

For Lease | Flex Industrial with Office, Storage and Repair Bays

Contact Jay for Lease Rate & Tours


 [1367 E Us Hwy 40, Brazil, IN 47834](#) 

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James Storey  
317-519-5178
james@jdmpartners.com



Josh Moss 
317-413-7292
josh@jdmpartners.com



Jay Jossan
317-599-2643
jay@jdmpartners.com

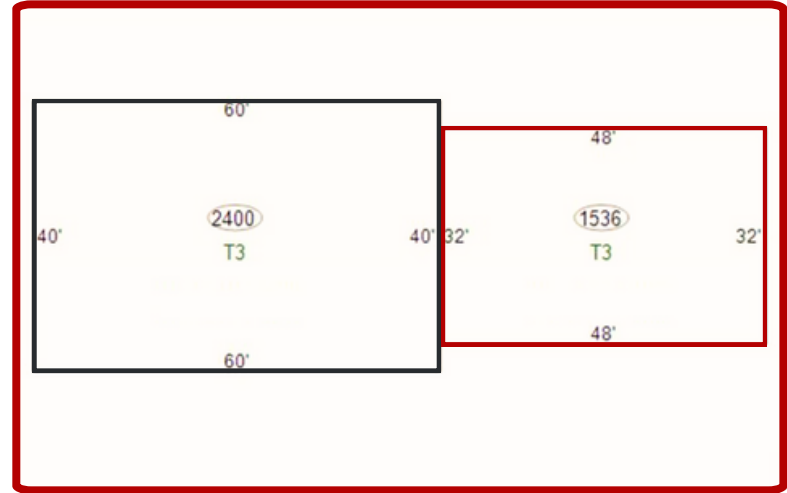


Property Overview

► 1367 E Us Hwy 40, Brazil, IN 47834 | **±3,936 SF Building** | ±1.00 Acre Lot | **Built in 2016**



Truck Repair Shop and Parking
Current Use

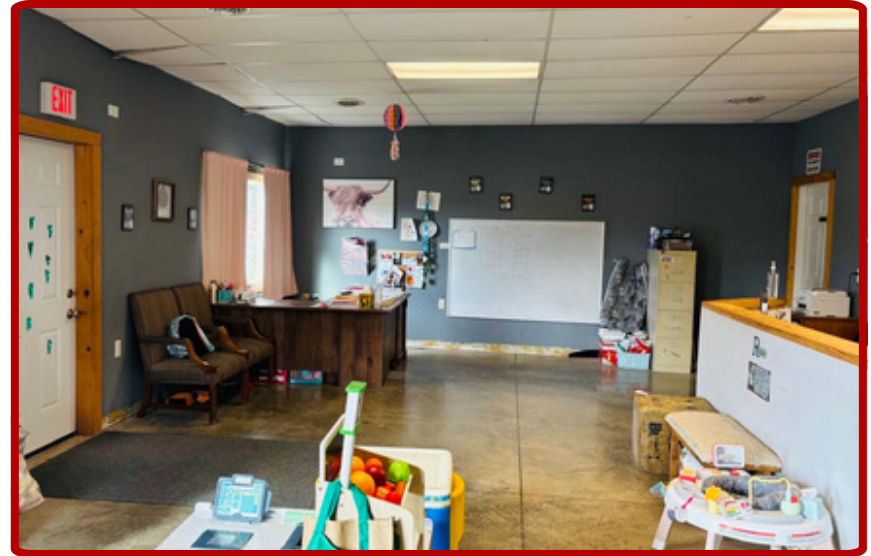


High Ceiling Bay: ±2,400 SF
Secondary Bay and Office: ±1,536 SF

► Ideal Uses - Ready for Immediate Occupancy

- **Trucking & logistics operations**
- **Auto repair or diesel mechanics**
- **Equipment rental or contractor shop**
- **Contractor's shop or supply yard**
- **Light manufacturing or assembly**
- **Warehousing & distribution**
- **Indoor storage / mini-warehouse**
- **Industrial product sales or supply**

Property Images



LET'S CONNECT HERE'S HOW WE HELP YOU SUCCEED



James Storey  
Co-Founder, Principal

317-519-5178
james@jdmpartners.com



Josh Moss  
Co-Founder, Principal

317-413-7292
josh@jdmpartners.com



Jay Jossan
Senior Analyst

317-599-2643
jaye@jdmpartners.com



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