



**RELIANT**  
PARTNERS

# FOR SALE | INDUSTRIAL BUILDING

## 20,000± SF TOTAL INDUSTRIAL SHOWROOM

Hancock County // 137 Trade Center Way // Cumberland, IN 46229

WELL-MAINTAINED BUILDING; CONSTRUCTED IN 2016



VIEW LOOKING EAST TOWARDS BUILDING

**FOR SALE**  
20,000± SF ON 4.11± ACRES TOTAL

CONTIGUOUS  
1.95± ACRE PARCEL

VIEW LOOKING SOUTH

COMMERCIAL REAL ESTATE



# FOR SALE | INDUSTRIAL BUILDING

## 20,000± SF TOTAL INDUSTRIAL SHOWROOM ON 4.11± ACRES

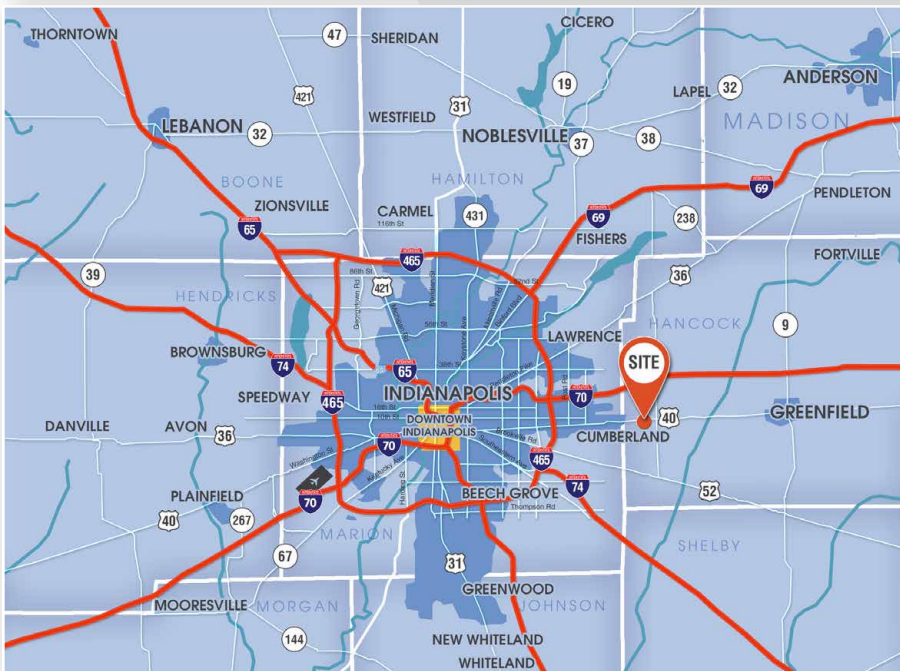
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EXCELLENT INVESTMENT OPPORTUNITY

### PROPERTY FEATURES:



- **FOR SALE: 20,000± SF INDUSTRIAL BUILDING** on 4.11± Acres total consisting of 2.16± Acre parcel and 1.95± Acre parcel.
- Building has 2,000± SF office area with 18,000± SF warehouse.
- Building is currently used as a media production studio.
- Building includes 5 private offices, well-equipped kitchen, 3 restroom/dressing rooms, large multi-use room, designated studio space with white cyclorama walls, and green cyclorama screen wall.
- Two drive-in doors: 12' x 14'; one each on the east and west sides of building.
- Located just across the Marion/Hancock County line with easy access to the interstate system—5 miles (approximately 10 minutes) west to I-465 and 4.3 miles (approximately 4 minutes) north to I-70.
- 15 miles (approximately 25 minutes) to Downtown Indianapolis and 26.9 miles (approximately 33 minutes) to the Indianapolis International Airport.
- 1.5 miles (approximately 4 minutes) to Meijer and US 40 retail trade corridor west of site.
- Pennsy Trail, an east-west trail that runs from Illinois to Ohio, is adjacent to the south border of the site.



### OWNERSHIP/TAX ADVANTAGES

- Building appreciation and equity versus leasing
- Tax shelters related to depreciating building improvements, mortgage interest and other operating expenses
- Indiana's Business Personal Property (BPP) Exemption under Senate Bill 1 (SB1) increases to \$2,000,000 in 2026.

**FOR INFORMATION,  
PLEASE CONTACT:**

**SCOTT LINDENBERG CCIM // 317.449.9697 // [scott@reliantpartners.us](mailto:scott@reliantpartners.us)**  
**LINDSEY RONDEAU // 317.449.9697 // [lindsey@reliantpartners.us](mailto:lindsey@reliantpartners.us)**

5594 E. 146th Street, Suite 210 // Noblesville, IN 46062 // [reliantpartners.us](http://reliantpartners.us)

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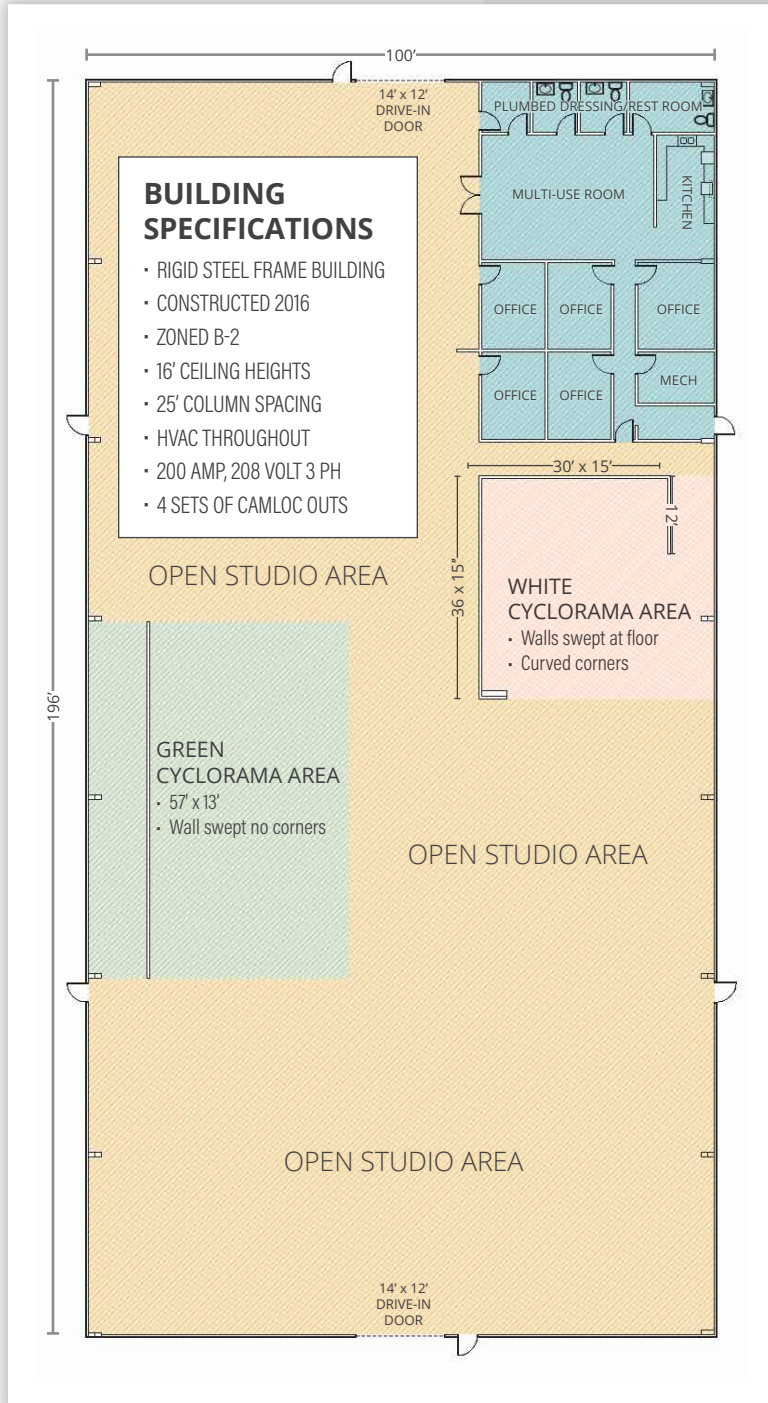
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SITE PLAN:



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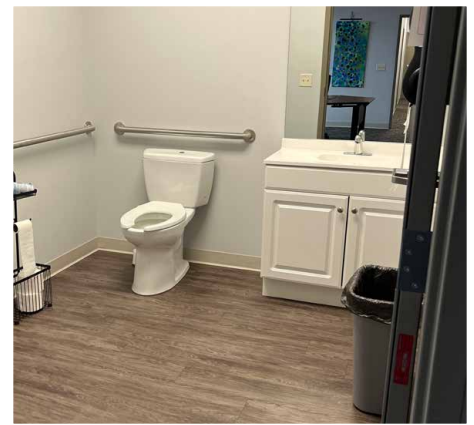
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PHOTOS:



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AERIAL:



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