

OFFERING MEMORANDUM

All-in-One Turnkey Truck Terminal | Repair Shop Building| Parts Store building | Truck Parking

Asking Price: \$6000000

Offering: Real Estate with multiple buildings

Listed By: Amrinder Singh, Community Choice Realty | 260-479-8602



Executive Summary

Exceptional opportunity to acquire a prime industrial real estate asset featuring multiple buildings and expansive truck/trailer parking, all situated on a single, well-configured site. This offering includes a brand-new warehouse, a truck repair facility with five service bays, and a dedicated truck parts store building featuring two offices, a break room, and updated restrooms, creating a highly functional and versatile industrial property.



Property & Facility Overview

Total Building area: ~ 22,300 SF

Truck Parts Store: ~7,000 SF

Truck Repair Shop: ~4,000 SF | 5 Service Bays

New Warehouse: ~10,500 SF

Truck & Trailer Parking: 60-70 Spaces (Newly Paved)

Improvements: New flat roof, LED lighting, security system, used-oil furnace



Interior, Operations & Equipment :Professionally organized showroom, racked inventory, service areas, and high-clearance warehouse space. Included equipment allows immediate continuation of operations. Inventory included and negotiable. While the offering is focused on the industrial real estate, the on-site truck parts operation, inventory, and equipment may be made available separately. Additional details can be provided upon request



Investment Highlights

Total Building Area: ±22,300 SF

Truck Parts Store: ±7,000 SF (includes 2 offices, break room, updated restrooms)

Truck Repair Shop: ±4,000 SF with 5 service bays

Warehouse: ±10,500 SF (new construction)

Land Area: ±3.66 acres of industrial/commercial land

Truck/Trailer Parking: Approx. 60–70 spaces (newly paved yard)

Security system with cameras

Updated LED lighting throughout

Brand-new flat roof

Used-oil furnace in truck repair facility (new unit)•

Multiple income streams possibilities

- Industrial real estate
- Strong logistics demand
- Huge expansion potential

Listing Agent:

Amrinder Singh

Community Choice Realty

Cell: 260-479-8602