

PROPERTY WEBSITE

VIDEO



AVAILABLE SF

151,224 SF

SALE PRICE

\$6,200,000

PROPERTY HIGHLIGHTS

- Approx. 155,000 SF manufacturing building for sale
- Great proximity to all four major interstates - I-70, I-74, I-465, & I-69
- Several overhead doors & dock doors
- Heavy power, T5 lighting, & crane
- Fenced lot with 100 parking spaces & trailer parking
- New roof, paint, & flooring in the office

FOR SALE

500 N.
RANGELINE RD.
Morristown, IN
46161



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Morristown, IN 46161

FOR SALE

Sale Price

SUBJECT TO OFFER

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Lot Size	26.9 Acres
Add'l Land	~75,000 SF available for expansion

PARKING & TRANSPORTATION

Parking Price Per Month	\$0
Parking Type	Surface
Parking Ratio	0.68/1,000
Number of Parking Spaces	100
Trailer Parking	Yes
Fenced Lot	Yes

UTILITIES

Gas / Propane	Yes
Water	City, plus 3 wells on-site

BUILDING INFORMATION

Building Size	151,224 SF
Tenancy	Single
Dock Doors	2
Drive-in Doors	19
Number of Cranes	1
Ceiling Height	24 ft
Column Spacing	80 x 235 ft
Lighting	T5
Number of Floors	1
Year Built	1974
Year Last Renovated	2007
Office Space	4,180
Construction Status	Existing
Condition	Good
Roof	New/Office
Free Standing	Yes
Number of Buildings	2 - connected by an interior breezeway

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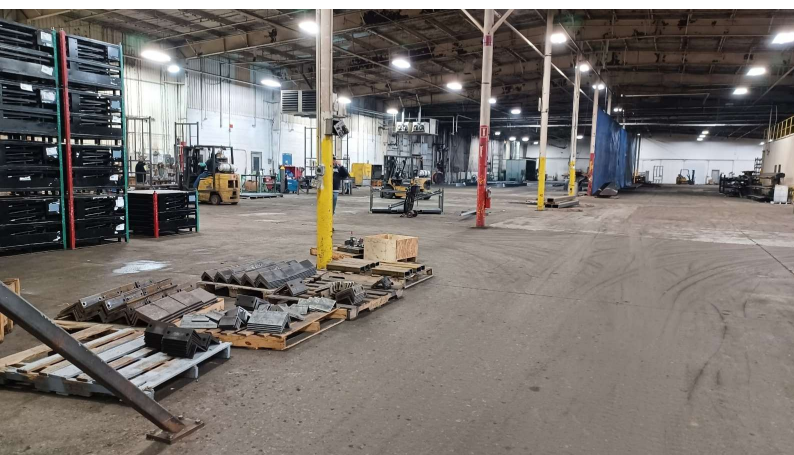
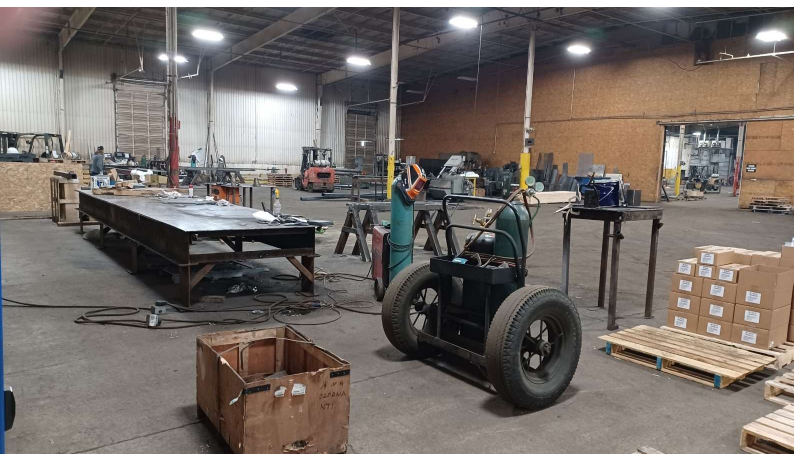
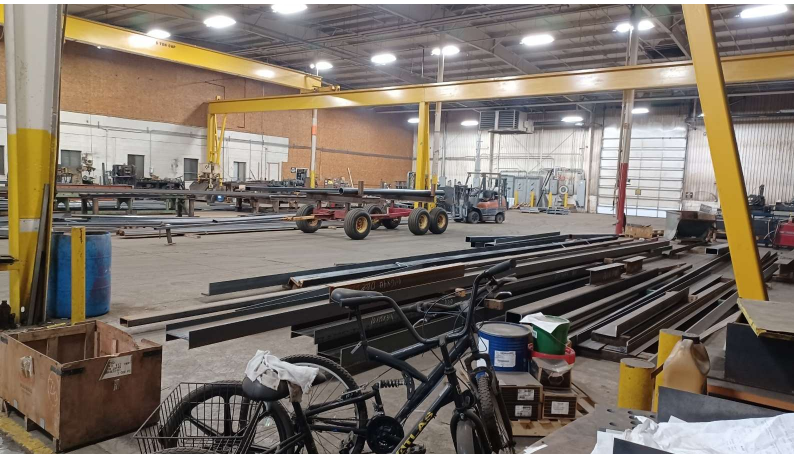
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PROPERTY DESCRIPTION

The property has extra land available for expansion (around 75,000 SF). It also has 19 grade-level overhead doors, 2 dock-high doors, & an 80 x 235 ft. bay. 24 ft. clear ceiling height, T5 lighting, & the capacity for a future ridge crane (hook height 20 ft.) —over 155,000 SF, with just over 4,000 SF of office.

Perfect investment or owner-user opportunity.

LOCATION DESCRIPTION

Located on US 52/Main St. & less than a half mile from Downtown Morristown. Approx. 30 miles southeast of Indianapolis; approx. 35 mins. from HONDA plant in Greensburg, IN; approx. 25 min. to I-465 in Indianapolis; 25 min. to I-70; 35 min. to I-65, & 35 min. to I-69. The property is also 40 miles to the Indianapolis International Airport, 10 miles to Shelbyville Municipal Airport (5,000 ft. runway), & 50 miles to the Cincinnati Shipping Port.

SITE DESCRIPTION

The property has city water, plus three wells on-site. It also has extra land available for expansion.

CONSTRUCTION DESCRIPTION

Metal

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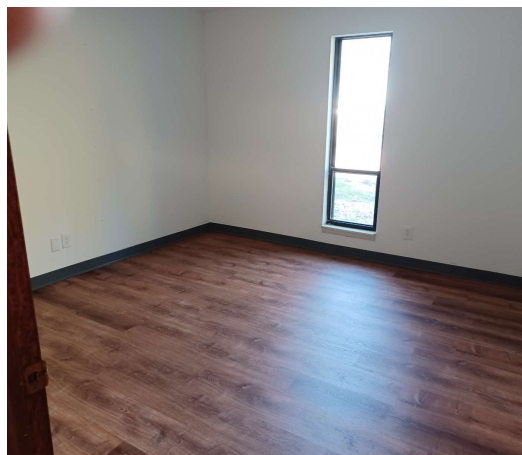
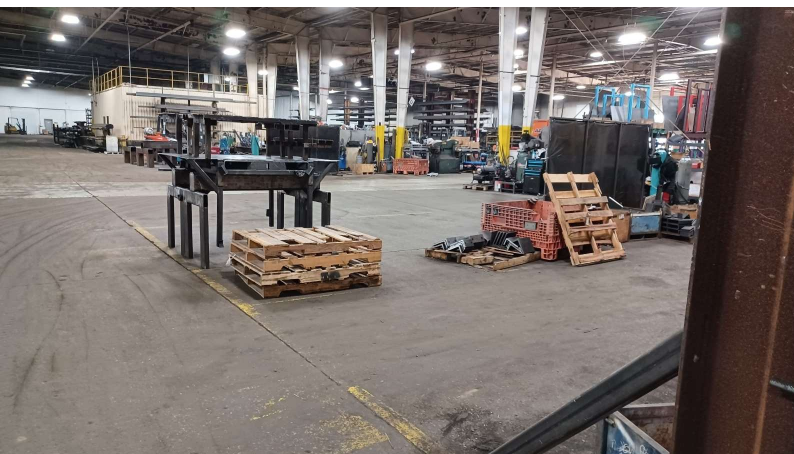
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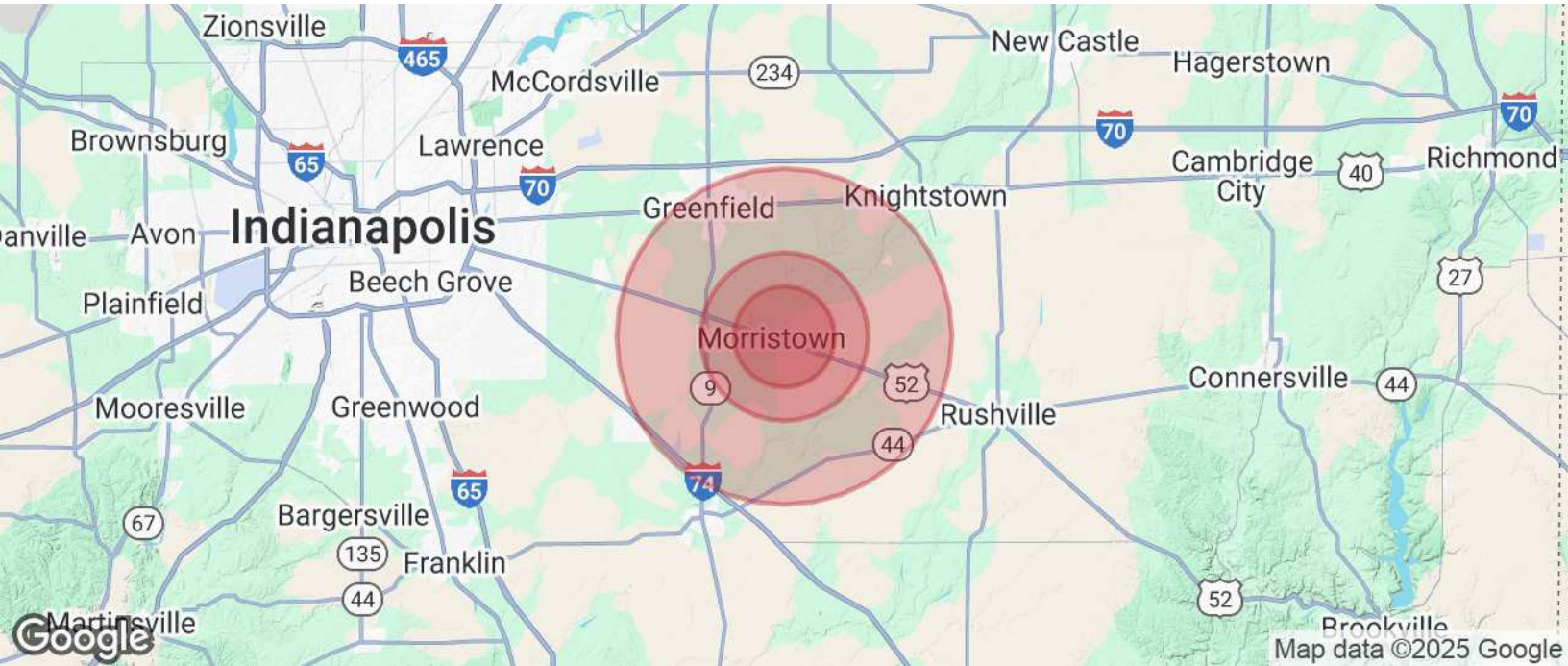
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,396	4,487	34,051
Average Age	43	43	42
Average Age (Male)	41	42	41
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	934	1,744	13,755
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$87,038	\$98,994	\$94,053
Average House Value	\$195,022	\$233,451	\$240,805

Demographics data derived from AlphaMap

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