

SALE

INDUSTRIAL



801 BERRYMAN PIKE, TIPTON, IN 46072-8492



CENTRAL INDIANA MANUFACTURING AND WAREHOUSING FACILITY

PROPERTY OVERVIEW

Situated as the second-largest facility in Tipton County, Indiana, this offering is being offered for sale at ABSOLUTE auction! Not only does this opportunity suit wonderfully for a prospective owner/user or third-party investor, it features a facility that has served as a steel manufacturing and stamping plant for over (70) years, and boasts flexibility for alternative high-production uses in a growing labor market. Located in the heart of Tipton, positioned less than (10) minutes from a major U.S. highway, this offering features a large tract of land with sufficient parking, but also allows room for growth of the improvement or parking allocation. This property is currently vacant and is immediately available for occupancy!

PROPERTY HIGHLIGHTS

- Offered for sale at ABSOLUTE auction
- [REDACTED]
- Bid deadline: Wednesday, October 15, 2025 at 12:00 PM (ET)
- (7) Grade-Level Overhead Doors & (4) Dock-Height Overhead Doors
- 18' - 24' Ceiling Heights
- 3-Phase Electrical Service
- Rail Service Nearby



Lot Size:	± 9.56 AC
Building Size:	± 182,238 SF



BRADLEY COMPANY MITCH DONER

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ADDITIONAL PHOTOGRAPHS

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AUCTION

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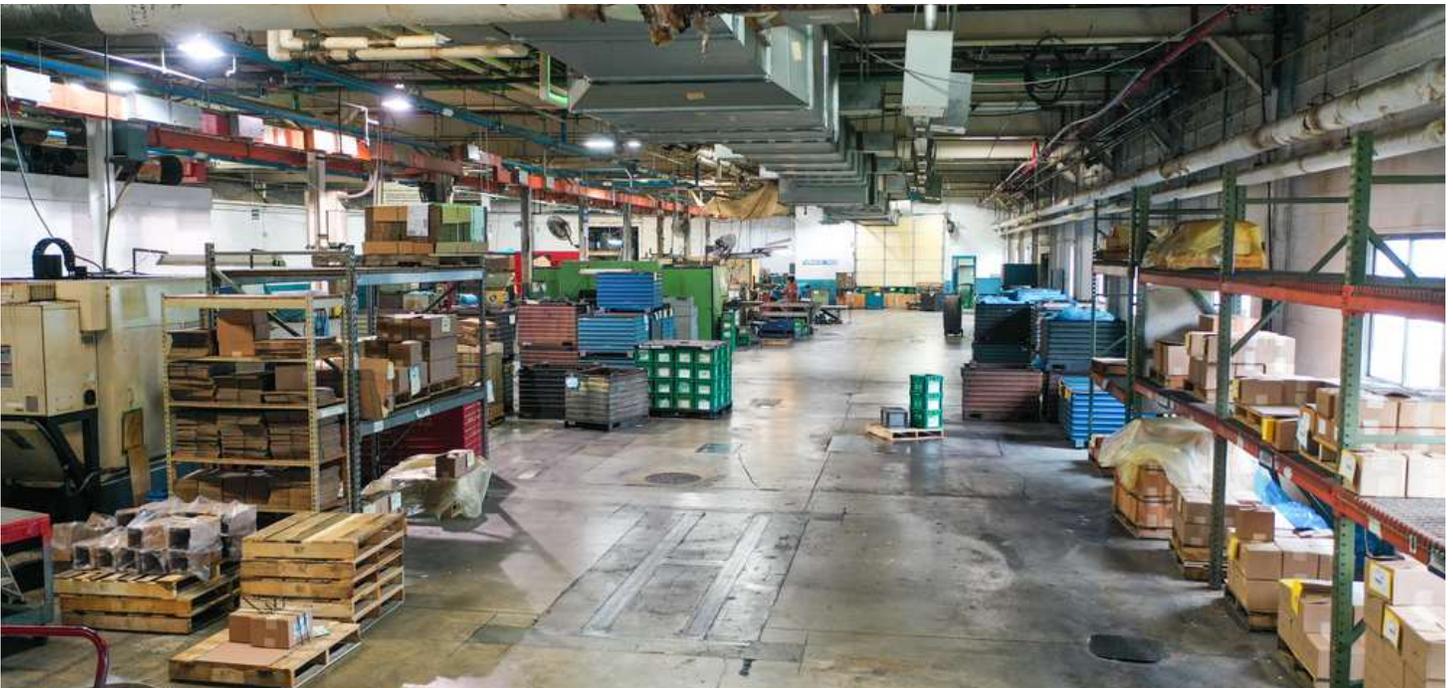


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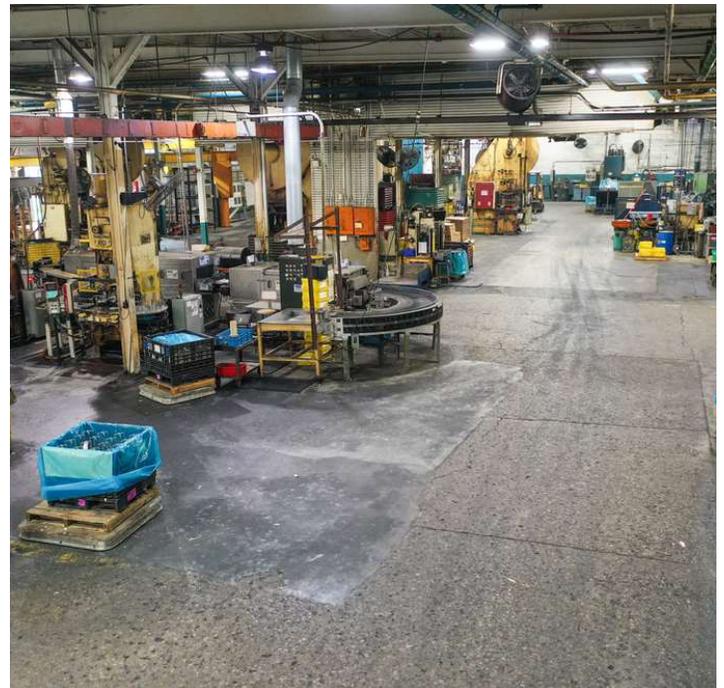
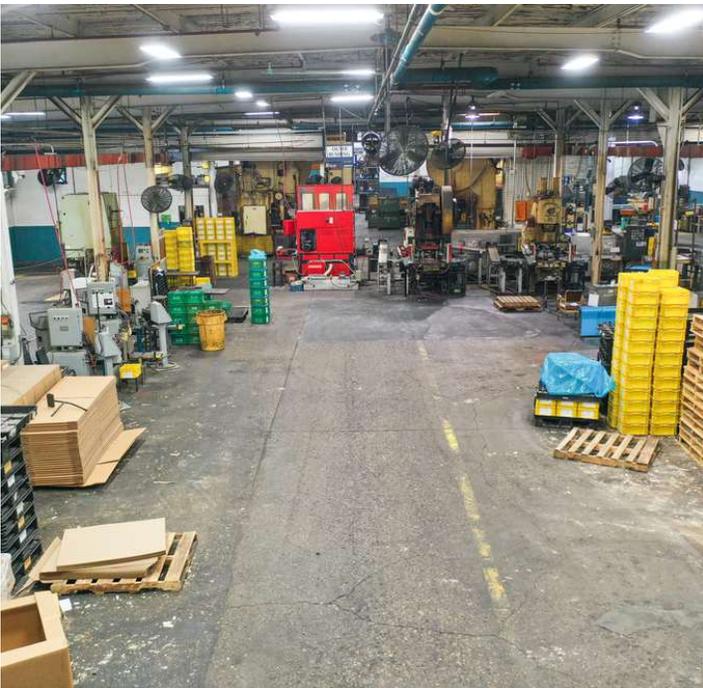


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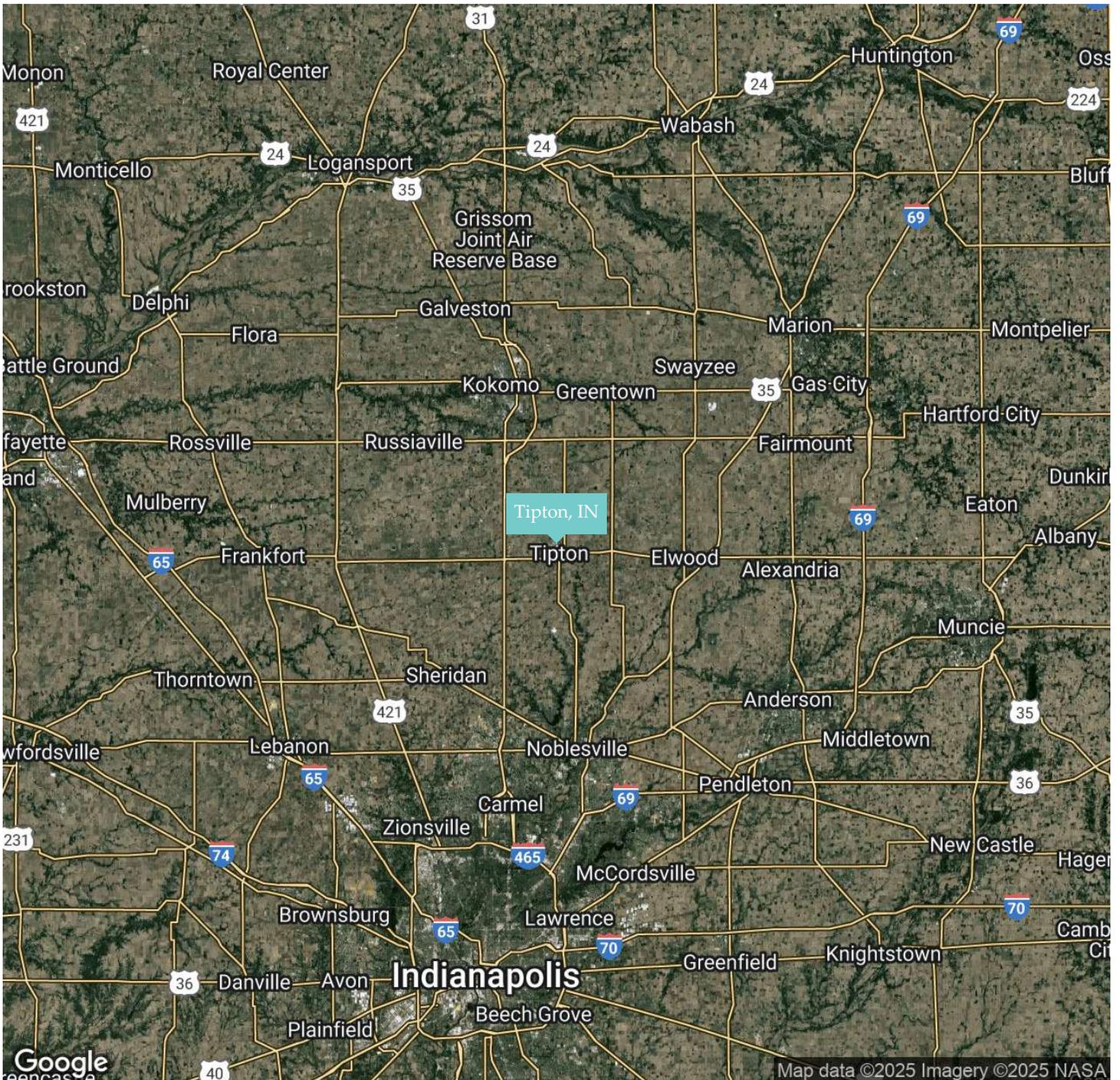
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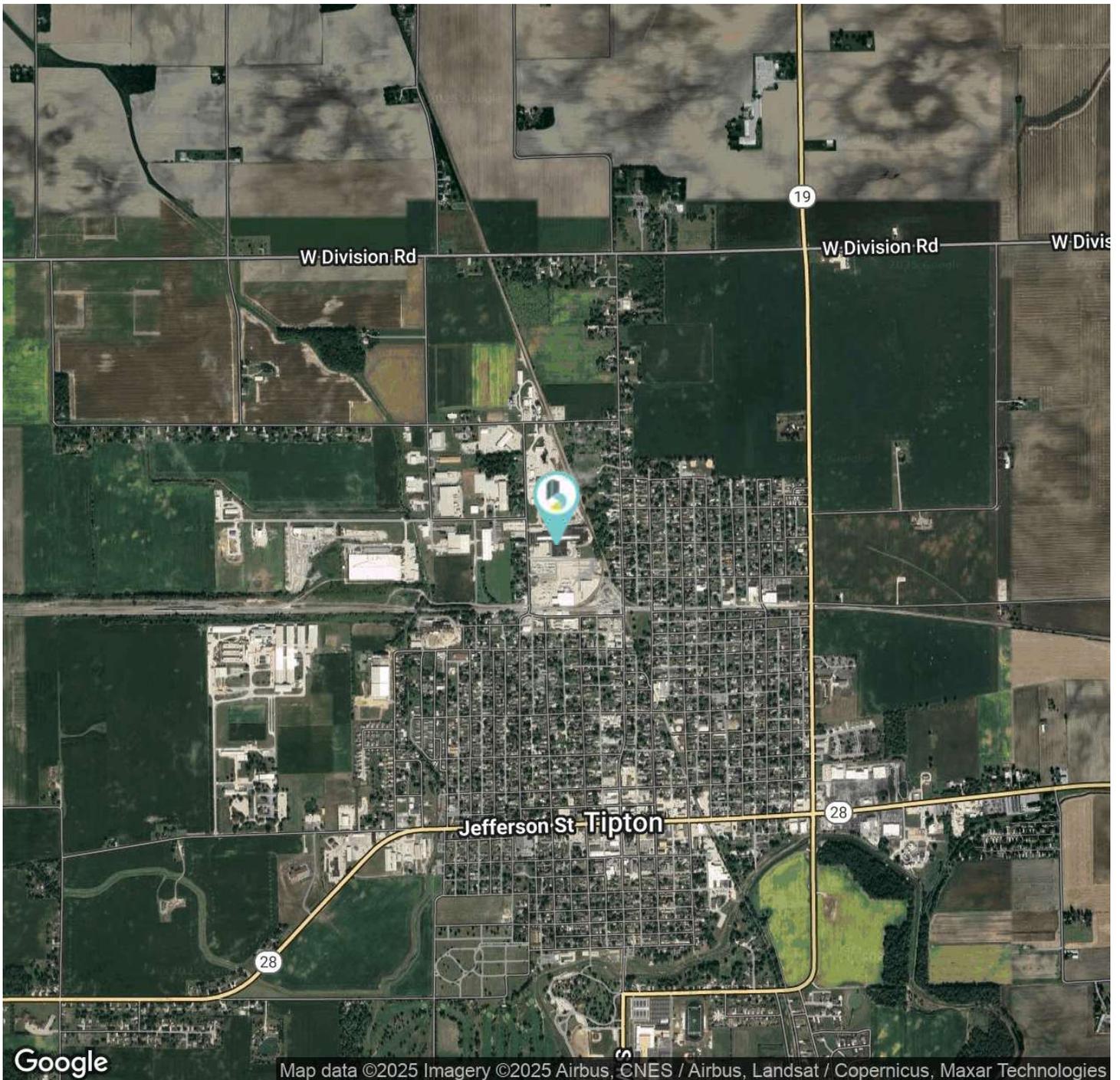
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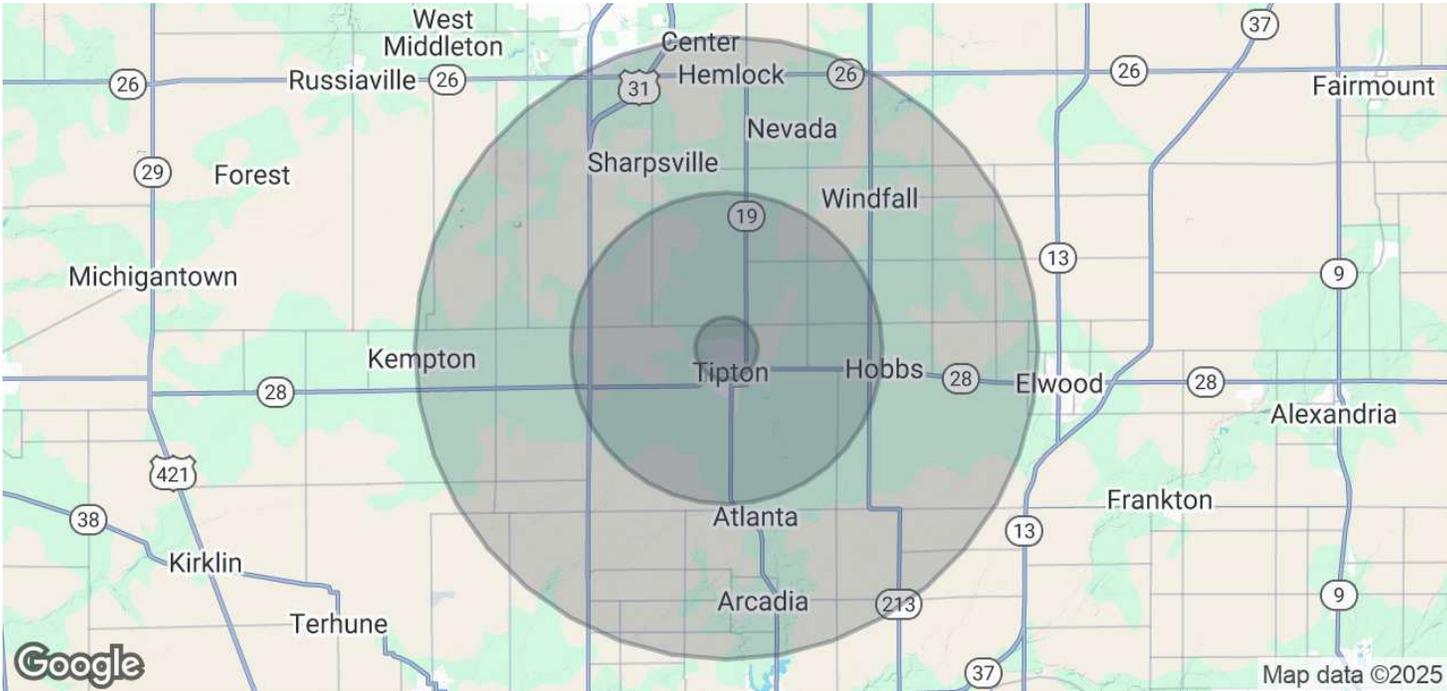


DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	687	10,116	27,006
Average Age	40.9	41.1	40.7
Average Age (Male)	37.7	38.5	39.3
Average Age (Female)	44.0	43.5	41.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	284	4,170	10,953
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$52,523	\$54,385	\$61,862
Average House Value	\$112,320	\$112,168	\$121,875

* Demographic data derived from 2020 ACS - US Census

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