



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

AVAILABLE SF

3,500 - 3,920 SF

SALE PRICE

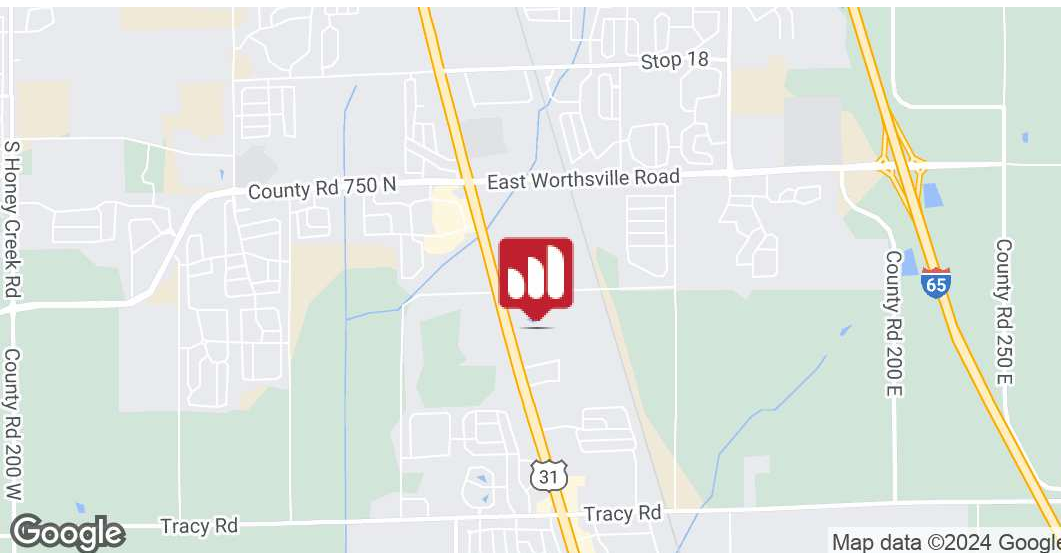
\$1,005,000

## PROPERTY HIGHLIGHTS

- Two industrial buildings available for sale
- Front bldg. (1) = 3,920 SF, w/ 720 SF of that being office space
- Back bldg. (2) = 3,500 SF
- 14' clear height
- Both buildings have two drive-in doors
- Zoned Industrial (Industrial small shops)
- Ample parking

FOR SALE

121  
CROSSROADS  
DR.  
Whiteland, IN 46184



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# 121 CROSSROADS DR.

(117) 121 Crossroads Dr.

**FOR SALE**

Sale Price

**\$1,005,000**

## PROPERTY INFORMATION

|                  |                         |
|------------------|-------------------------|
| Property Type    | Industrial              |
| Property Subtype | Warehouse/Manufacturing |
| Lot Size         | 0.91 Acres              |
| Parking          | Ample/Trailer           |

## LOCATION INFORMATION

|                  |                          |
|------------------|--------------------------|
| Address          | (117) 121 Crossroads Dr. |
| City, State, Zip | Whiteland, IN 46184      |
| County           | Johnson                  |

## BUILDING INFORMATION

|                |          |
|----------------|----------|
| Building 1     | 3,920 SF |
| Office Space   | 720 SF   |
| Ceiling Height | 14 ft    |
| Drive-in doors | 2        |
| Building 2     | 3,500 SF |
| Office Space   | SF       |
| Ceiling Height | 14 ft    |
| Drive-in Doors | 2        |



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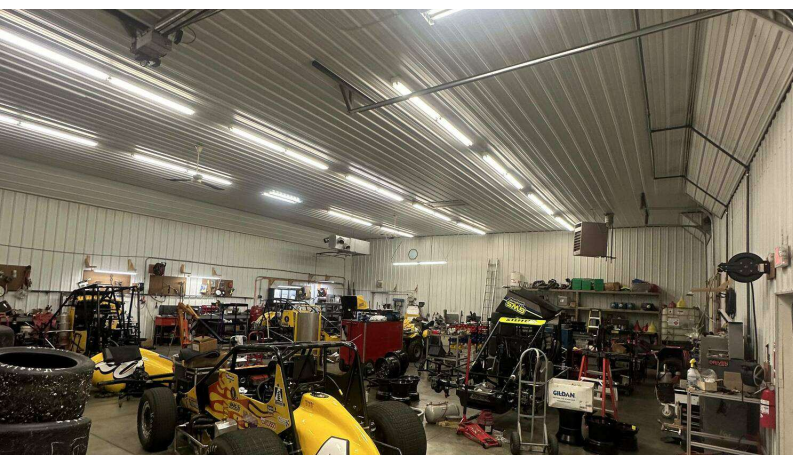
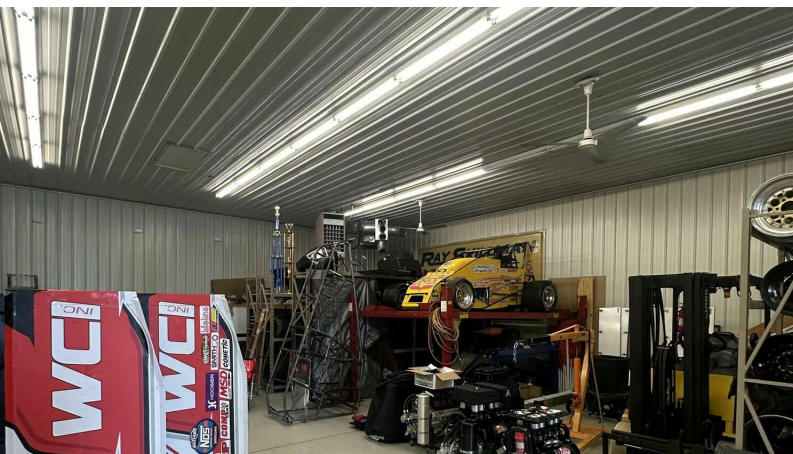
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## PROPERTY DESCRIPTION

Discover an exceptional opportunity for Industrial / Manufacturing investment in the thriving Whiteland area. This prime property offers a strategic location with easy access to major transportation routes, providing seamless connectivity for logistical operations. Boasting ample space for manufacturing & warehousing facilities, the property is well-suited to accommodate the needs of diverse industrial operations. With its proximity to key amenities & services, this property presents a compelling prospect for investors seeking a strategic foothold in the vibrant Whiteland area. Embrace the potential for growth & success with this outstanding Industrial / Manufacturing property.

## LOCATION DESCRIPTION

Welcome to the thriving community of Whiteland, IN! South of Indianapolis, & nestled just minutes away from major thoroughfares, such as 31 S & I-65, this bustling area offers the perfect blend of urban convenience & small-town charm. Less than 20 miles to Downtown Indy. With a variety of dining, shopping, & entertainment options within easy reach, the area provides an appealing setting for both work & leisure. As an investor in an Industrial Building, you'll appreciate the strategic location & the potential for a strong, vibrant tenant base drawn to this dynamic area.

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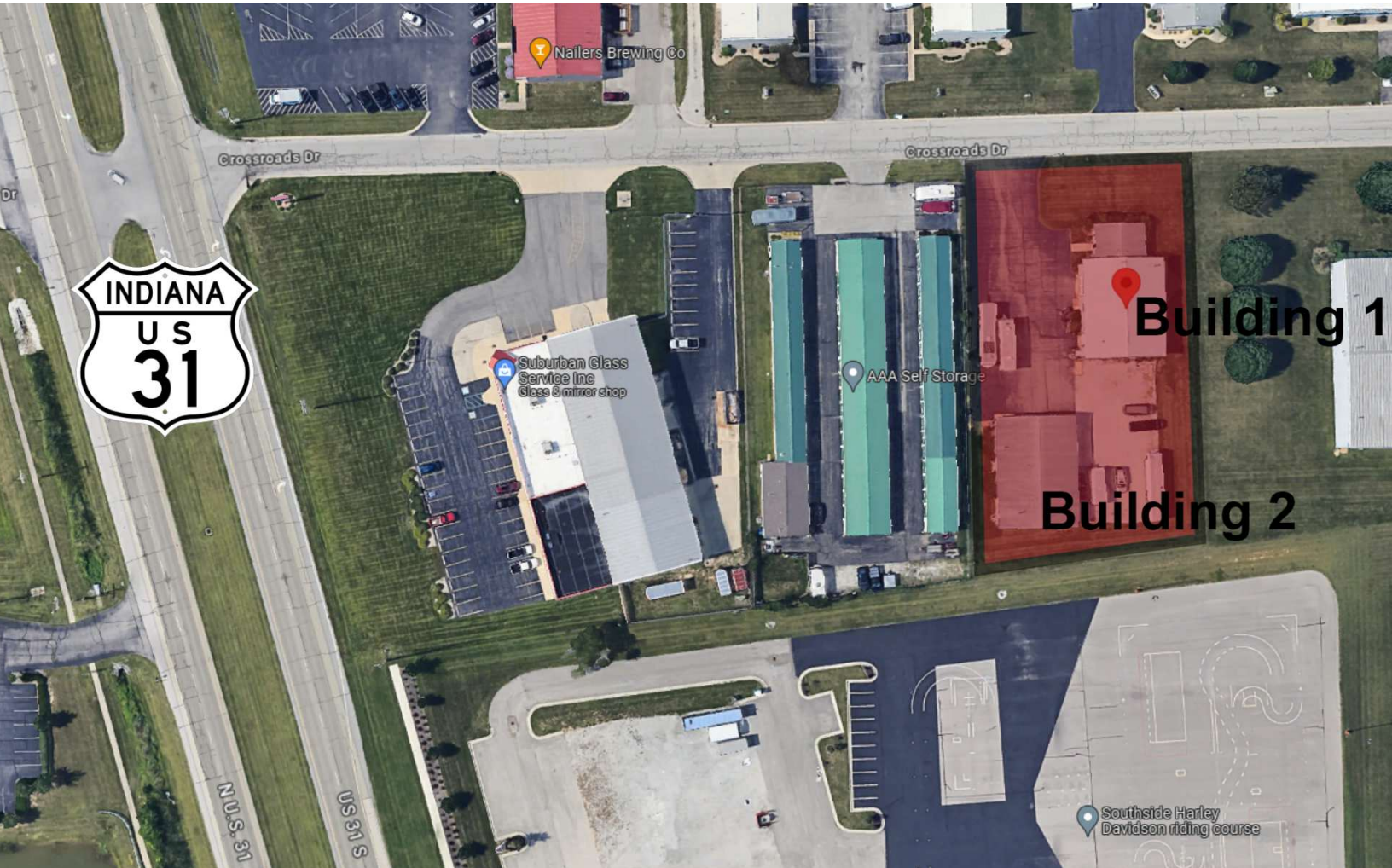
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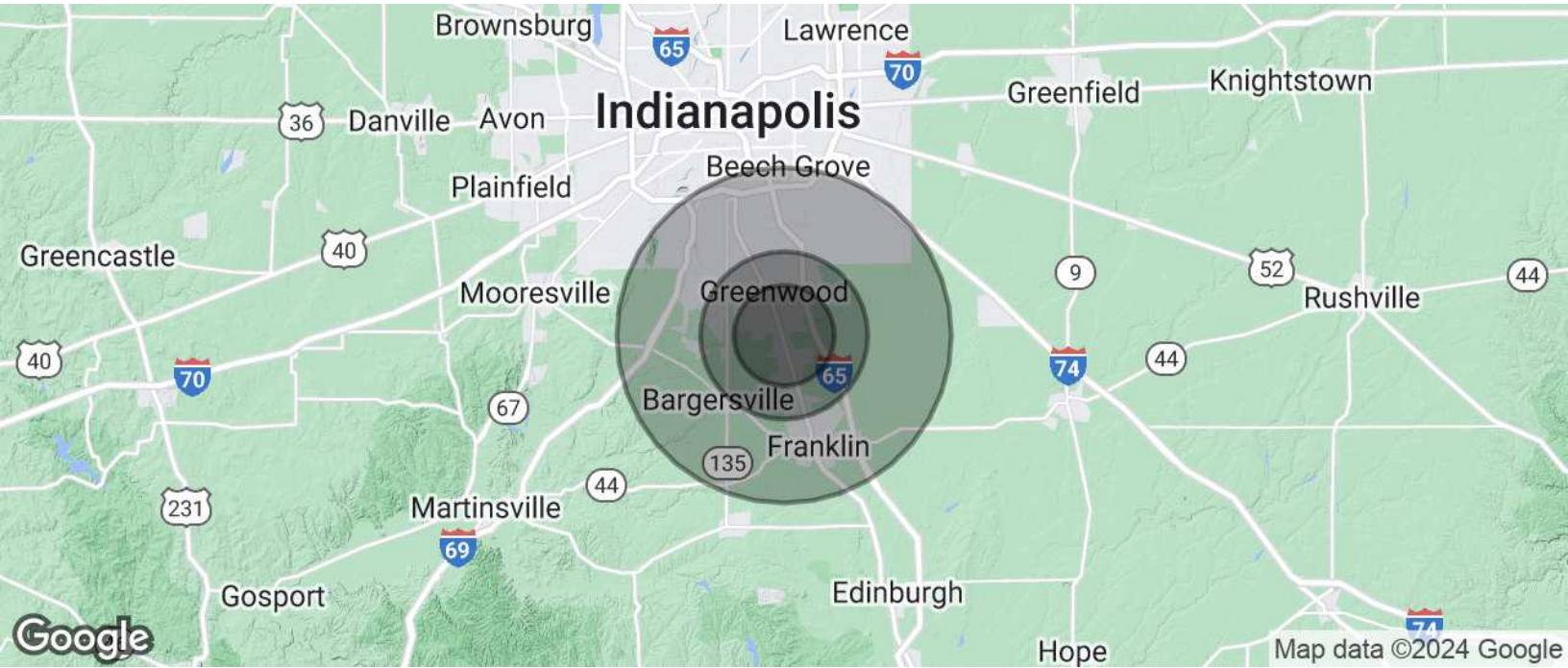
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**FOR SALE**



| POPULATION           | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 51,133  | 114,014 | 330,993  |
| Average Age          | 38      | 38      | 39       |
| Average Age (Male)   | 37      | 37      | 37       |
| Average Age (Female) | 39      | 40      | 40       |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 19,281    | 43,632    | 124,931   |
| # of Persons per HH | 2.7       | 2.6       | 2.6       |
| Average HH Income   | \$99,592  | \$101,347 | \$104,436 |
| Average House Value | \$251,820 | \$287,096 | \$283,383 |

*Demographics data derived from AlphaMap*