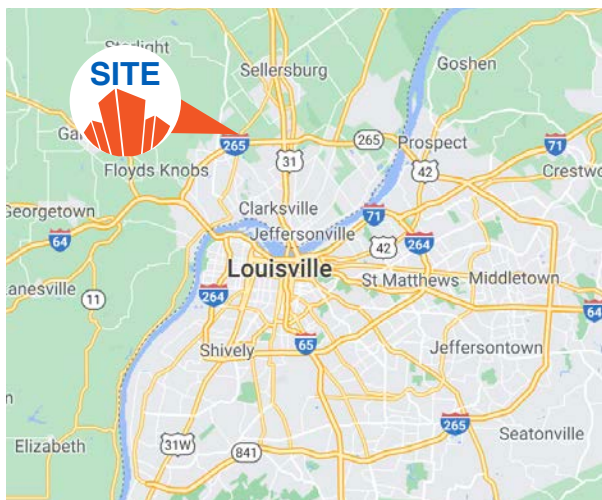




## INDUSTRIAL WAREHOUSE FOR SALE OR LEASE

111 Security Parkway | New Albany 47150



### AVAILABLE

**63,740 SF**

- Modern manufacturing facility
- 3,420 SF of nicely appointed front office
- Zoned Heavy Industrial (I-2)
- 10 loading docks (8' x 9' doors)
- 2 flatbed unloading platforms (45' X 13')
- 1600 amp, 277/480 v 3 phase electric service
- Automatic sprinkler (wet system)

# 111 SECURITY PKWY, NEW ALBANY, IN 47150

## PROPERTY FEATURES

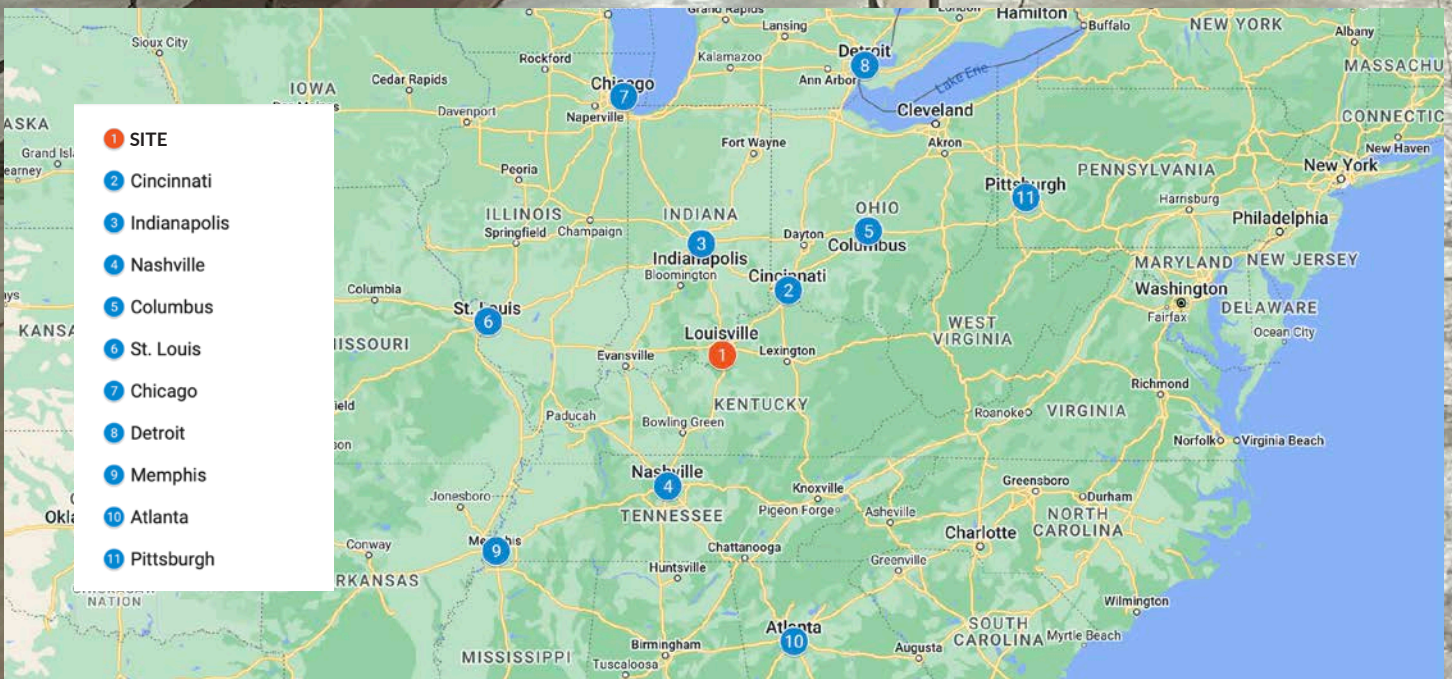
TOTAL BUILDING SF	63,740 SF
AVAILABLE SF	63,740 SF
ACRES	5.76 AC
BUILDING DIMENSIONS	260' x 232
CEILING HEIGHT	15'9" - 23'2"
DOCK DOORS	10 (9' x 10') w/ levelers, dock locks & dock lights w/ automatic openers
DRIVE-IN DOORS	1 (16' x 16')
OFFICE AREA	3,420 (31'8" x 108')
CONSTRUCTION	Concrete Tilt-up
FIRE PROTECTION SYSTEM	Wet sprinkler system
ZONING	I2 Heavy Industrial
YEAR BUILT	1994
ELECTRIC	1600 Amps, 277/480 3 phase
PARKING	50+
HEATING UNITS	Ko-Ray-Vac; hanging gas-fired furnaces & air make-up unit

## SPECIAL FEATURES

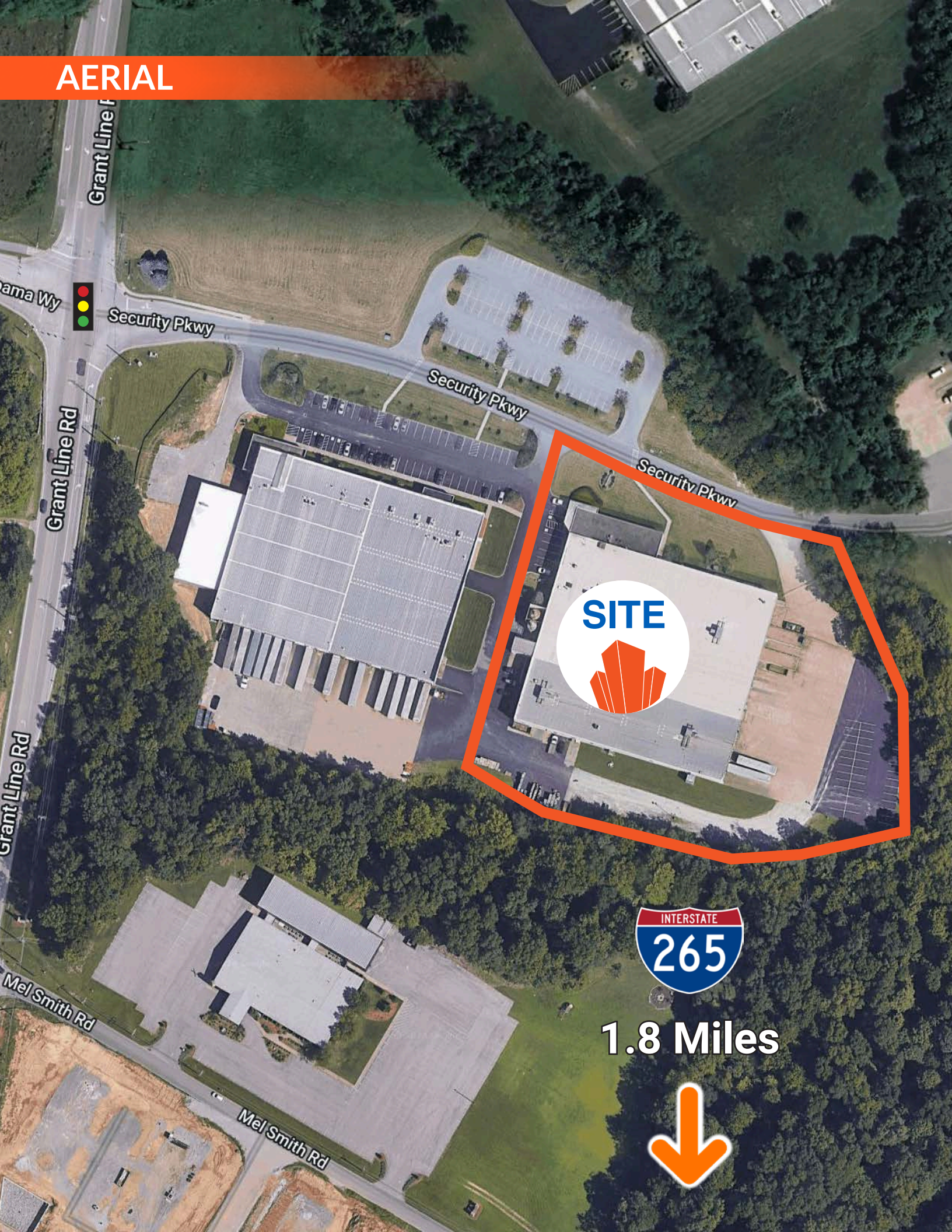
AIR COMPRESSOR	Compressor and compressor lines throughout
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## DISTANCE TO MAJOR REGIONAL U.S. CITIES

CINCINNATI	110 mi.
INDIANAPOLIS	125 mi.
NASHVILLE	168 mi.
COLUMBUS	217 mi.
ST. LOUIS	273 mi.
CHICAGO	307 mi.
DETROIT	312 mi.
MEMPHIS	379 mi.
ATLANTA	384 mi.
PITTSBURGH	399 mi.



**AERIAL**



Grant Line f

ama Wy



Security Pkwy

Security Pkwy

Security Pkwy

Grant Line Rd

Grant Line Rd

**SITE**



**1.8 Miles**



Mel Smith Rd

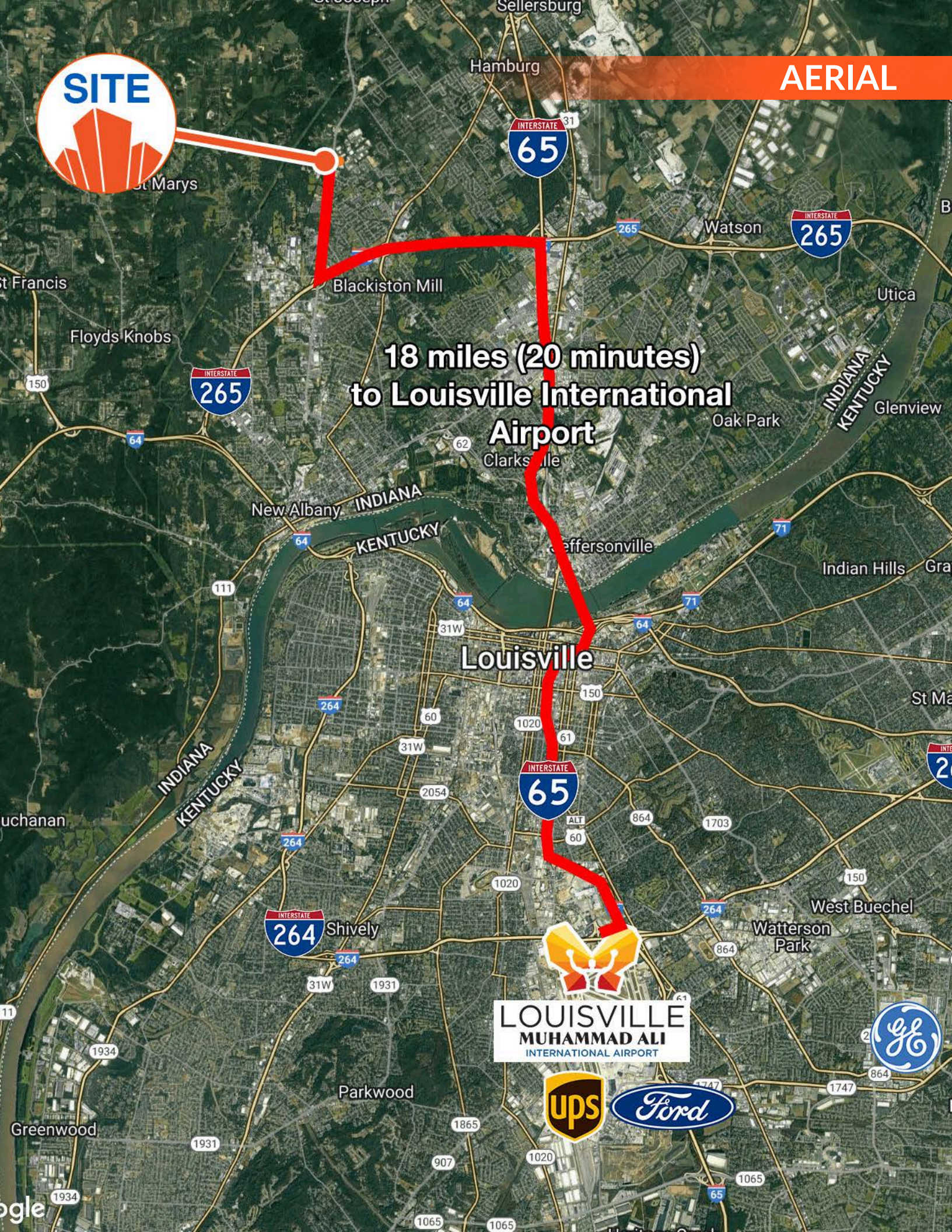
Mel Smith Rd

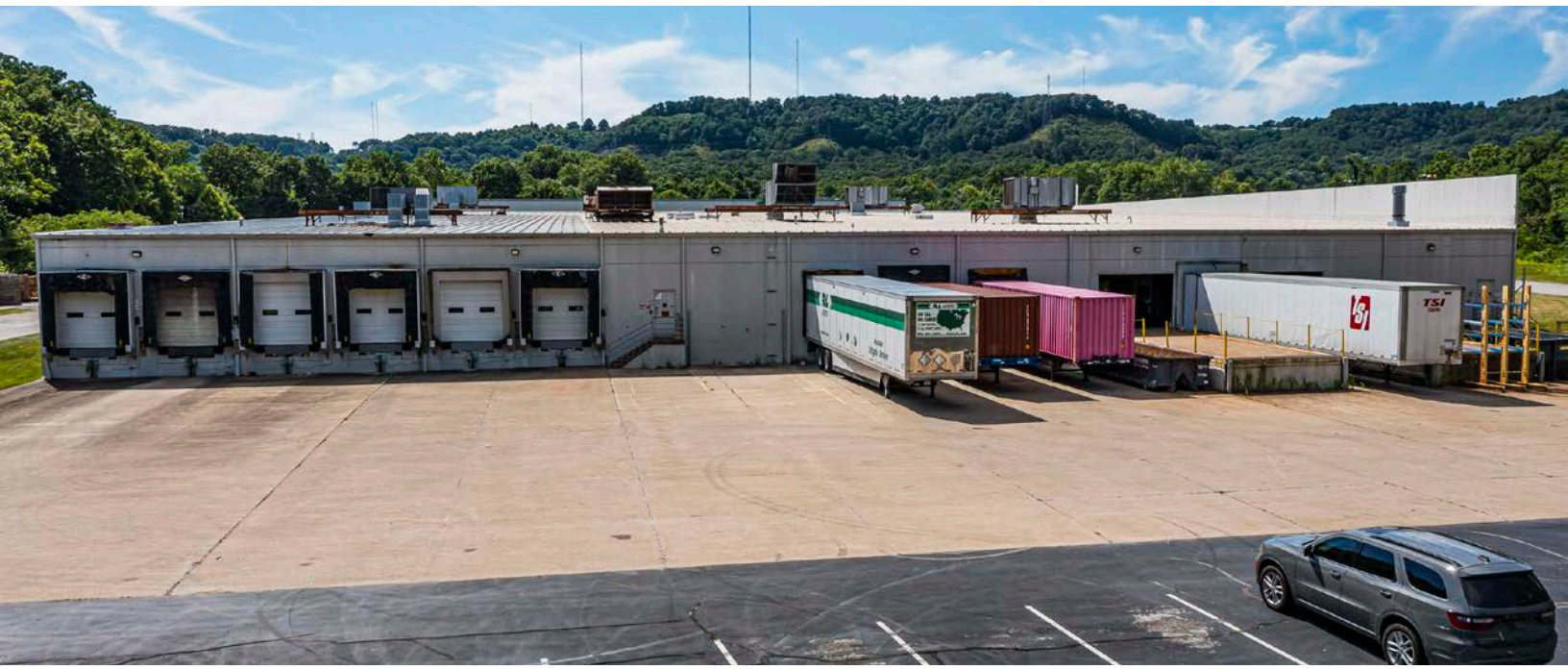


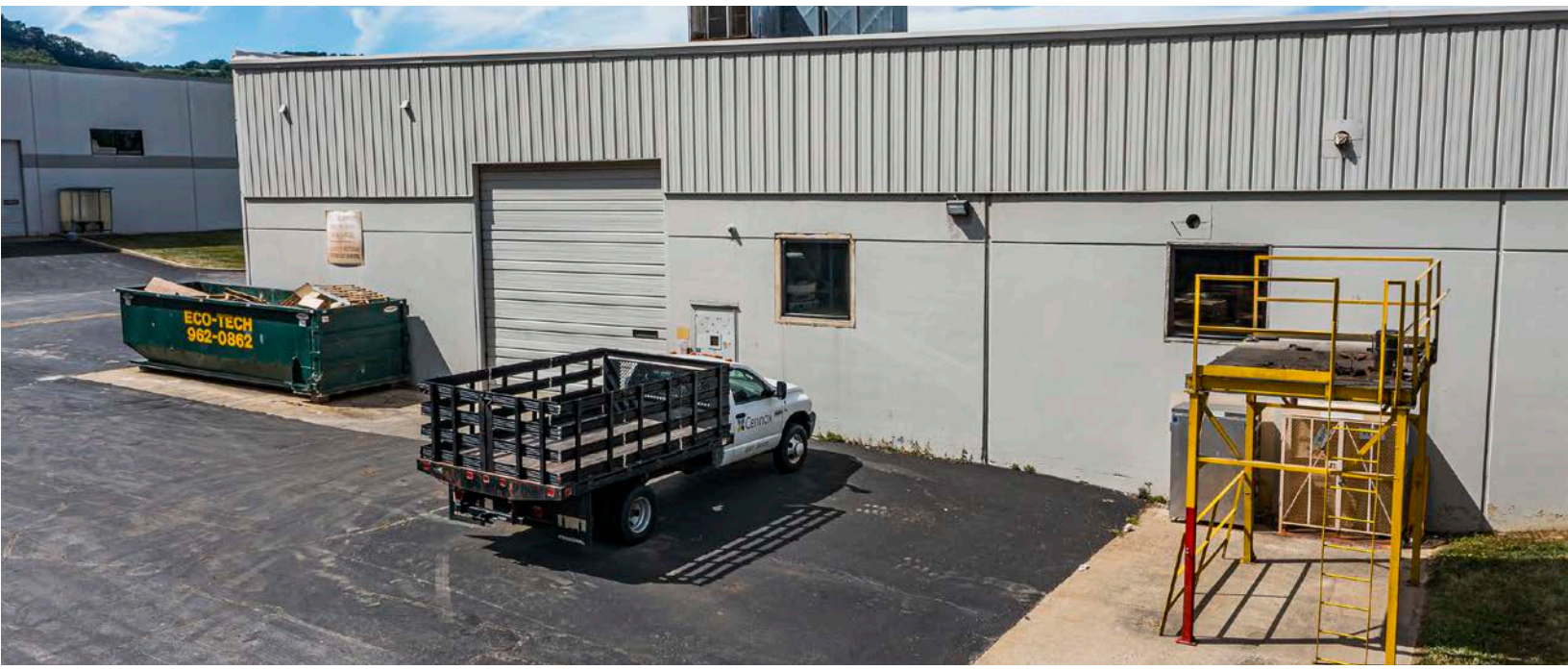
AERIAL

18 miles (20 minutes)  
to Louisville International  
Airport

LOUISVILLE  
MUHAMMAD ALI  
INTERNATIONAL AIRPORT











## CONTACT US

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