



Warehouse/Distribution/Manufacturing

6385 East State Road 164
Jasper, Indiana 47546

Property Highlights

- Warehouse: 45,666 SQFT
- Office: 1,600 SF
- Two truck dock & two drive in bays
- New roof on majority of building
- Renovated office and restroom areas
- Building is in Excellent Condition

Offering Summary

Sale Price:	\$1,695,000
Building Size:	47,266 SF
Price PSF:	\$35.86
Lot Size:	9.6 Acres
Real Estate Tax:	\$8,410.42
Market:	Jasper, IN

For More Information

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6385 East State Road 164, Jasper, IN 47546



Property Description

This expansive 47,266 square foot building, constructed in 1984, offers a solid foundation for realizing your business goals. The property is strategically zoned for commercial use, providing ample flexibility for a wide range of industrial and manufacturing operations. Its ideal location in the vibrant Jasper area ensures convenient access to key transportation networks and local amenities. This well-maintained facility presents a turnkey solution for investors seeking a strategic foothold in the thriving industrial landscape of Jasper. With its substantial square footage and advantageous commercial zoning, this property offers a compelling canvas for your industrial and manufacturing ambitions.

The building features substantial clear-span space, 2 loading docks, 600 Amp 3-phase power, public utilities, and highway frontage. Since acquiring the property, the owner has invested significantly in capital improvements, including new roof, renovated office areas, newly constructed restrooms, exterior waterproof coating and paint, and general facility modernization and maintenance. The building is in excellent condition.

Location Description

Discover the industrial potential of Jasper, Indiana. Situated at the heart of Dubois County, this prime location offers easy access to major highways and transportation networks, making it an ideal hub for industrial and manufacturing operations. Enjoy the perks of a business-friendly community with a skilled workforce, supportive local government, and a strategic location. Benefit from close proximity to key points of interest such as Vincennes University Jasper Campus, Hoosier Hills Career Center, and nearby recreational destinations like Patoka Lake and Hoosier National Forest.

For Sale

47,266 SF | \$1,695,000
Industrial Space

Sale Price

\$1,695,000

Location Information

Building Name	Warehouse/Distribution/Manufacturing
Street Address	6385 East State Road 164
City, State, Zip	Jasper, IN 47546
County	Dubois
Market	Jasper

Building Information

Building Size	47,266 SF
Occupancy %	0.0%
Tenancy	Single
Number of Dock High Doors	2
Number of Drive in Bays	2
Ceiling Height	18 ft
Minimum Ceiling Height	9 ft
Office Space	1,600 SF
Number of Floors	1
Year Built	1984
Year Last Renovated	2024
Gross Leasable Area	47,266 SF
Construction Status	Existing

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Commercial
Lot Size	9.6 Acres
Rail Access	No

Parking

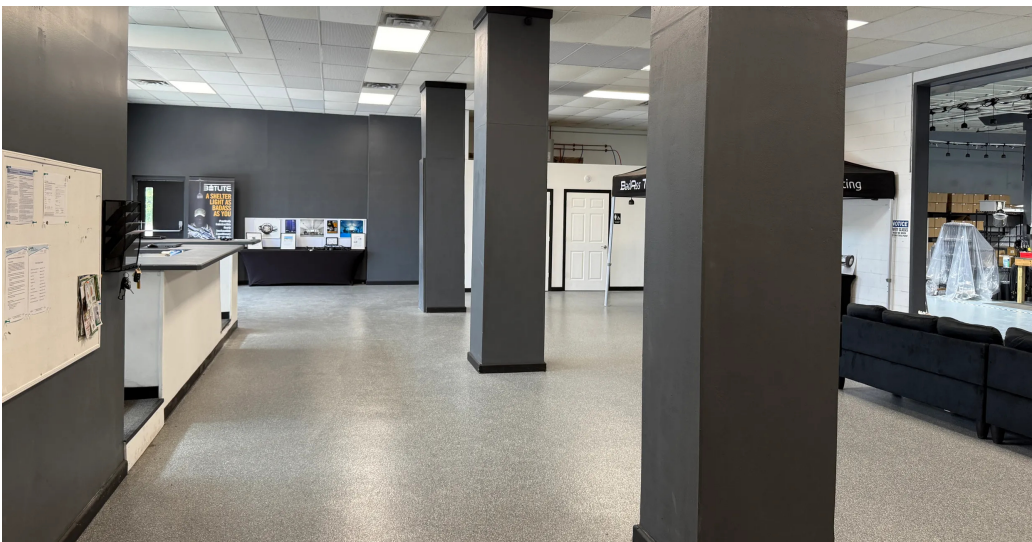
Parking Type	Surface
Trailer Parking	Fenced Rear Yard

Utilities

Electric/Gas/WS	Local Utility Provider
Office Areas:	Split System HVAC
Restrooms:	Newly renovated
Electrical:	600 AMP - 3 Phase
Warehouse:	Ceiling hung gas forced hot air

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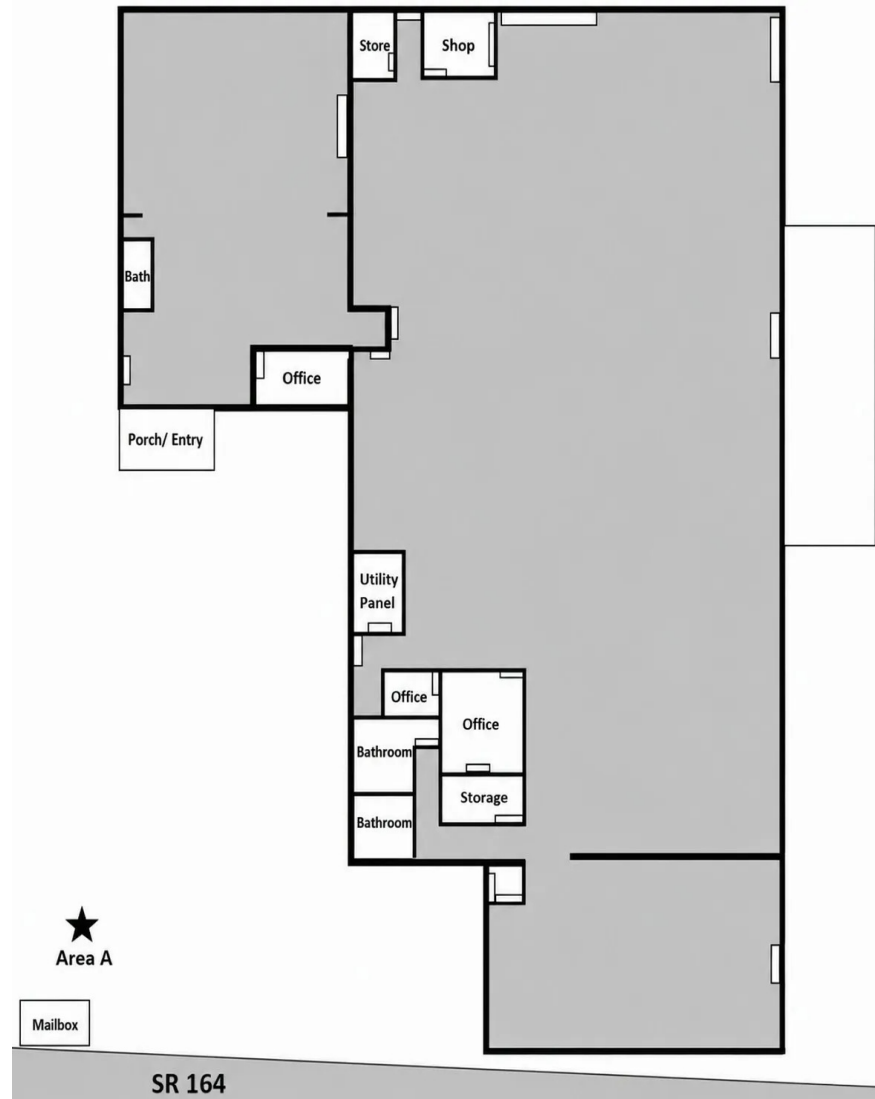
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