

FOR SALE

**+/- 8,000 SF Freestanding
Industrial Building**

4801 VAN CLEAVE STREET

Lawrence, IN 46226

PRESENTED BY:

WADE WILSON

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$775,000
BUILDING SIZE:	7,880 SF
OFFICE SIZE:	Approx. 2,000 SF
CLEAR HEIGHT:	14' 8"
POWER:	3-phase 400 amp
ZONING:	I2 - Light Industrial
LOT SIZE:	0.61 Acres
DRIVE-INS:	Two (2) drive-in doors 12' and 10'

PROPERTY HIGHLIGHTS

- +/- 8,000 SF freestanding industrial building
- Full roof replacement in 2020
- Heavy 3-phase power
- Excellent connectivity to I-465
- 2nd floor production area | LED lighting, custom cabinetry, fully climate-controlled
- Approx. 2,000 SF of finished office space
- LED lighting in warehouse

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ADDITIONAL PHOTOS



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2ND STORY PRODUCTION ROOM



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CONNECTIVITY TO I-465

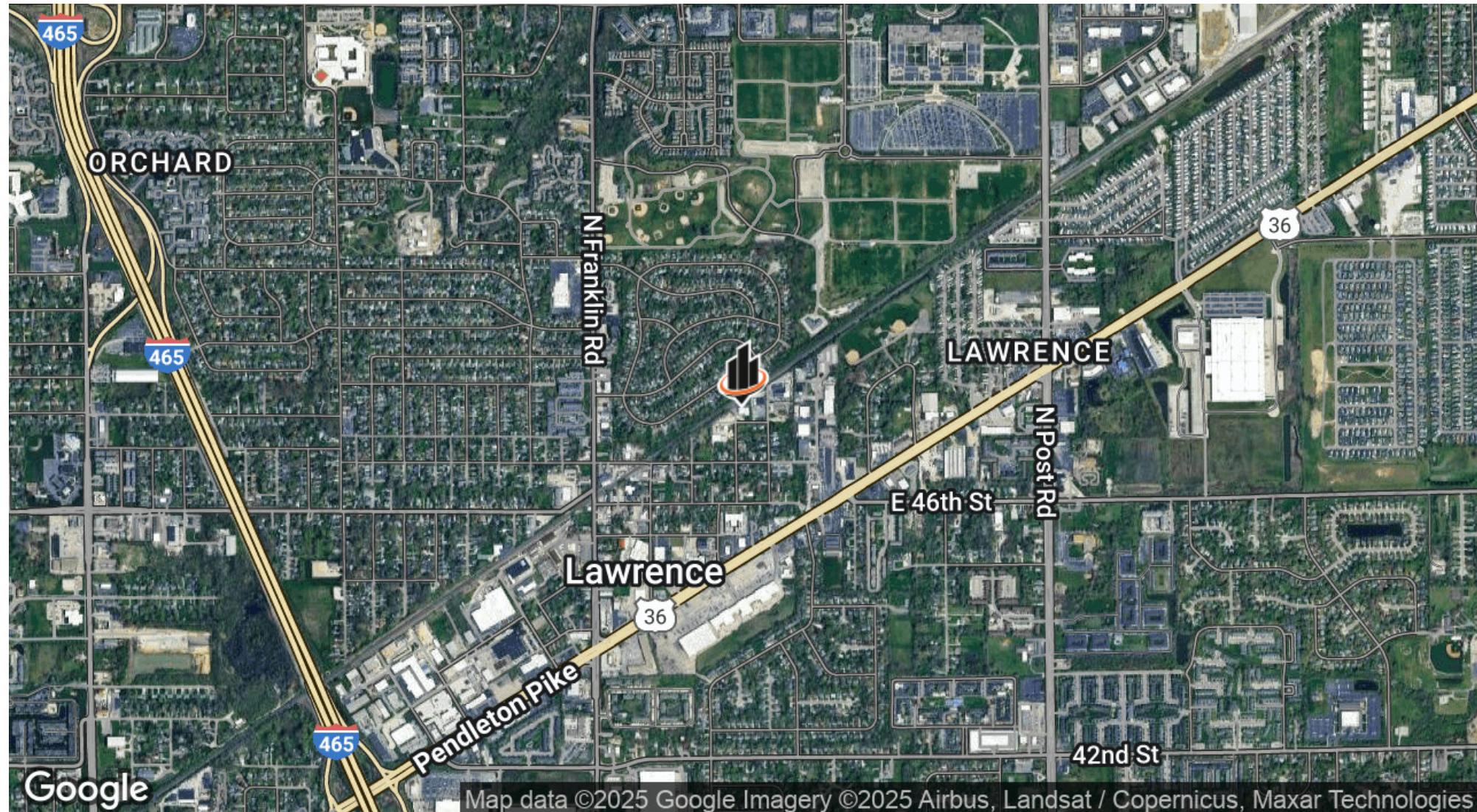


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LOCATION MAP



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