

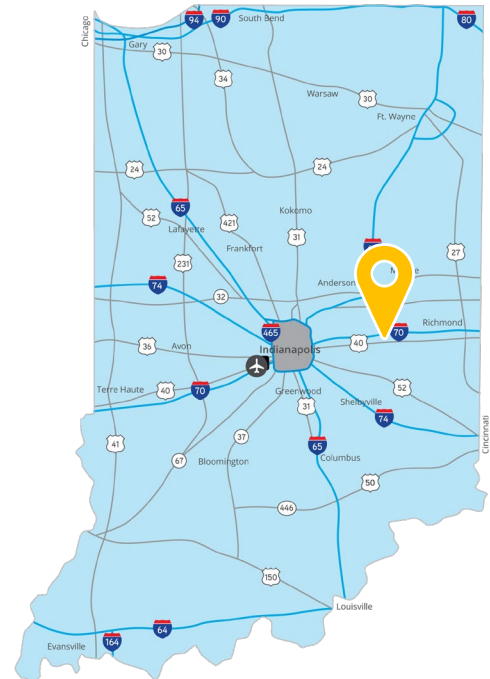


FOR SALE
7565 S SR 109
 Knightstown, IN 46168

Fully Air-Conditioned Medical Device Facility

Property Highlights

- 60,000 SF freestanding building
 - ±12,000 SF office
 - ±6,000 SF showroom
 - ±42,000 SF air-conditioned warehouse/production
- ±22-acre site
- Corporate office | Open showroom | Large break area
- 21' - 23' clear height
- 4 docks + 2 drive-ins
- 800 amps of power
- Wet sprinkler system
- Less than 2 miles to I-70
- Outside storage/expansion ground
- Heavy manufacturing infrastructure in place
- Asking Price: ~~\$5,400,000~~ **\$3,950,000**

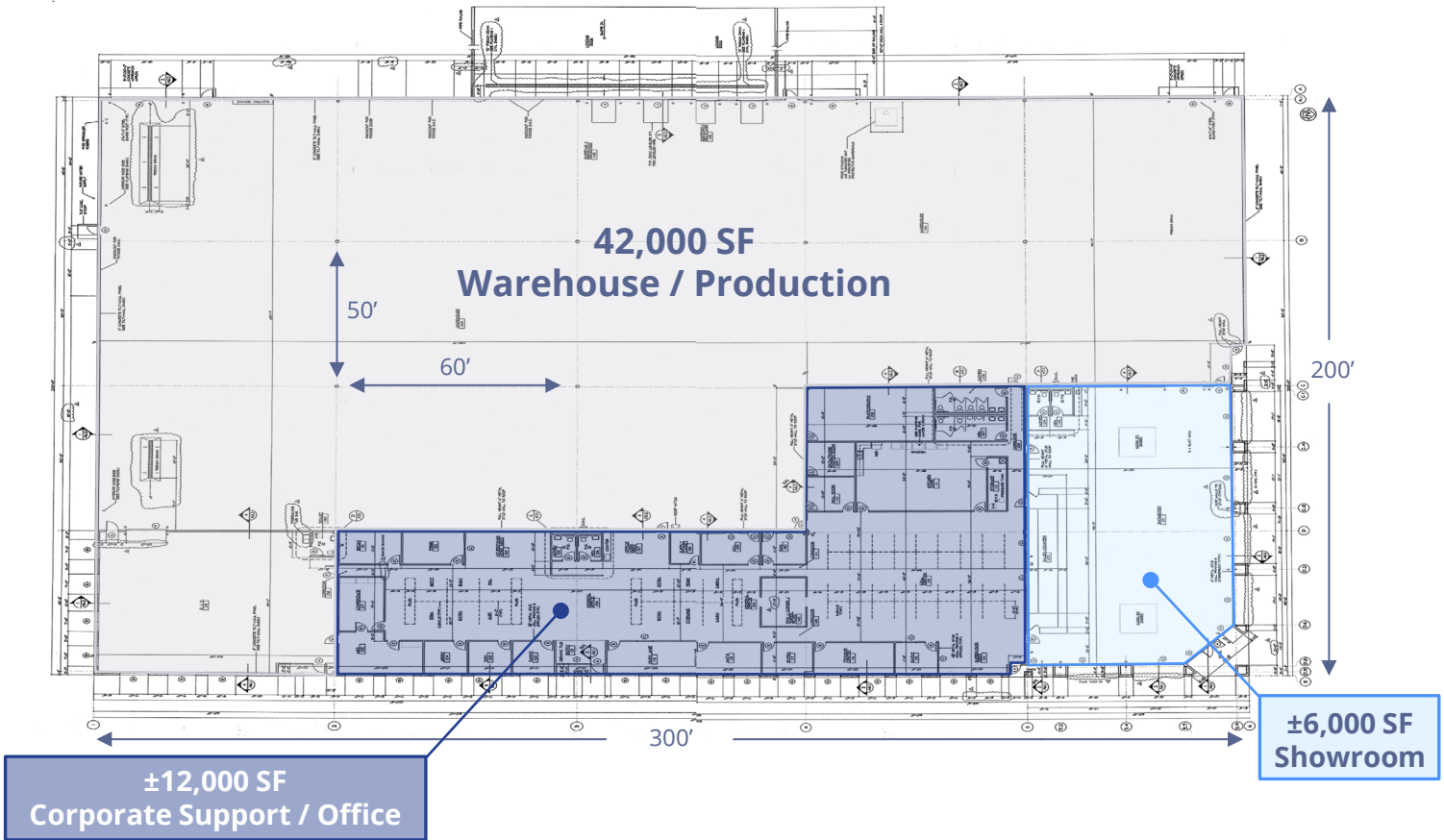


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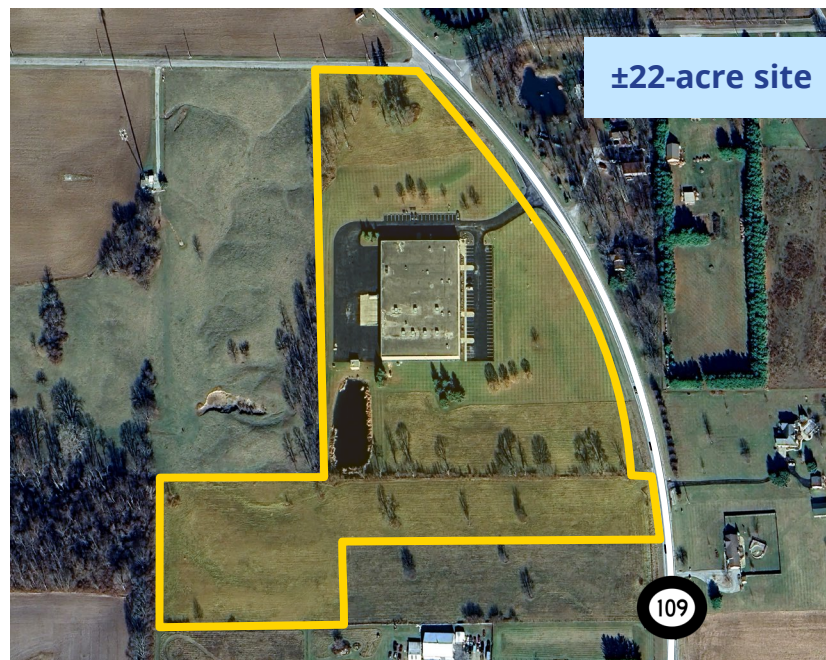
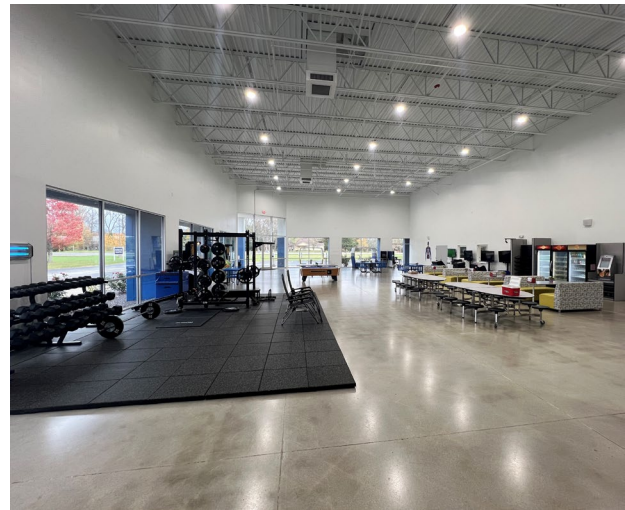
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Property Specifications

Total SF	60,000 SF	Construction	Concrete / Dryvit	
	±12,000 SF office		Docks	Four - 8.5' x 10'
	±6,000 SF showroom		Drive-in	Two - 12' x 14'
	±42,000 SF warehouse	Roof	Rubber	
Size / Acreage	±22 acres	Floor Thickness	6"	
Zoning	I-1, light industrial	Outside Storage	Yes	
Year Built	2001	Expandable Land	Yes	
Power	800 amps	Utilities	Well & Septic	
Parking	100 auto spaces	HVAC	Three (3) Trane HVAC units in warehouse (25 ton each) Installed in 2022	
Clear Height	21' - 23'	Lighting	LED	
Building Dimensions	200' x 300'	Floor Drains	Yes - Trench	
Column Spacing	50' x 60'			
Sprinkler System	Wet			





EXIT 115



109

**2 minutes
to I-70**

Distances to Major Cities	
City	Miles
Indianapolis, IN	36
Dayton, OH	85
Cincinnati, OH	99
Louisville, KY	146
Chicago, IL	216
St Louis, MO	278

ACCESS TO INDY'S INTERSTATE SYSTEM



1.7 mi



1.8 mi



18.3 mi



28.3 mi



32.1 mi



35.0 mi



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