

For Sale/Lease



Two Industrial Buildings - 17,600 SF Available



302 S Birkey St

Bremen, IN, 46506

Highlights

- 2 newer, clean, and well-maintained industrial buildings
- Main building contains professional quality office space
- 10 overhead doors in total
- 20 ft clear ceiling heights
- Located 1.6 miles from US 6 & SR 331 intersection
- Ideal for warehouse and other light industrial uses

For Sale

\$1,254,000 (reduced from \$1,320,000)

For Lease

\$5.50 PSF NNN

Buildings can be leased separately, as well as partial space options in the secondary building.



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Broker

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Site Information

County	Marshall
Parcel ID	50-53-34-203-650.009-006
Lot Size	1.19 Acres
Zoning	R-8
Parking	Pavement and gravel
Signage	On building
Utilities	Electric: Town of Bremen Gas: NIPSCO Sewer: Town of Bremen Water: Town of Bremen

Secondary Building Information

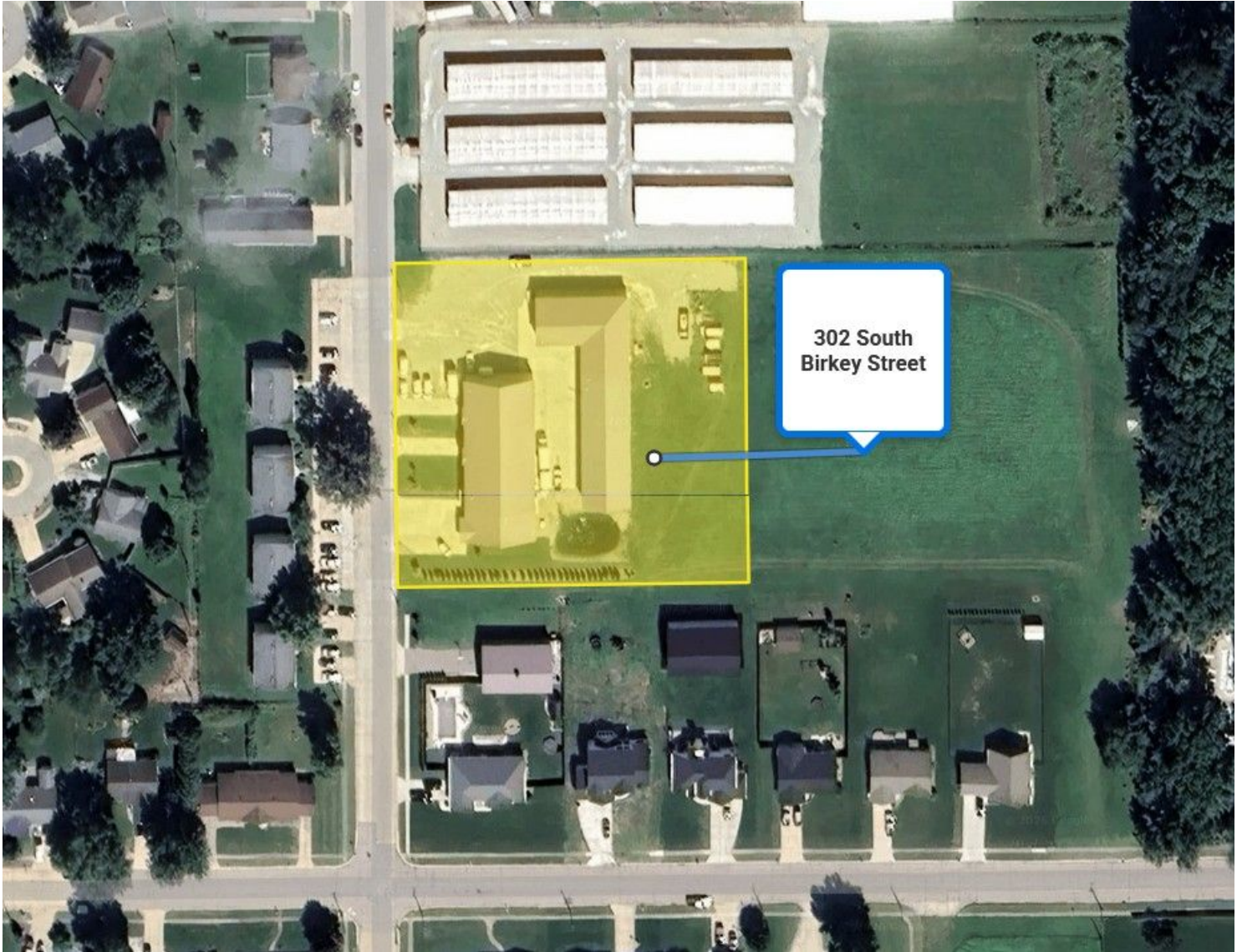
Size	8,960 SF
Year Built	2022
Construction	Pole frame with metal siding
Roof	Metal
Floor	Concrete
Lighting	Fluorescent
Ceiling Height	20 ft clear
Power	200 amp, 120/240 volt, single phase
HVAC	Hanging gas-forced air heaters
Overhead doors	(6) 14 ft high with electric openers
Other features	Additional 1,014 SF of mezzanine storage area

Main Building Information

Size	Warehouse: 6,720 SF Office: 1,920 SF Total: 8,640 SF
Year Built	2019
Construction	Pole frame with metal siding
Roof	Metal
Floor	Vinyl plank in office area Concrete in warehouse area
Lighting	Fluorescent
Ceiling Height	20 ft clear
Power	200 amp, 120/240 volt, single phase
HVAC	Hanging gas-forced air heaters in warehouse area Furnace heat in office area A/C only in office area
Overhead doors	(4) 14 ft high with electric openers and drains
Offices	6
Restrooms	2
Other features	Reception area Kitchenette Additional 900 SF of mezzanine storage area

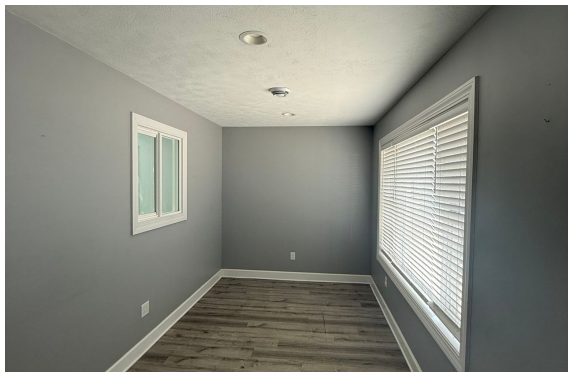
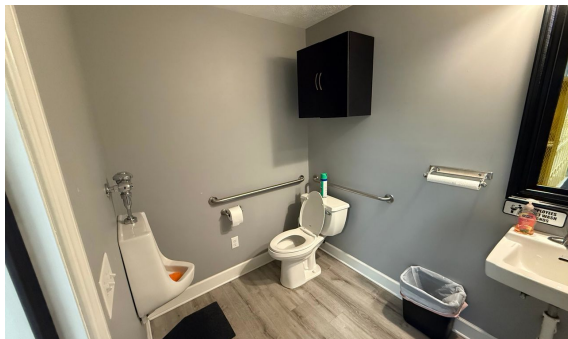
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Main Building

