

INDUSTRIAL FOR SALE

103 BROWN ST

103 BROWN ST, MOUNT VERNON, IN 47620



OFFERING SUMMARY

PRICE:	\$1,300,000
BUILDING SF:	+/- 42,000
LOT SIZE:	3.98 Acres
DOCK DOORS:	4
OVERHEAD DRIVE-IN DOORS:	5
YEAR BUILT:	1955
ZONING:	Industrial

PROPERTY OVERVIEW

- In addition to the main +/- 42,000 SF building, there are two - 4,000 SF buildings, each have an overhead door and skylights
- Building 2 & 3 located next to the main building need repairs
- Dry sprinkler system throughout the main building
- Multiple cranes and furniture open for negotiation
- Executive offices and conference room with restrooms, kitchenette
- Warehouse has separate office space with restrooms
- Warehouse cooled and heated with radiant heat system
- Rail access



HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St
Evansville, IN 47711



JOE KIEFER

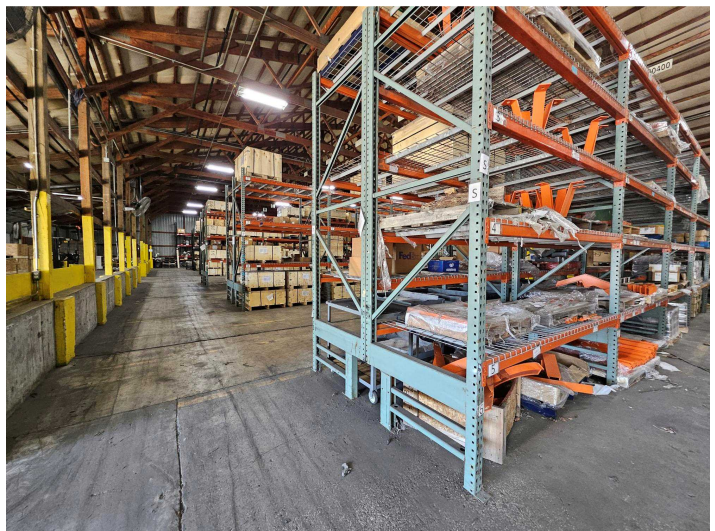
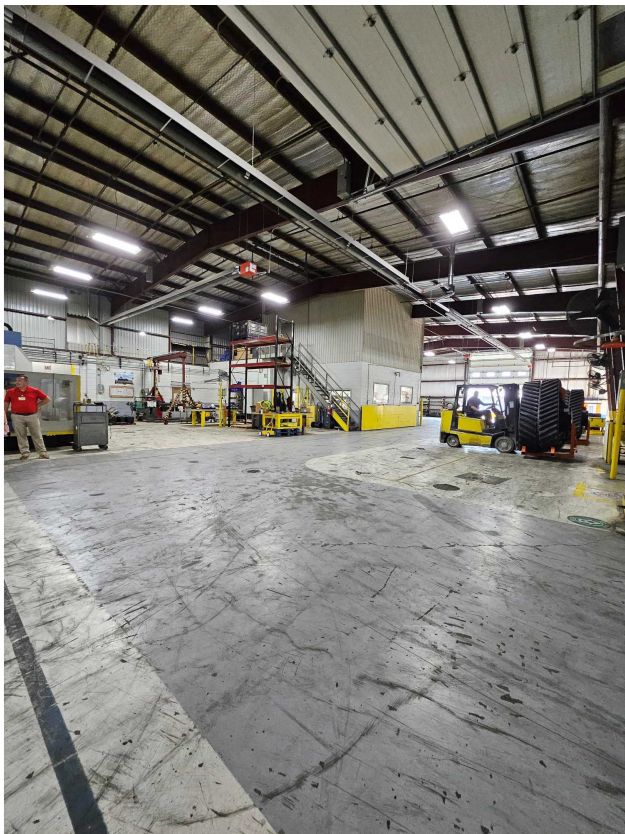
President / Managing Broker
office: (812) 604-5973
cell: 812.604.5973
jkiefer@hahnkiefer.com
License #: RB14037711, Indiana

JOSEY MCLAUGHLIN

Associate Broker
office: (812) 549-9114
cell: (812) 549-9114
jmclaughlin@hahnkiefer.com

PHOTOS

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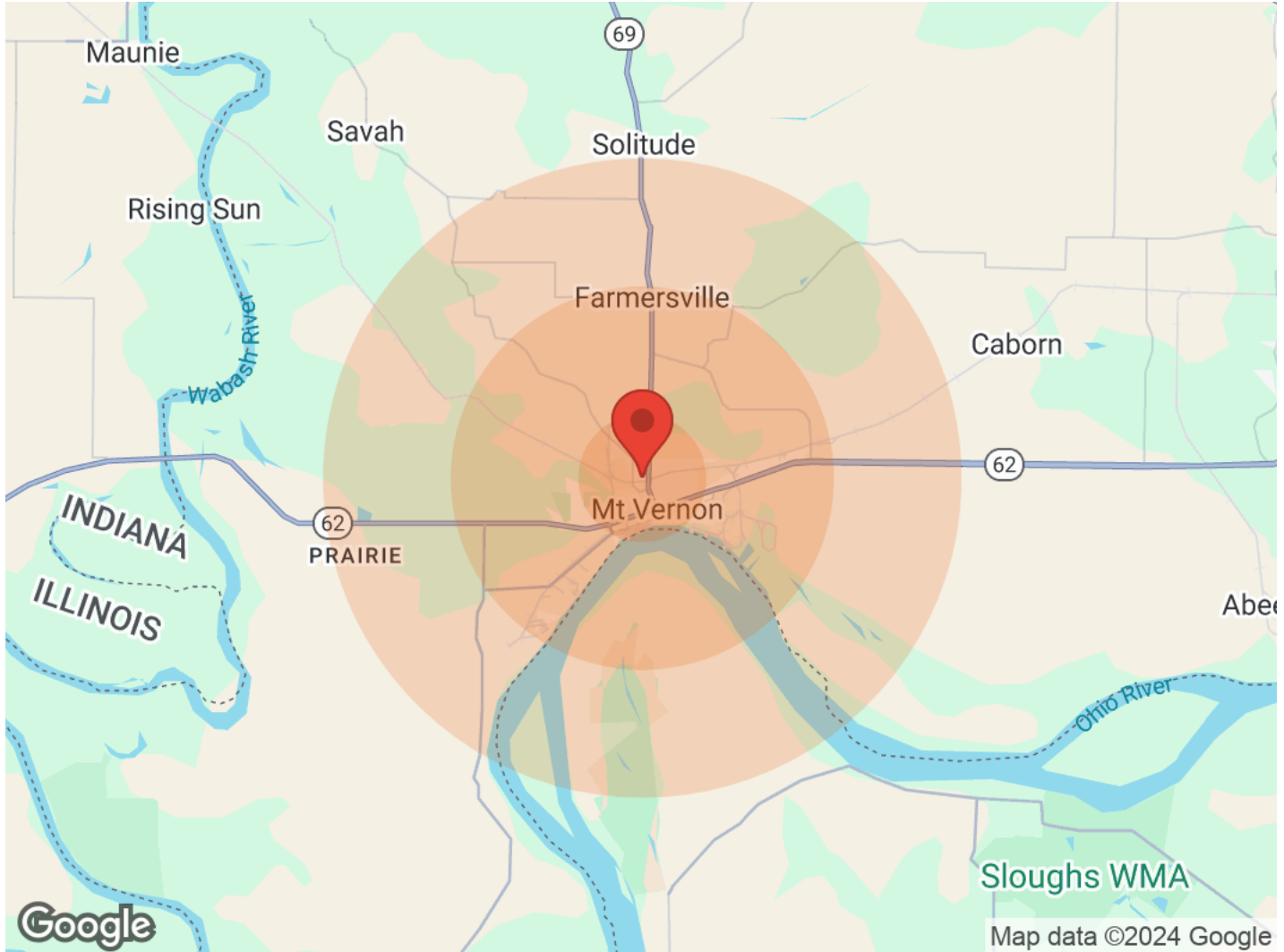


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,582	2,797	3,518	Median	\$44,537	\$46,481	\$50,587
Female	2,753	2,977	3,633	< \$15,000	398	431	477
Total Population	5,335	5,774	7,151	\$15,000-\$24,999	197	197	218
				\$25,000-\$34,999	256	266	301
				\$35,000-\$49,999	361	450	509
				\$50,000-\$74,999	505	535	632
				\$75,000-\$99,999	214	231	335
				\$100,000-\$149,999	198	198	299
				\$150,000-\$199,999	51	51	84
				> \$200,000	36	36	53
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	992	1,092	1,317	Total Units	2,716	3,015	3,584
Ages 15-24	796	880	1,095	Occupied	2,430	2,670	3,180
Ages 25-54	1,937	2,092	2,633	Owner Occupied	1,595	1,731	2,194
Ages 55-64	668	712	910	Renter Occupied	835	939	986
Ages 65+	942	998	1,196	Vacant	286	345	404
Race	1 Mile	3 Miles	5 Miles				
White	5,205	5,586	6,956				
Black	39	82	82				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	N/A	N/A				
Hispanic	49	50	61				
Multi-Racial	180	210	224				

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