



FOR **SALE / LEASE**
INDUSTRIAL PROPERTY



100 Industrial Drive
Cromwell, IN 46732

36,129 SF Clear-Span Industrial Building

About The Property

- Building site on 2.57 Acres with rail connection possible
- Clear height 17' - 23'
- Fully sprinkled
- Industrial zoning with outdoor storage permitted
- Heavy power with multiple electric drops throughout
- 4 truck docks and 2 overhead drive-in doors
- Approximately 2,000 SF office area
- Sale Price: \$1,650,000 (\$45.67/SF)
- Lease Rate: \$4.50 SF/yr NNN



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PROPERTY INFORMATION

36,129 SF CLEAR-SPAN INDUSTRIAL BUILDING

BUILDING LOCATION/SIZE/ZONING

Street Address	100 Industrial Drive
City, State, Zip	Cromwell, IN 46732
County	Noble
Total Building Area	36,129 SF
Office Area:	1,952 SF
Ground Level	1,336 SF
Upper Level	616 SF
Zoning	I - Industrial
Site Acreage	2.57 Acres

PRICE/AVAILABILITY

Sale Price	\$1,650,000.00
Sale Price/SF	\$45.67
Lease Rate	\$4.50 SF/yr (NNN)
Availability	April 2026

PROPERTY TAXES

Parcel Number	57-16-16-400-175.000-016
Assessment: Land	\$68,200
Improvements	\$259,100
Total Assessment	\$327,300
Annual Taxes	\$9,586.40 (\$0.27/SF)
Tax Year	2024 Payable 2025

BUILDING DATA

Construction Date	1973
Construction Type	Pre-Engineered Steel
Heat	Suspended Gas Units/ Radiant Tube
Air Conditioning	Office Only
Ceiling Height	17'-20' - Front Section 23' - Rear Section
Power	480V, 3-Phase
Floor Drains	Yes
Breakroom	Yes
Sprinkler	Yes (Wet System)
Clear Span	Yes

NEARBY BUSINESSES

Union Products International	All Green Lawn Care
Robinson Farms	Kozon Plumbing & Heating
Happy Egg Feed Mill	Big C Lumber
QES	

LOADING FACILITIES

Dock Doors	Four (8' x 8')
Drive-in Doors	Two (14')



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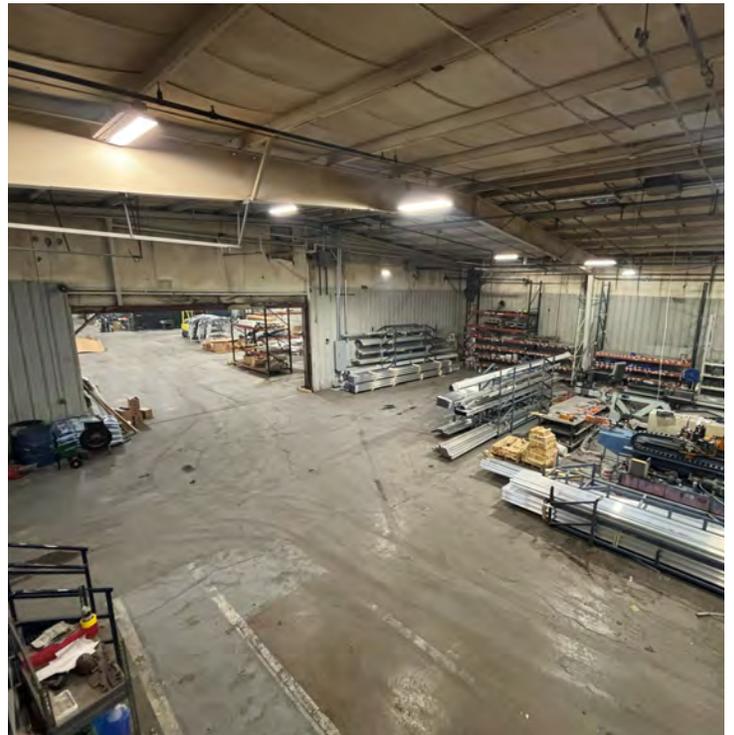
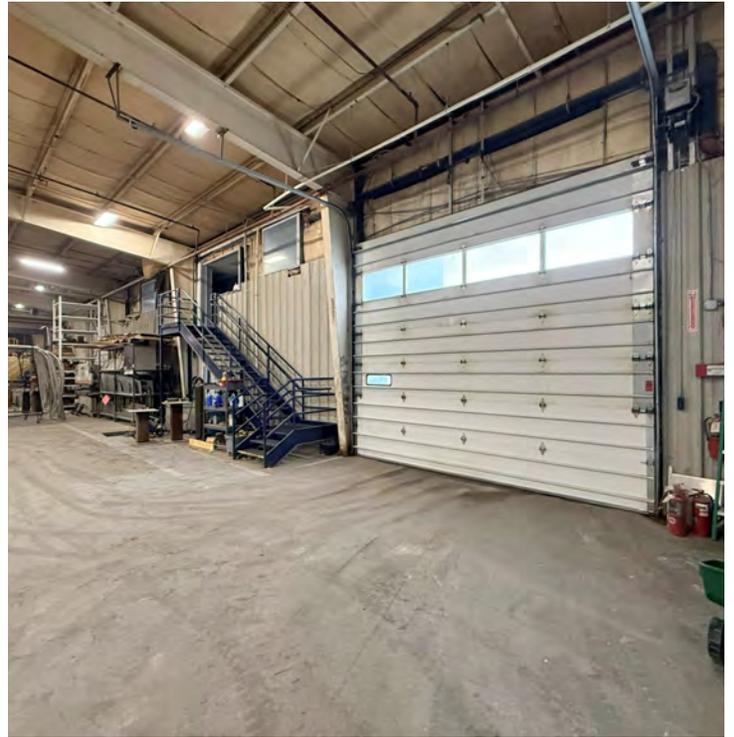
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ADDITIONAL PHOTOS

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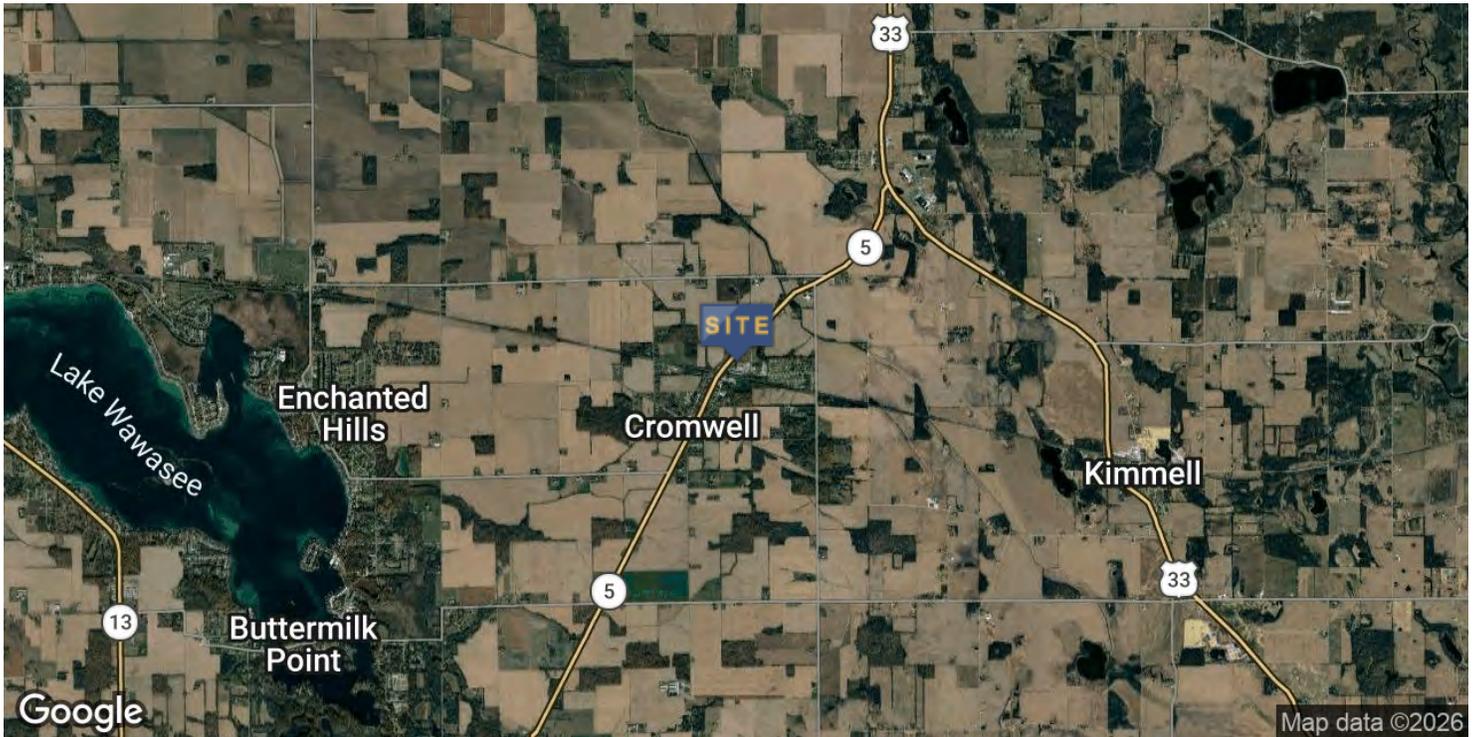
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LOCATION MAP

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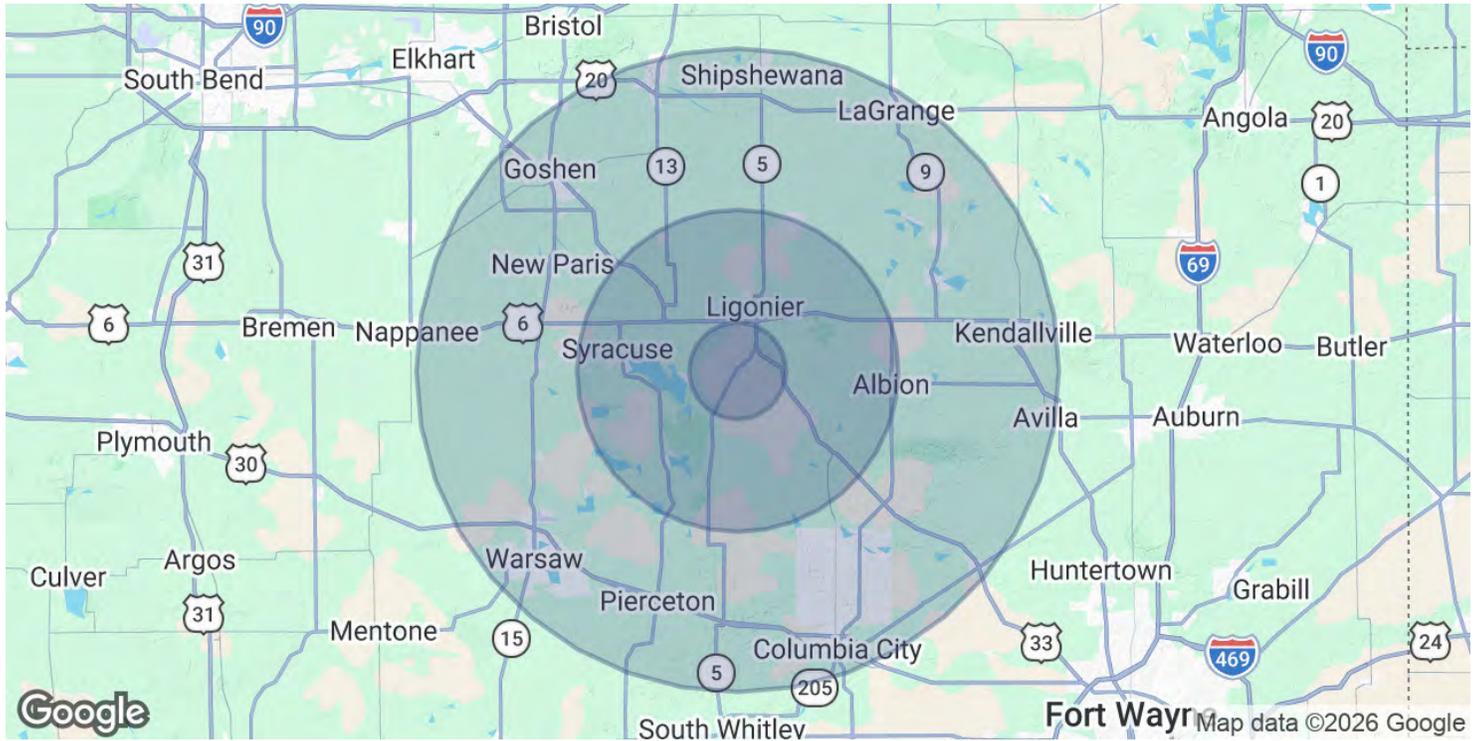
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DEMOGRAPHICS MAP & REPORT

36,129 SF CLEAR-SPAN INDUSTRIAL BUILDING



POPULATION	3 MILES	10 MILES	20 MILES
Total Population	2,762	37,598	228,100
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	3 MILES	10 MILES	20 MILES
Total Households	1,023	13,832	83,544
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$90,268	\$93,327	\$94,044
Average House Value	\$236,704	\$323,694	\$295,777

Demographics data derived from AlphaMap



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