

FOR SALE

+/- 8,000 SF Freestanding Industrial Building

4801 VAN CLEAVE STREET

Lawrence, IN 46226

PRESENTED BY:

WADE WILSON

C: 317.863.9271

wade.wilson@svn.com



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'

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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

ADDITIONAL PHOTOS



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2ND STORY PRODUCTION ROOM



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CONNECTIVITY TO I-465



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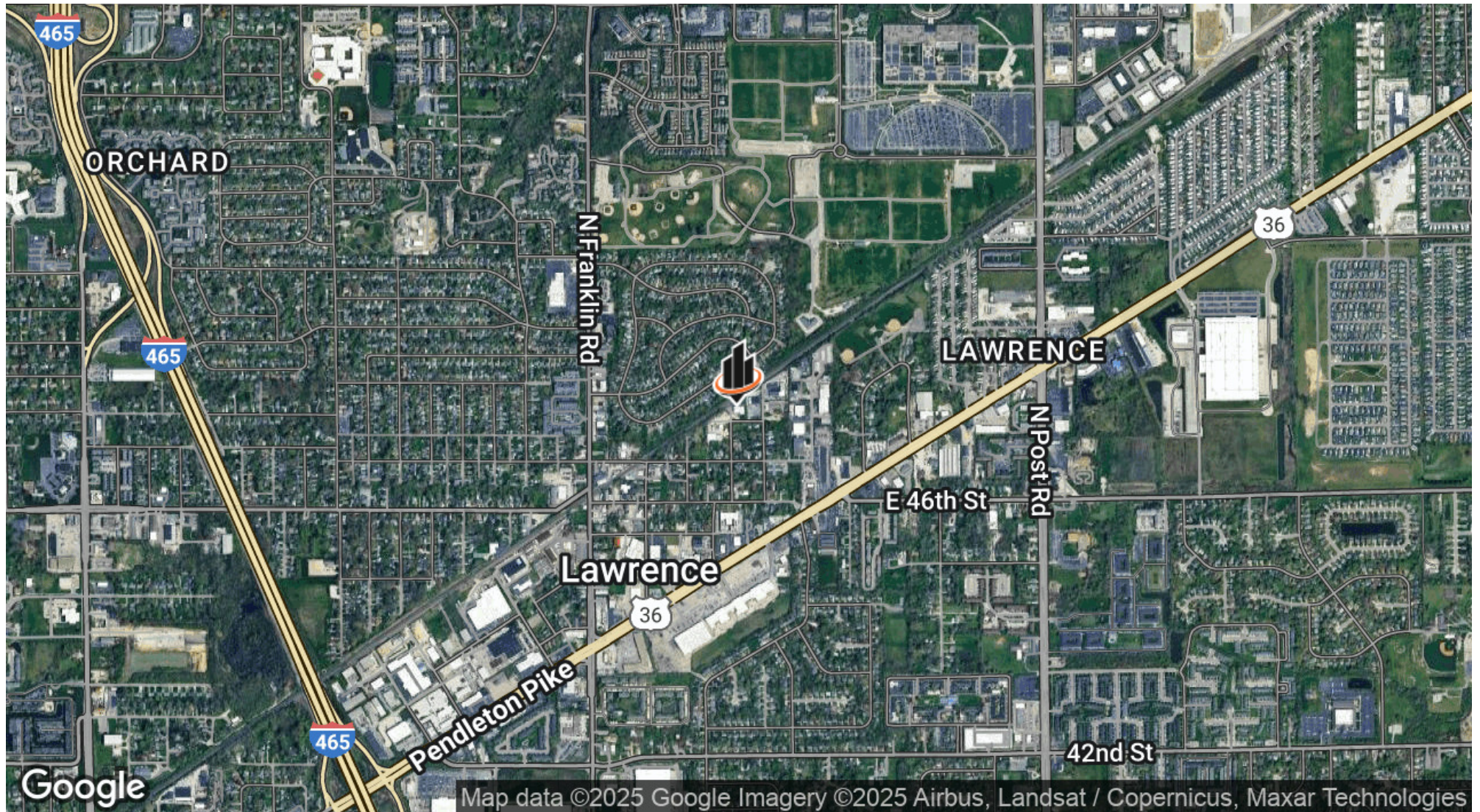
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LOCATION MAP



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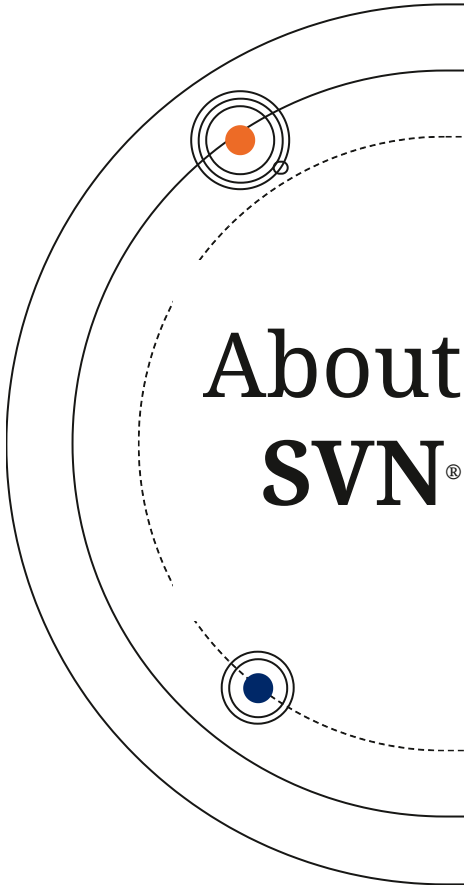
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ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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