

For Sale



Industrial Property - 43,380 SF Available



232 W Pearl St

Jonesboro, IN 46938

Highlights

- Total building SF - 43,380 SF; contains 73,740 SF of fenced area
- Approx. 1,200 SF of office on ground level; several offices on the second floor
- Ceiling height clearance 19-21 ft at eaves; 21-23 ft at peak; interior truck dock area 21 ft 6 in clearance
- 3 interior docks; 4 overhead doors
- Electrical - 3,000 amp; two 2,000 kVA transformers with 480 volts
- Fully sprinklered building with wet system; dry system in the dock area
- Excess land for outside storage, building expansion and/or vehicle/truck parking
- Building layout is optimal for a variety of uses

Sale Price \$2,200,000

Building SF **43,380 SF Total**
-30,000 SF Main plant
-7,280 SF Attached plant
-4,900 SF Interior dock
-1,200 SF Office on ground level; several offices on second floor

Lot Size **8.13 Acres Total**
-6.31 Acres, majority fenced
-1.82 Acres located across the street

Year Built 1980; Expanded 1991

Zoning R1, I2

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For Sale



232 W Pearl St, Jonesboro, IN 46938

Location Information

Address 232 W Pearl St, Jonesboro, IN 46938
County Grant

Building Information

Building Size **43,380 SF Total**
-30,000 SF Main plant
-7,280 Attached plant
-4,900 SF Interior dock
-1,200 SF Office on ground level; several offices on second floor
(Contains approx. 73,740 fenced area)

Ceiling Height 19-21 ft to the eaves
21-23 ft to the deck
21 ft 6 in clearance in interior dock area

Year Built 1980; Expanded 1991

Overhead Doors 4 Total
-1 @ 12 ft h X 10 ft w
-1 @ 10 ft h X 10 ft w
-2 @ 10 ft h X 9 ft w

Docks 3 Interior Total
-1 @ 16 ft h X 18 ft w
-2 @ 16 ft h X 9 ft w

Highway Distances

I-69 4.37 Miles
SR 15 Immediate Access
US 35 1 Mile

Property Information

Property Type Industrial; Manufacturing
Zoning R1; I2
Lot Size 8.13 Acres Total
(Contains approx. 73,740 fenced area)
APN # 27-07-33-203-040.000-019
27-07-33-302-080.000-019
27-220-20150-03
Taxes /2025 Pay 2026 \$34,313.10

Parking & Transportation

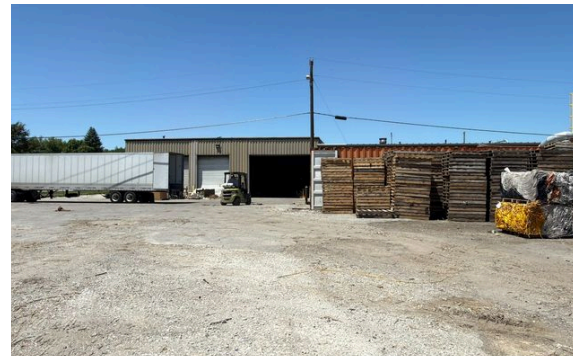
Parking Type Paved surface
Access 3 Access Points:
W. Pearl Street
Jones Street
N. 2nd Avenue

Utilities & Amenities

Gas NIPSCO
Water / Sewer Municipal
Power Type 3,000 Amps
2 - 2,000 KVA Transformers with 480 volts
Power Supplier AEP/Indiana Michigan Power Company
Sprinkler Wet system; Dry system in truck dock area
HVAC 6 Overhead radiant heaters in warehouse
HVAC in office

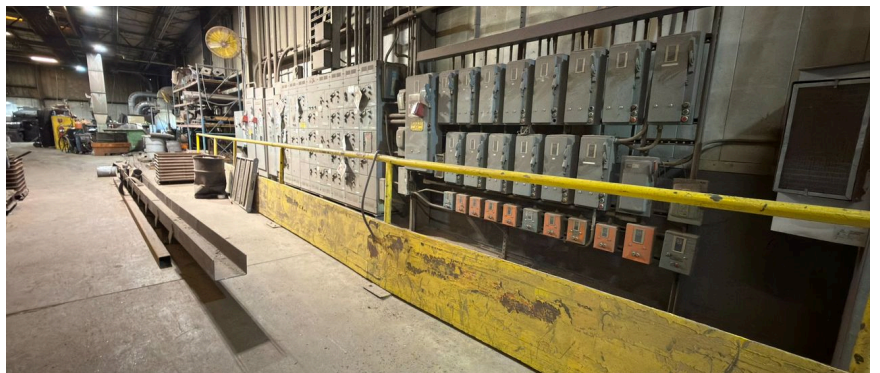
Photos

232 W Pearl St, Jonesboro, IN 46938



Photos

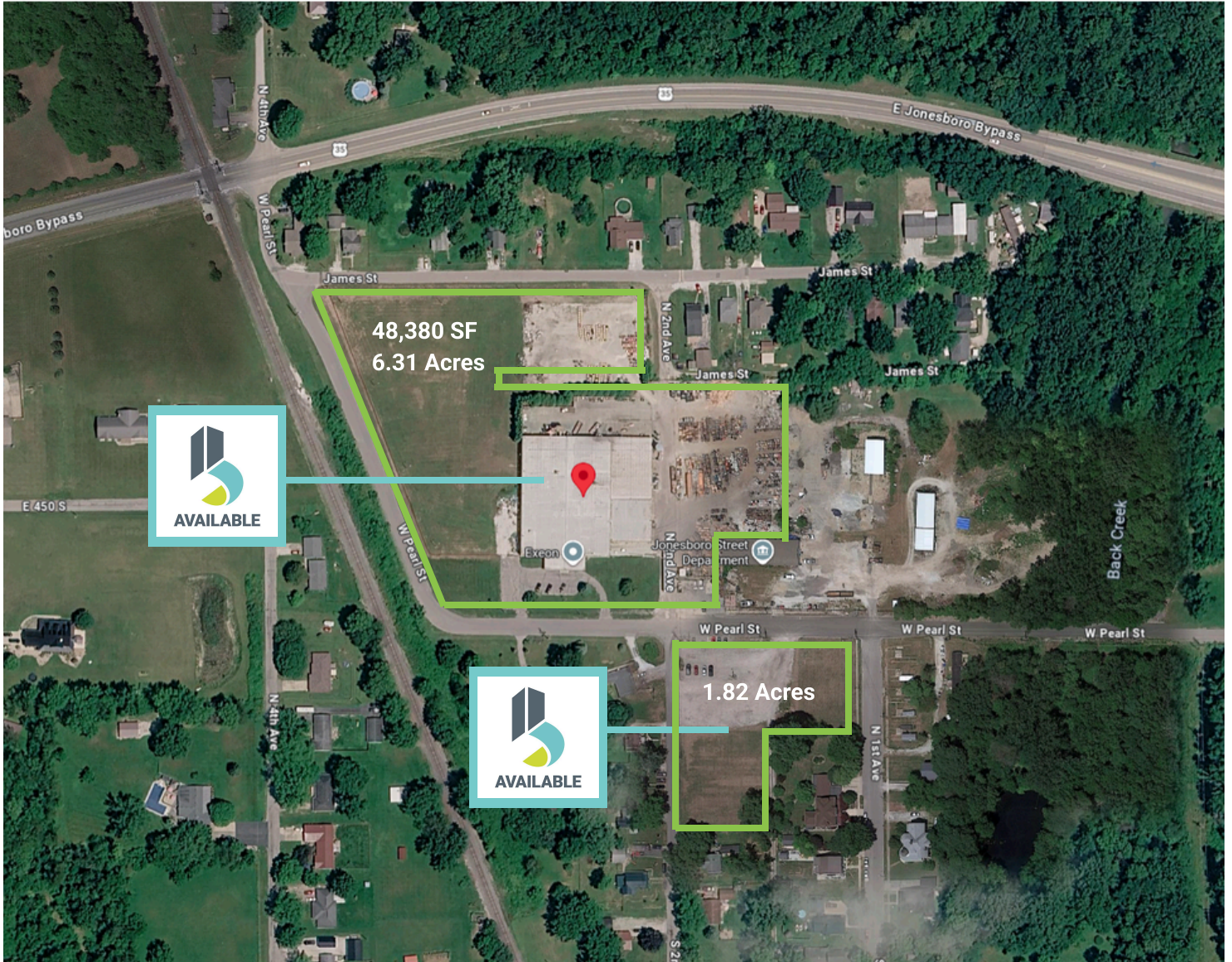
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Property Lines

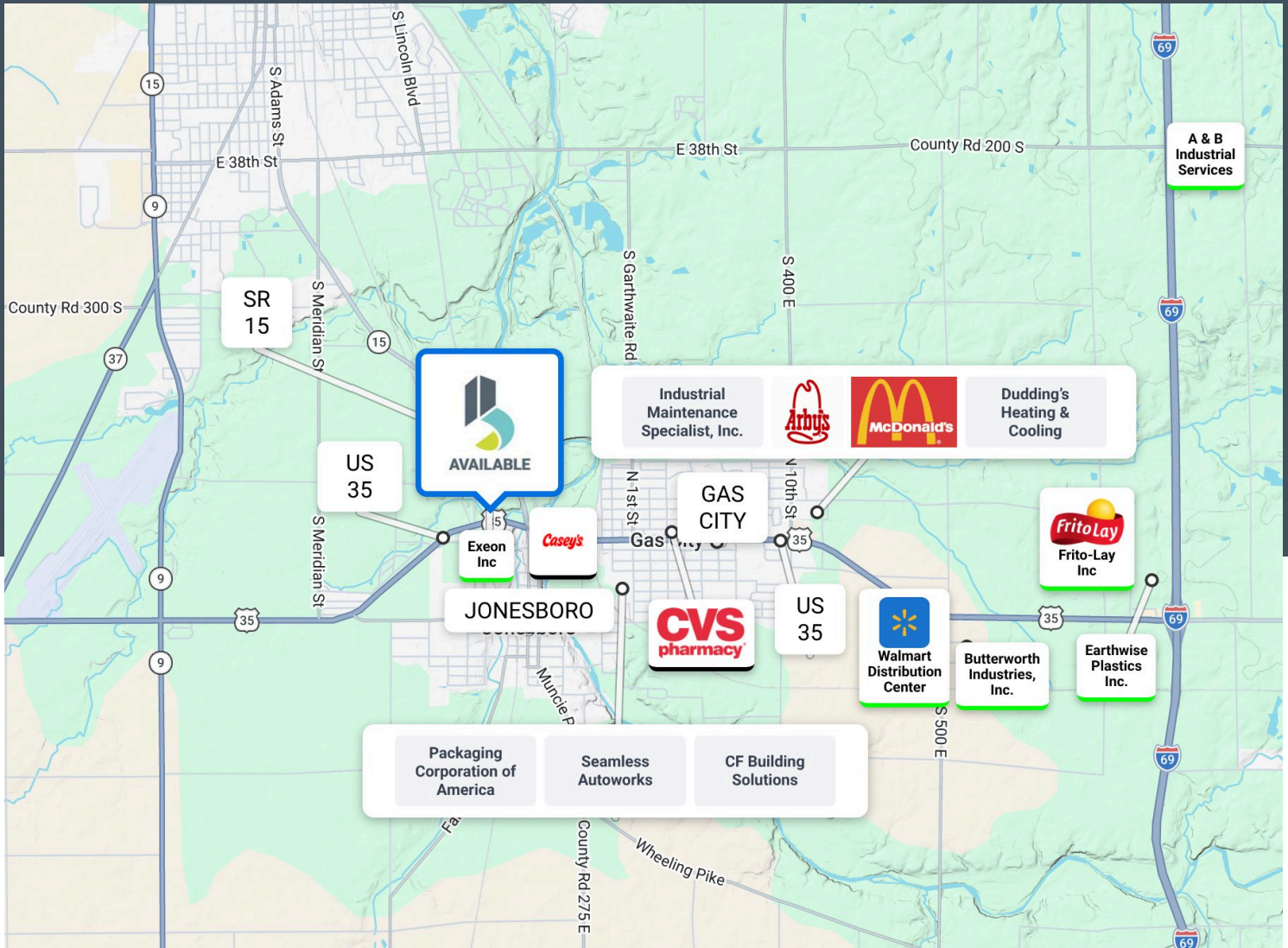


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Aerial/Demos

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Demographics Summary

Located in East-Central Indiana, Grant County is a vibrant community that successfully balances its deep agricultural roots with robust, modern manufacturing. It is famously celebrated for its rich pop culture legacy as the birth place of both Garfield creator Jim Davis and legendary actor James Dean. Anchored by the county seat of Marion, the region supports prominent advanced manufacturing and food processing plants. Esteemed educational institutions like Indiana Wesleyan University and Taylor University call Grant County home. Ten district small towns such as Gas City, Upland, and Jonesboro make up the county. A classic midwestern quality of life exists there highlighted by an affordable cost of living, community progress, local festivals, and district access to outdoor spaces and trailways. Plus, the ability to drive 2-4 hours for quick access to main Midwest and national hubs for work and entertainment.

Demographics

	3 Miles	10 Miles	20 Miles
Population	15,696	60,628	130,461
Total Households	5,736	24,101	52,861
Average Household Size	2.35	2.32	2.36
Average Household Income	\$67,282	\$70,112	\$81,014