



**RELIANT
PARTNERS**

FOR SALE | INDUSTRIAL FLEX BUILDING **20,000± SF TOTAL INDUSTRIAL SHOWROOM**

Hancock County // 137 Trade Center Way // Cumberland, IN 46229

WELL-MAINTAINED BUILDING; CONSTRUCTED IN 2016



VIEW LOOKING EAST TOWARDS BUILDING



VIEW LOOKING SOUTH

COMMERCIAL REAL ESTATE



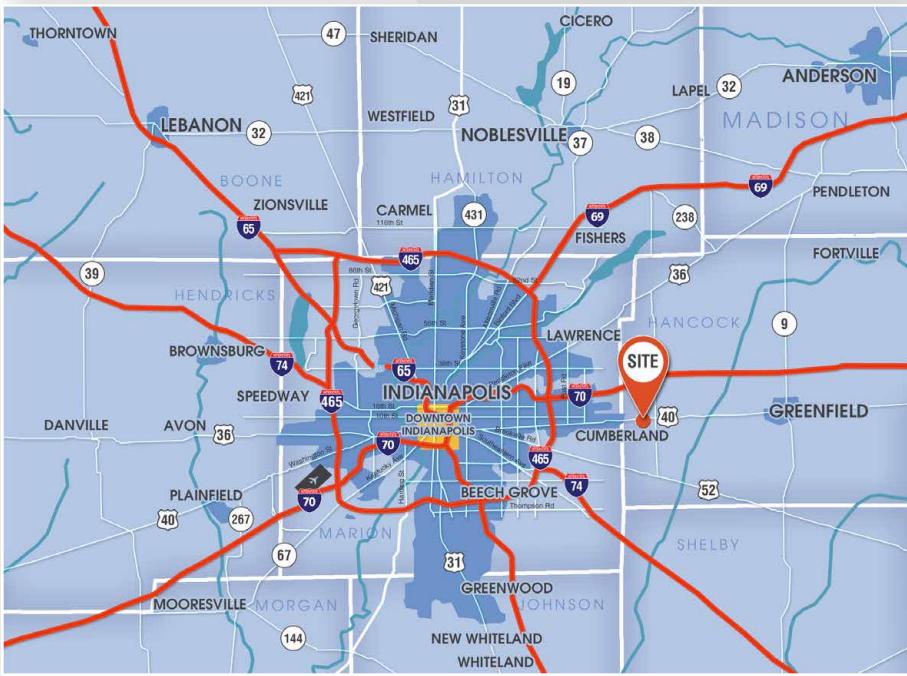
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FOR SALE | INDUSTRIAL FLEX BUILDING **20,000± SF TOTAL INDUSTRIAL SHOWROOM ON 4.11± ACRES**

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EXCELLENT INVESTMENT OPPORTUNITY

PROPERTY FEATURES:



- **FOR SALE: 20,000± SF INDUSTRIAL FLEX BUILDING on 4.11± Acres total consisting of 2.16± Acre parcel and 1.95± Acre parcel.**
 - **Building has 2,000± SF office area with 18,000± SF warehouse.**
 - Building is currently used as a media production studio.
 - Zoned B2
 - Building includes 5 private offices, well-equipped kitchen, 3 restroom/dressing rooms, large multi-use room, designated studio space with white cyclorama walls, and green cyclorama screen wall.
 - Two drive-in doors: 14' x 14'; one each on the east and west sides of building.
 - Located just across the Marion/Hancock County line with easy access to the interstate system—5 miles (approximately 10 minutes) west to I-465 and 4.3 miles (approximately 4 minutes) north to I-70.
 - 15 miles (approximately 25 minutes) to Downtown Indianapolis and 26.9 miles (approximately 33 minutes) to the Indianapolis International Airport.
 - 1.5 miles (approximately 4 minutes) to Meijer and US 40 retail trade corridor west of site.
 - Pennsy Trail, an east-west trail that runs from Illinois to Ohio, is adjacent to the south border of the site.

OWNERSHIP/TAX ADVANTAGES

- Building appreciation and equity versus leasing
 - Tax shelters related to depreciating building improvements, mortgage interest and other operating expenses
 - Indiana's Business Personal Property (BPP) Exemption under Senate Bill 1 (SB1) increases to \$2,000,000 in 2026.

FOR INFORMATION, PLEASE CONTACT:

SCOTT LINDENBERG CCIM // 317.449.9697 // scott@reliantpartners.us
LINDSEY RONDEAU // 317.449.9697 // lindsey@reliantpartners.us

5594 E. 146th Street, Suite 210 // Noblesville, IN 46062 // reliantpartners.us



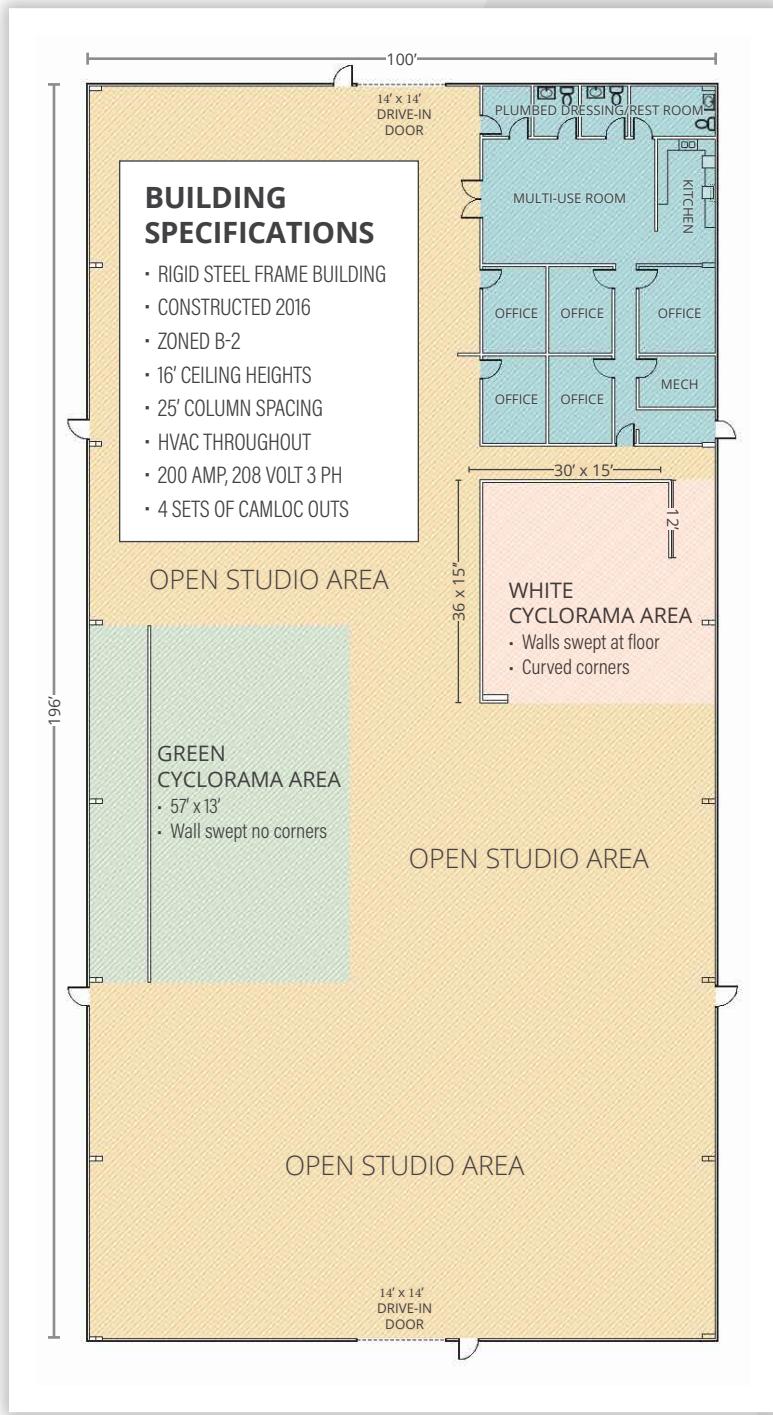
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SITE PLAN:



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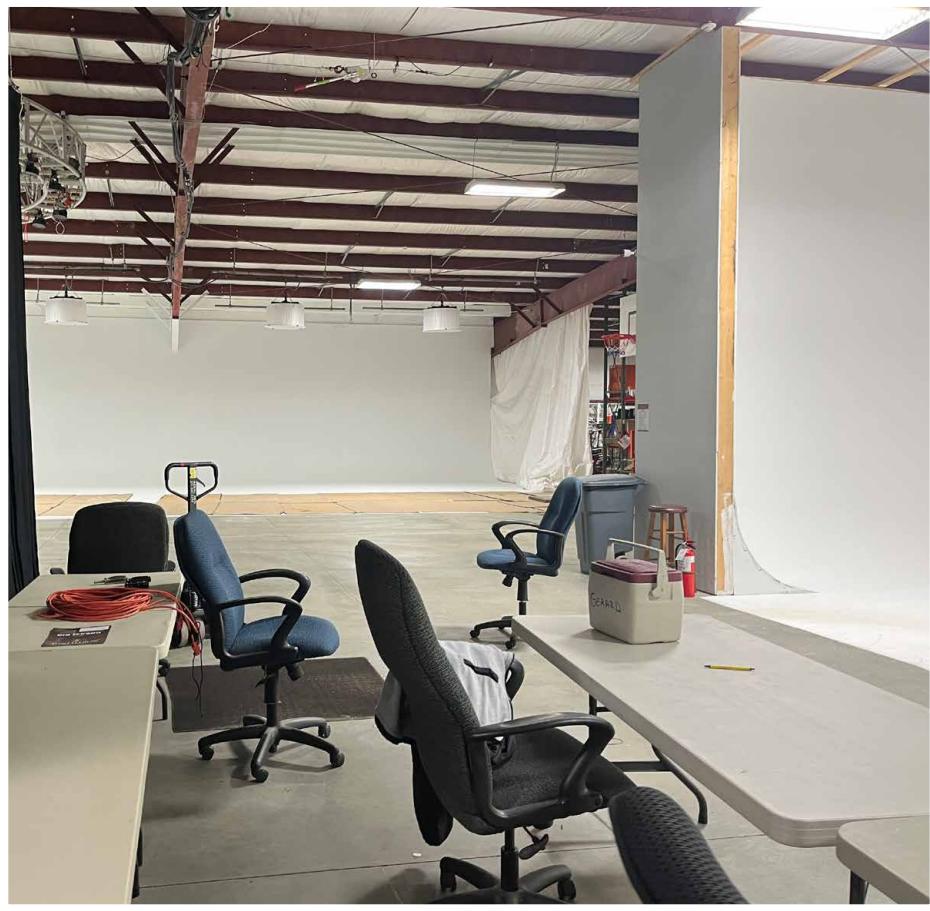
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PHOTOS:



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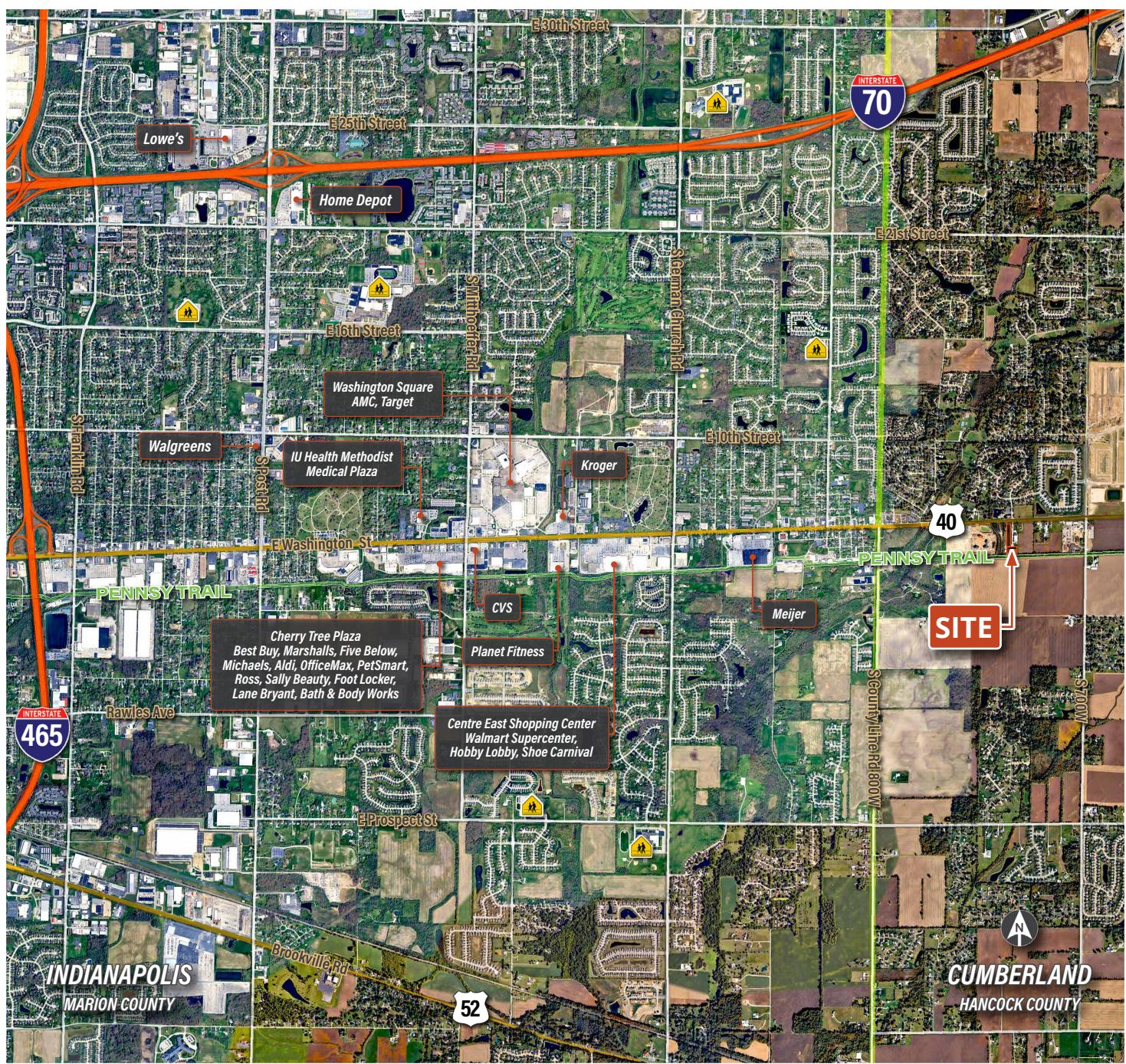
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AERIAL:



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