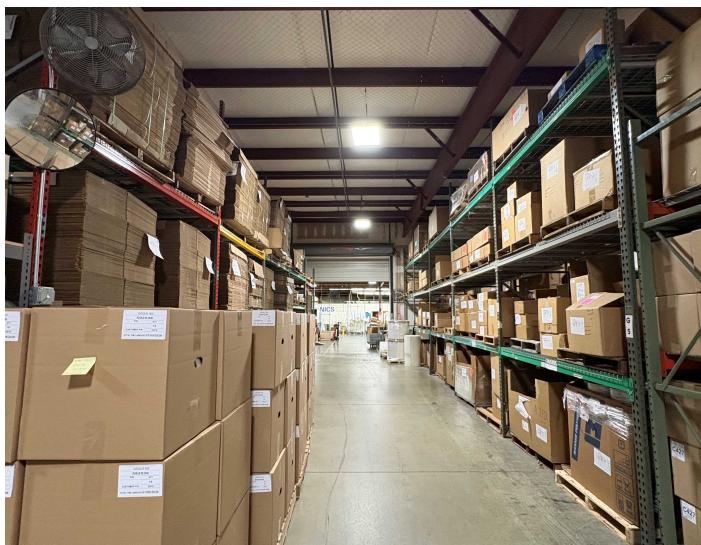
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PROPERTY PHOTOS

221 RAYMOND STREET | HOPE, IN 47246

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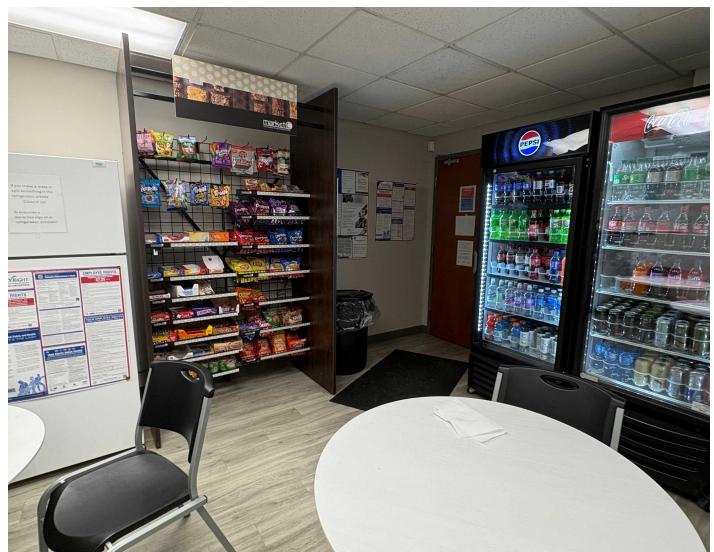
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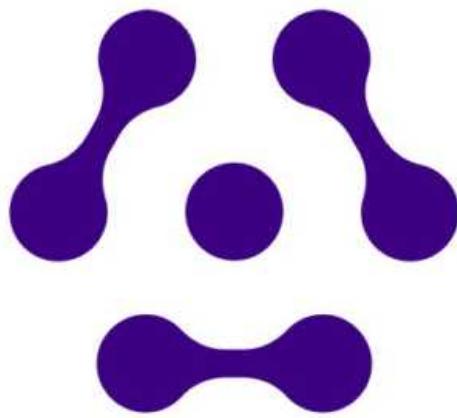
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TENANT PROFILE

221 RAYMOND STREET | HOPE, IN 47246

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MICRONICS
ENGINEERED FILTRATION GROUP

Cleanova

Micronics and Cleanova Group occupy the building, providing strong tenant credit and reinforcing the property's suitability for advanced industrial and manufacturing use.

Micronics is a globally recognized manufacturer of engineered filtration solutions serving essential industries including mining, chemical processing, food & beverage, pharmaceuticals, and wastewater treatment. The company's long-standing operating history, technical expertise, and international footprint reflect a stable, high-quality industrial user.

Cleanova Group is a global filtration platform delivering mission-critical filtration solutions across industrial, environmental, energy, and life sciences markets. Formed through the integration of leading filtration brands and backed by institutional ownership, Cleanova represents a modern, growth-oriented industrial operator.

Tenant Value to the Property

- Proven functionality for advanced manufacturing and process-driven operations
- Occupied by globally active, credit-worthy industrial users
- Demonstrates adaptability, infrastructure capacity, and long-term industrial relevance

The presence of Micronics and Cleanova Group positions the property as a credible, institutional-quality industrial asset with demonstrated appeal to sophisticated manufacturers and investors alike.

PRC SUMMARY

221 RAYMOND STREET | HOPE, IN 47246

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Bartholomew County, IN

221 RAYMOND ST, HOPE, IN 47246
03-07-21-240-000.504-014



Parcel Information

Parcel Number: 03-07-21-240-000.504-014

Alt Parcel Number: 17-07-21.24-504

Property Address: 221 RAYMOND ST
HOPE, IN 47246

Neighborhood: Ind Rural GD 014

Property Class: Small Shop

Owner Name: GFY PROPERTIES LLC

Owner Address: 14220 W 700 S
COLUMBUS, IN 47201

Legal Description: LOT 6A - HOPE INDUSTRIAL PARK
REPLAT LOT 6 (R/58B)

Taxing District

Township: HAWCREEK TOWNSHIP

Corporation: FLATROCK-HAWCREEK

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
11	1.96	
5	0.114	
4	3.908	

03-07-21-240-000.504-014

GFY Properties, LLC

221 RAYMOND ST

370, Small Shop

Ind Rural GD 014/33020-01

1/4

General Information

Parcel Number
03-07-21-240-000.504-014Local Parcel Number
17072124504

Tax ID:

Routing Number

Property Class 370
Small Shop

Year: 2024

Location Information

County
BartholomewTownship
HAWCREEK TOWNSHIPDistrict 014 (Local 014)
HOPE TOWNSchool Corp 0370
FLATROCK-HAWCREEKNeighborhood 33020-014
Ind Rural GD 014

Section/Plat

Location Address (1)
221 RAYMOND ST
HOPE, IN 47246

Zoning

Subdivision

Lot
6AMarket Model
Mkt +31

Characteristics

Topography

Flood Hazard

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 9, 2024

Review Group 2020

Data Source N/A

Collector 06/23/2020

Appraiser 06/23/2020 Phil

Total Value \$76,100

Ownership

GFY Properties, LLC
221 Raymond St
HOPE, IN 47246Legal
LOT 6A - HOPE INDUSTRIAL PARK REPLAT LOT 6
(R/58B)

221 RAYMOND ST

370, Small Shop

Ind Rural GD 014/33020-01

1/4

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I

02/26/2008 GFY Properties, LLC LW 2008/2103 |

10/15/2004 P & M PROPERTIES L WD 2004/14668 \$44,000 |

06/29/2004 P&M PROPERTIES,LL PL R/58B |

08/11/1997 P & M PROPERTIES L 0 WD 97/9699 |

05/05/1997 P&M PROPERTIES,LL 0 PL Q/242A |

01/01/1900 SCHULZ, DENNIS K & WD / |

Notes

7/17/2020 CY20: COND OF PAVING TO FAIR.
ADDED SECTION OF CONC PAVING3/3/2017 MISC: 17 p18: PART OF LAND IS
FARMED PER PAPERWORK SUBMITTED BY
OWNER.5/18/2016 CY16: CYCLICAL REVIEW LAND
CHGS, WALL HT CHG, PLBG AND DOCK FLOOR,
DRINKING FOUNTAIN PG FOR 17/185/20/2014 INFH: INFORMAL HEARING LAND
CODED INCORRECTLY AND INCORRECT PAR
GNA D FOR 14-15

Industrial

Valuation Records (Work In Progress values are not certified values and are subject to change)

	2024	Assessment Year		2023	2022	2021	2020
		WIP	AA				
Reason For Change		AA	AA	AA	AA	AA	AA
As Of Date	03/19/2024	04/04/2024	04/05/2023	04/06/2022	04/20/2021	04/06/2020	
Valuation Method	Indiana Cost Mod						
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☒	☐	☐	☐	☐	☐	☐
Land	\$76,100	\$76,100	\$74,800	\$73,500	\$72,700	\$72,700	\$72,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$7,700	\$7,700	\$6,400	\$5,100	\$4,300	\$4,300	\$4,300
Land Non Res (3)	\$68,400	\$68,400	\$68,400	\$68,400	\$68,400	\$68,400	\$68,400
Improvement	\$635,200	\$635,200	\$614,000	\$599,500	\$601,000	\$594,700	\$594,700
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$635,200	\$635,200	\$614,000	\$599,500	\$601,000	\$594,700	\$594,700
Total	\$711,300	\$711,300	\$688,800	\$673,000	\$673,700	\$667,400	\$667,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$7,700	\$7,700	\$6,400	\$5,100	\$4,300	\$4,300	\$4,300
Total Non Res (3)	\$703,600	\$703,600	\$682,400	\$667,900	\$669,400	\$663,100	\$663,100

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A	CEB2	0	1.960	1.00	\$34,900	\$34,900	\$68,404	0%	1.0000	0.00	0.00	100.00	\$68,400
4	A	CUD	0	0.125000	0.89	\$2,280	\$2,029	\$254	0%	1.0000	0.00	100.00	0.00	\$250
4	A	MMO	0	0.770000	0.77	\$2,280	\$1,756	\$1,352	0%	1.0000	0.00	100.00	0.00	\$1,350
4	A	MNP	0	0.617	0.81	\$2,280	\$1,847	\$1,140	0%	1.0000	0.00	100.00	0.00	\$1,140
4	A	WUF	0	2.396000	0.89	\$2,280	\$2,029	\$4,861	0%	1.0000	0.00	100.00	0.00	\$4,860
5	A	WUF	0	0.114000	0.89	\$2,280	\$2,029	\$231	-60%	1.0000	0.00	100.00	0.00	\$90

Land Computations

Calculated Acreage	5.98
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	5.98
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
91 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	5.98
Farmland Value	\$7,690
Measured Acreage	4.02
Avg Farmland Value/Acre	1912
Value of Farmland	\$11,430
Classified Total	\$0
Farm / Classified Value	\$11,400
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$7,700
CAP 3 Value	\$68,400
Total Value	\$76,100

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03-07-21-240-000.504-014 GFY Properties, LLC

General Information

Occupancy	C/I Building	Pre. Use	Small Shop
Description	C/I Building C 01	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB B 1 U

Wall Type 1: 3(680')

Heating 24000 sqft

A/C 18000 sqft

Sprinkler

Plumbing RES/CI		Roofing	
#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	
Water Heaters	0	0	
Add Fixtures	0	7	7
Total	0	7	7

Built Up Tile Metal
 Wood Asphalt Slate
 Other

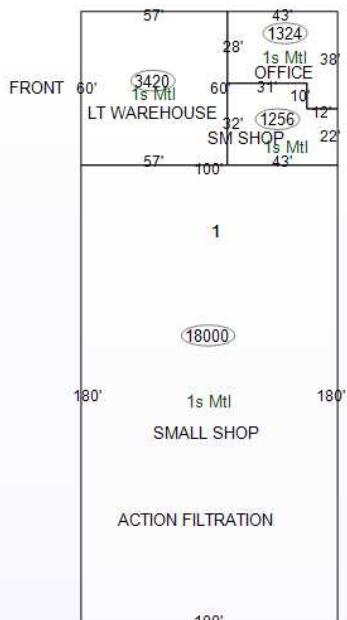
GCK Adjustments

Low Prof Ext Sheat Insulatio
 SteelGP AluSR Int Liner
 HGSR PPS Sand Pnl

Exterior Features

Description Area Value

221 RAYMOND ST



370, Small Shop

Ind Rural GD 014/33020-01 2/4				
Floor/Use Computations				
Pricing Key	GCI	GCI	GCI	GCI
Use	INDOFF	SMSHOP	LWRHSE	SMSHOP
Use Area	1324 sqft	1256 sqft	3420 sqft	12000 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	5.5%	5.2%	14.3%	50.0%
Eff Perimeter	680'	680'	680'	680'
PAR	3	3	3	3
# of Units / AC	0 / N	0 / N	0 / N	0 / N
Avg Unit sz/dpth				
Floor	1	1	1	1
Wall Height	16'	16'	16'	16'
Base Rate	\$71.99	\$41.51	\$40.24	\$41.51
Frame Adj	\$0.00	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$3.92	\$0.88	(\$0.66)	\$0.88
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$75.91	\$42.39	\$39.58	\$42.39
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$75.91	\$42.39	\$39.58	\$42.39
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	(\$9.57)	\$0.00	(\$0.58)	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$4.23	\$4.23	\$4.23
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$66.34	\$46.62	\$43.23	\$46.62
Sub-Total				
Other Plumbing	\$11,200	Quality (Grade)	\$1	
Special Features	\$7,490	Rep. Cost New	\$1,044,007	
Exterior Features	\$0			
Total (Use)	\$87,834	\$58,555	\$147,847	\$559,440

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co	Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 01	1	Metal	C	1998	2004	20	A	0.94		24,000 sqft	\$1,044,007	56%	\$459,360	0%	100%	1,000	1.310	0.00	0.00	100.00	\$601,800	
2: Paving	1	Concrete	C	2016	2016	8	A	\$3.51	0.94	\$3.30	3,100 sqft	\$10,228	42%	\$5,930	0%	100%	1,000	1.310	0.00	0.00	100.00	\$7,800
3: Paving C 01	1	Concrete	C	1998	1998	26	F	\$3.80	0.94	\$3.57	11,800 sqft	\$42,150	80%	\$8,430	0%	100%	1,000	1.310	0.00	0.00	100.00	\$11,000
4: Paving C 02	1	Asphalt	C	2004	2004	20	F	\$2.81	0.94	\$2.64	6,895 sqft	\$18,212	80%	\$3,640	0%	100%	1,000	1.310	0.00	0.00	100.00	\$4,800
5: Paving C 03	1	Asphalt	C	2004	2004	20	F	\$2.81	0.94	\$2.64	14,200 sqft	\$37,508	80%	\$7,500	0%	100%	1,000	1.310	0.00	0.00	100.00	\$9,800

Total all pages \$635,200

Total this page \$635,200

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221 RAYMOND ST

370, Small Shop

Ind Rural GD 014/33020-01

3/4

Floor/Use Computations	
Pricing Key	GCI
Use	LWRHSE
Use Area	6000 sqft
Area Not in Use	0 sqft
Use %	25.0%
Eff Perimeter	680'
PAR	3
# of Units / AC	0 / N
Avg Unit sz/dpth	
Floor	1
Wall Height	16'
Base Rate	\$40.24
Frame Adj	\$0.00
Wall Height Adj	(\$0.66)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$39.58
BPA Factor	1.00
Sub Total (rate)	\$39.58
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$39.58
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$237,480

Special Features		Exterior Features	
Description	Value	Description	Area
Other Plumbing			
Description	Value		

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co	Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value

Total all pages \$635,200

PRC

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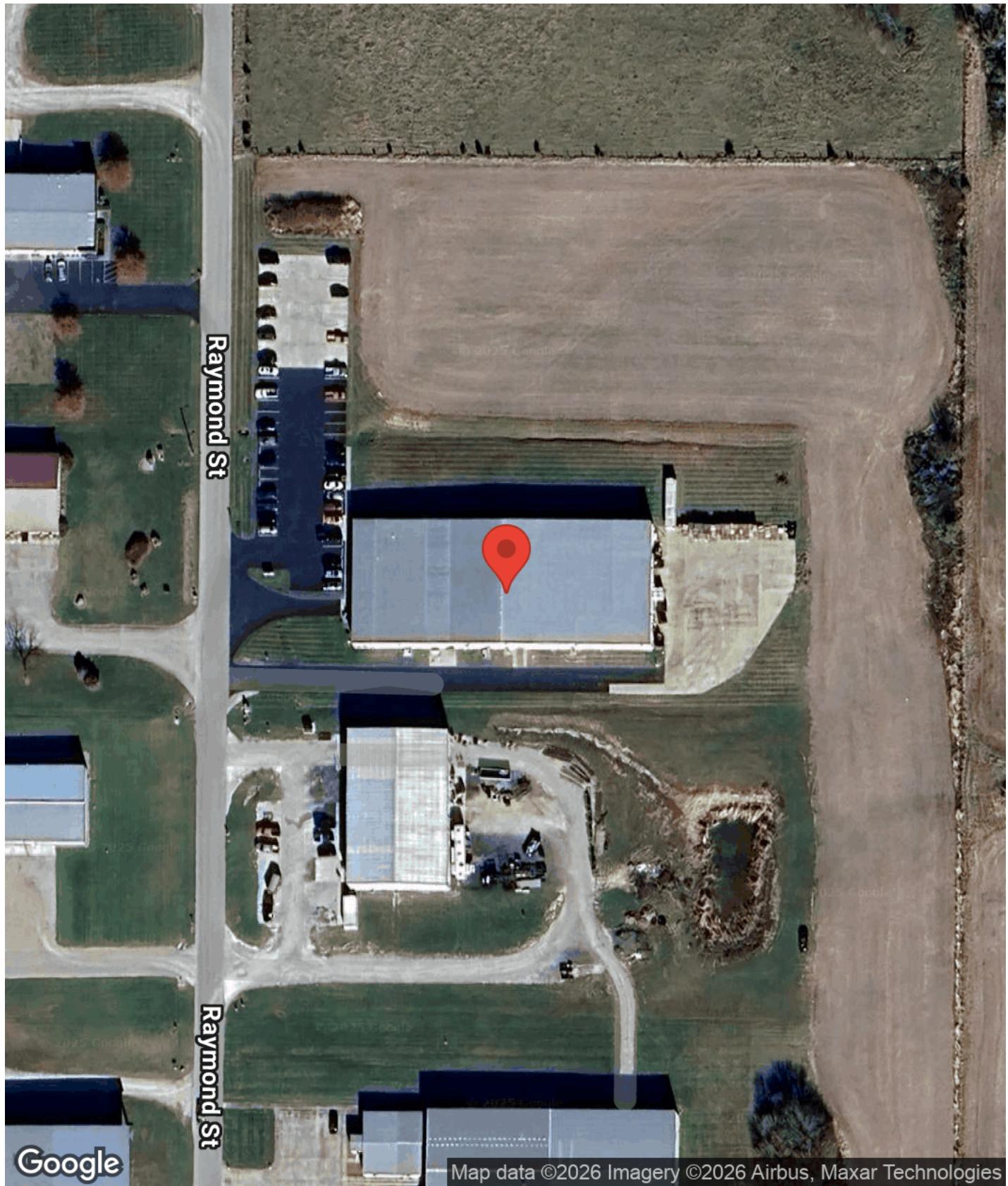
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AERIAL MAP

221 RAYMOND STREET | HOPE, IN 47246



LOCATION MAPS

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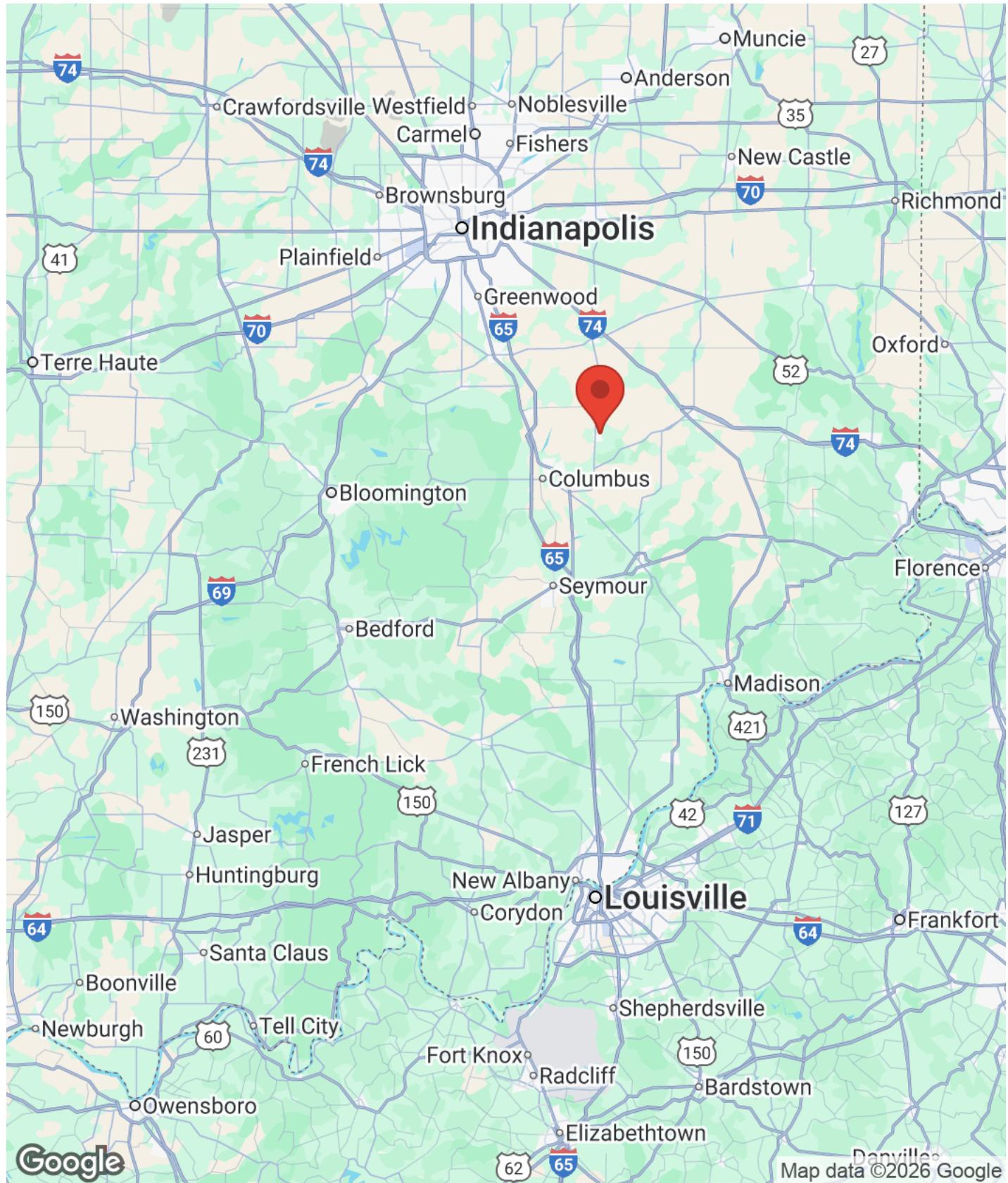


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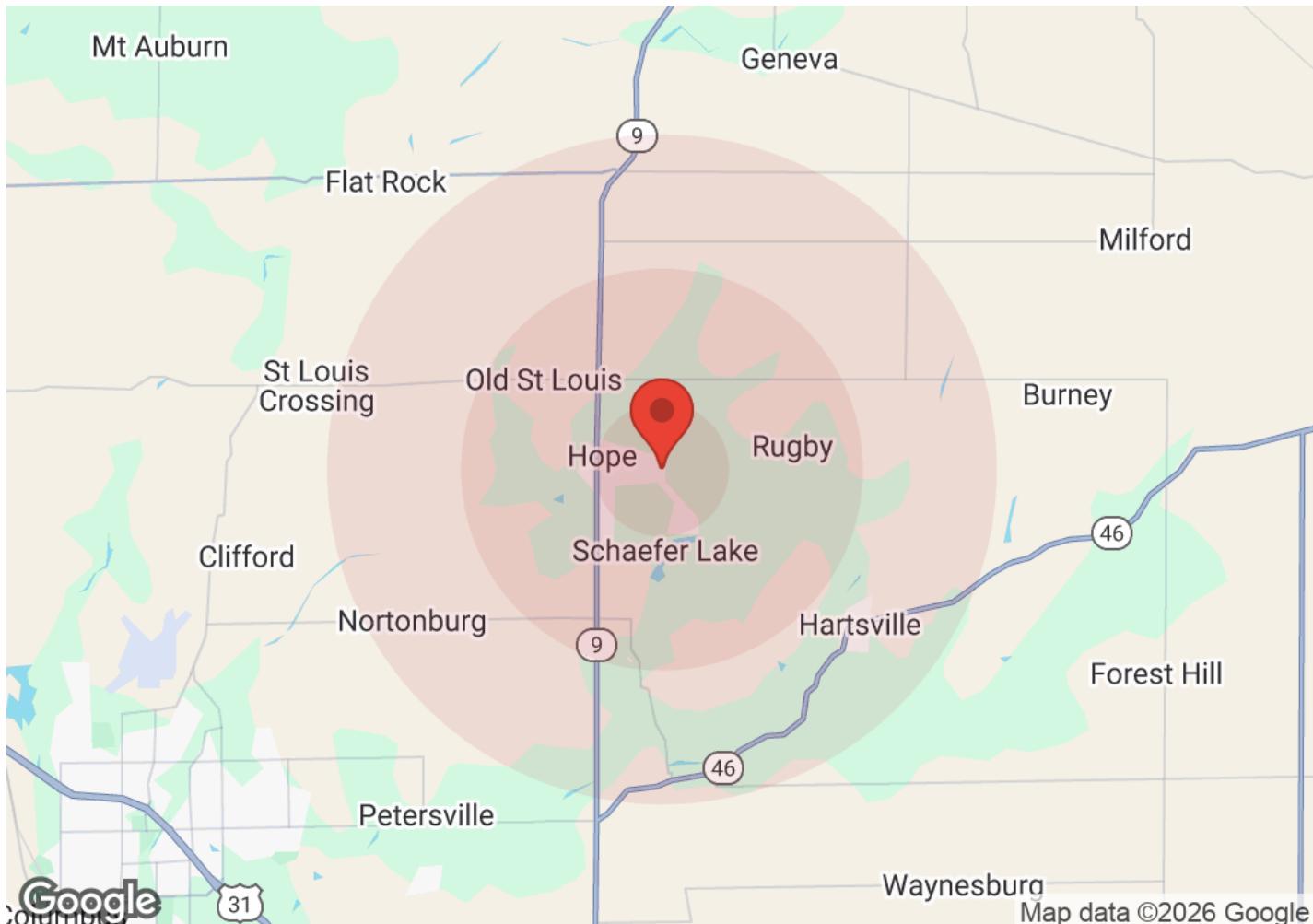
REGIONAL MAP

221 RAYMOND STREET | HOPE, IN 47246



DEMOGRAPHICS

221 RAYMOND STREET | HOPE, IN 47246



Population	1 Mile	3 Miles	5 Miles
Male	717	1,741	2,830
Female	702	1,675	2,676
Total Population	1,418	3,416	5,506

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	279	654	1,047
Ages 15-24	185	434	680
Ages 25-54	481	1,152	1,871
Ages 55-64	199	501	834
Ages 65+	276	674	1,073

Race	1 Mile	3 Miles	5 Miles
White	1,321	3,195	5,159
Black	6	14	31
Am In/AK Nat	N/A	1	1
Hawaiian	N/A	N/A	N/A
Hispanic	54	120	169
Asian	9	24	48
Multi-Racial	27	61	95
Other	N/A	1	3

Income	1 Mile	3 Miles	5 Miles
Median	\$75,658	\$80,538	\$84,634
< \$15,000	16	56	85
\$15,000-\$24,999	27	78	132
\$25,000-\$34,999	78	121	177
\$35,000-\$49,999	65	150	209
\$50,000-\$74,999	78	173	283
\$75,000-\$99,999	142	276	389
\$100,000-\$149,999	93	277	472
\$150,000-\$199,999	27	66	145
> \$200,000	9	82	180

Housing	1 Mile	3 Miles	5 Miles
Total Units	572	1,359	2,196
Occupied	535	1,279	2,072
Owner Occupied	421	1,025	1,711
Renter Occupied	114	254	361
Vacant	37	80	124

PROFESSIONAL BIO

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Ryan is a native to Columbus Indiana and its wonderful culture and architecture. After the sale of their family owned building material business, Ryan spent the next 5 years developing new markets both regionally and nationally for one of the largest contingent staffing agencies in the country. Looking for a fresh start and a return to serve clients in his home of Columbus, Ryan completed his real estate course work, licensing and joined the Breeden Commercial team.

Ryan has a long history of commitment to his community and giving back. Ryan served on the Columbus City Council from 2012 through 2015. During this time Ryan held positions on the Columbus Plan Commission, Columbus Area Arts Council, and the Columbus Parks Board. Ryan understands the importance of clear communication, transparency and negotiating. He applies these principles to every transaction.

Believing that every client and property is unique, Ryan spends time building relationships and learning the details of each piece of real estate. Ryan utilizes a wide variety of marketing and research tools for his clients to build a strategy for success. His understanding of the Columbus market and strong network of community leaders and business owners positions him to make great connections for his clients.

DISCLAIMER

221 RAYMOND STREET

Breeden
COMMERCIAL

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Breeden Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Breeden Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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PRESENTED BY:

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