



**FOR SALE**

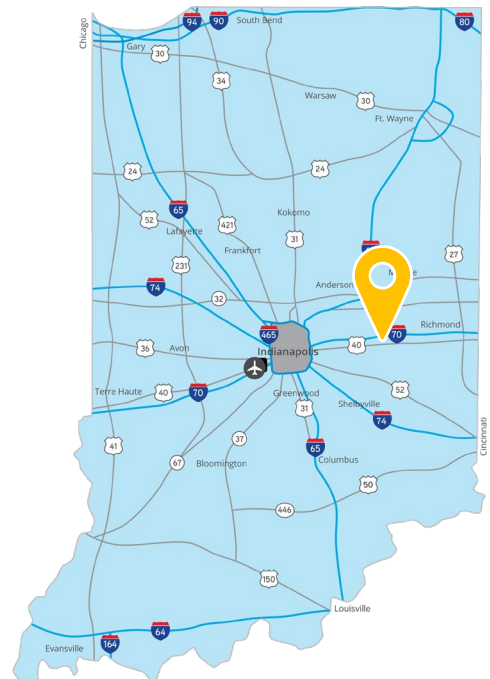
**7565 S SR 109**

**Knightsdown, IN 46168**

## Fully Air-Conditioned Medical Device Facility

### Property Highlights

- 60,000 SF freestanding building
  - ±12,000 SF office
  - ±6,000 SF showroom
  - ±42,000 SF air-conditioned warehouse/production
- ±22-acre site
- Corporate office | Open showroom | Large break area
- 21' - 23' clear height
- 4 docks + 2 drive-ins
- 4,800 amps of power
- Wet sprinkler system
- Less than 2 miles to I-70
- Outside storage/expansion ground
- Heavy manufacturing infrastructure in place

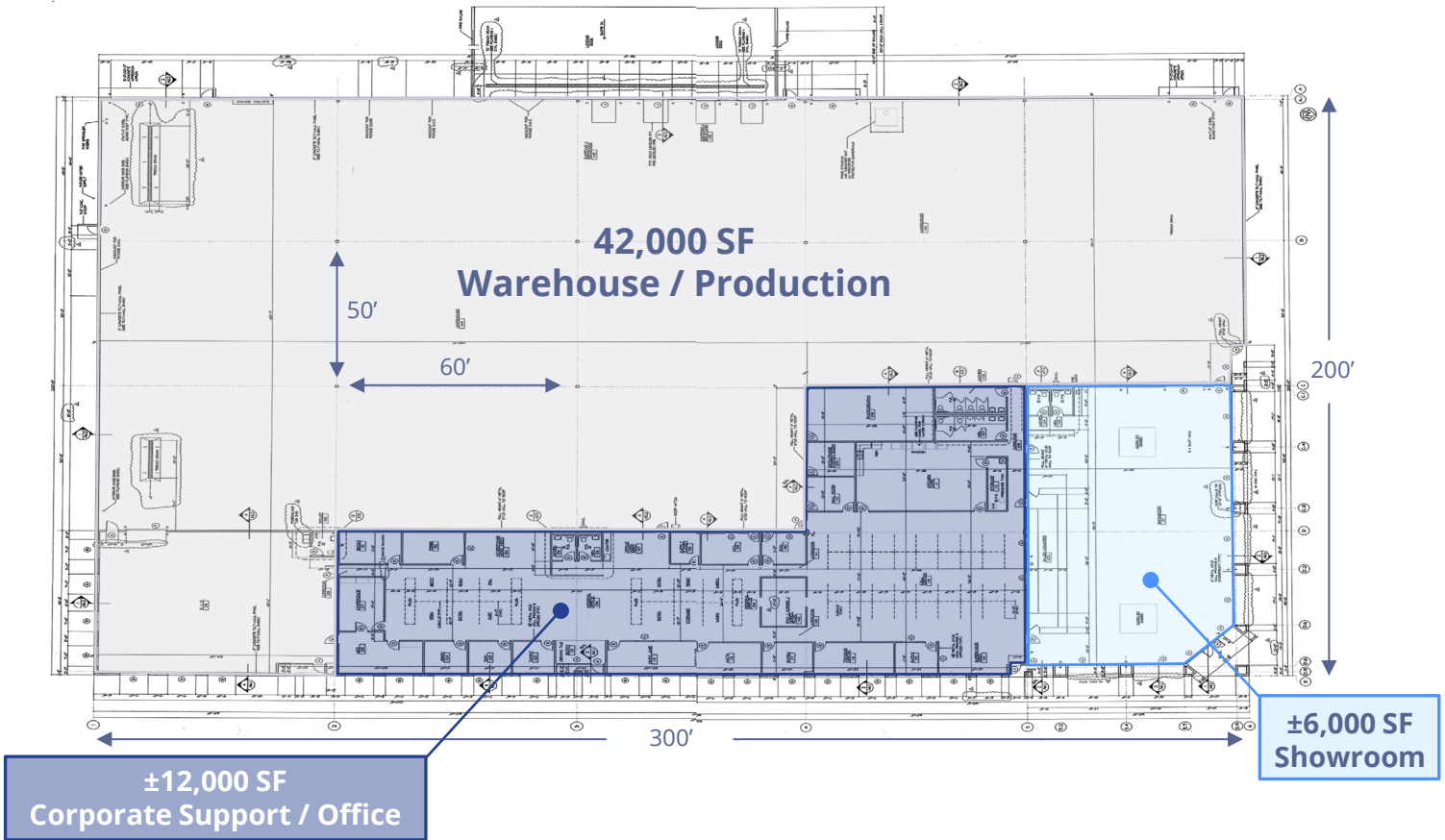


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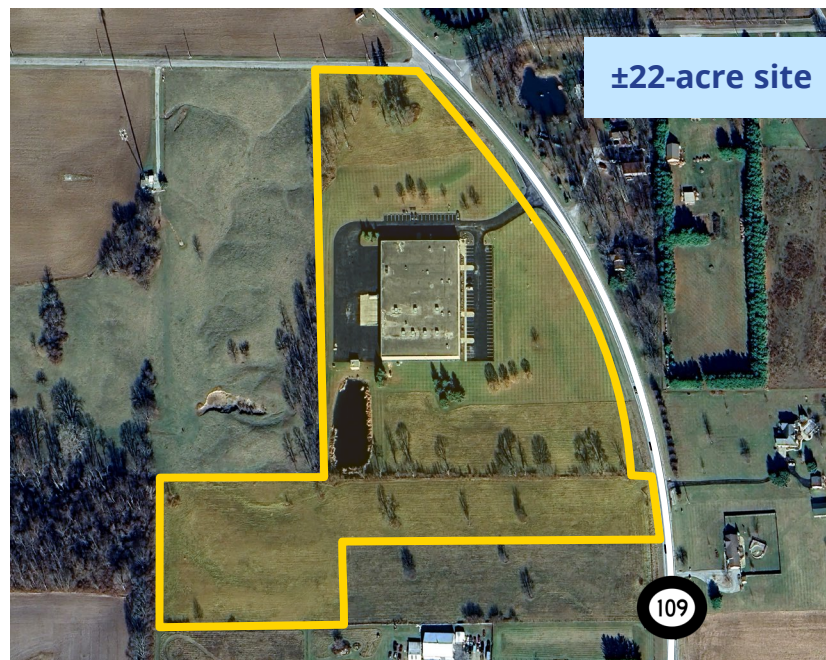
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### Property Specifications

Total SF	60,000 SF	Construction	Concrete / Dryvit	
	±12,000 SF office		Docks	Four - 8.5' x 10'
	±6,000 SF showroom		Drive-in	Two - 12' x 14'
Size / Acreage	±22 acres	Roof	Rubber	
Zoning	I-1, light industrial	Floor Thickness	6"	
Year Built	2001	Outside Storage	Yes	
Power	4,800 amps	Expandable Land	Yes	
Parking	100 auto spaces	Utilities	City Water & Septic Sewer	
Clear Height	21' - 23'	HVAC	Seven (7) Trane HVAC units in warehouse (25 ton each) Installed in 2022	
Building Dimensions	200' x 300'			
Column Spacing	50' x 60'	Lighting	LED	
Sprinkler System	Wet	Floor Drains	Yes - Trench	





**EXIT 115**



**109**

**2 minutes  
to I-70**

Distances to Major Cities	
City	Miles
Indianapolis, IN	36
Dayton, OH	85
Cincinnati, OH	99
Louisville, KY	146
Chicago, IL	216
St Louis, MO	278

### ACCESS TO INDY'S INTERSTATE SYSTEM

1.7 mi	1.8 mi	18.3 mi	28.3 mi	32.1 mi	35.0 mi



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