



BRAZIL TRUCK REPAIR FACILITY

1116 W COUNTY RD 450 N
BRAZIL, IN



1116 W County Rd. 450 N
Brazil, IN

PROPERTY DESCRIPTION

Introducing the Brazil Truck Repair Facility at 1116 W County Road 450 N, Brazil, Indiana. This expansive 14,286 sq ft fenced-in industrial flex facility is ideal for truck repair, equipment repair, or flex use. Featuring office space, living quarters/driver room, eight 16'w x 22'h drive-in overhead doors, and an 18-foot clear height, this property offers a versatile space on an expandable 3-acre lot with strategic access to major transportation routes. Explore the potential of this dynamic space and elevate your business today!

Property Overview

- Versatile 14,286 sq ft industrial flex facility – Fully Fenced
- Additional acreage available
- Eight 16'w x 22'h drive-in overhead doors – 4 drive through bays

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OFFERING SUMMARY



LEASE PRICE

Call for Details



TOTAL SPACE

14,286 sq. ft.



LOADING ACCESS

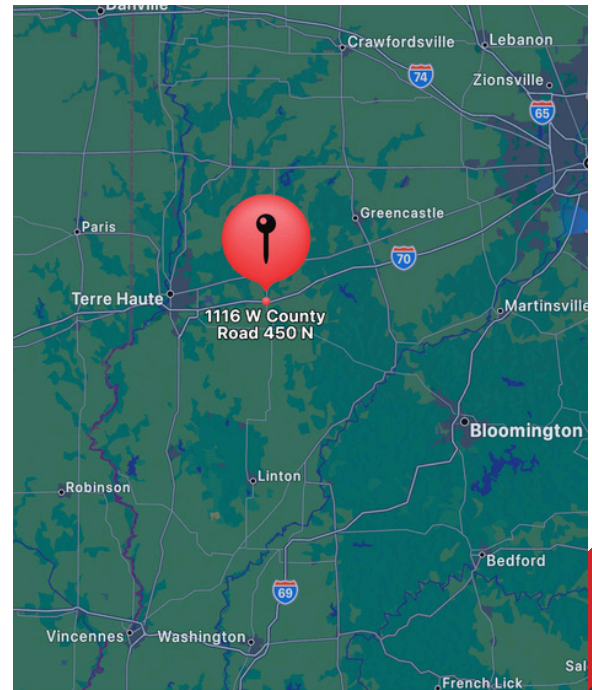
Eight 16 x 22 doors

SIZE:

Situated on a +/- 3.15-acre lot, this property offers ample space for expansion and growth with additional acreage available.

ACCESS:

Convenient access right off exit and to major transportation routes and thoroughfares makes this location ideal for distribution and logistics needs.



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BUILDING FEATURES



INDUSTRIAL FLEX

Well-suited for various industrial subtypes, including equipment repair, truck repair, and flex space.



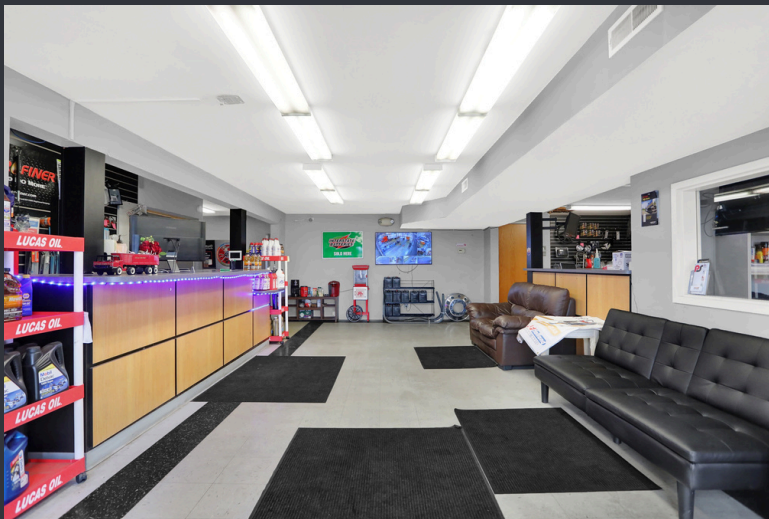
LOADING ACCESS

Eight 16 x 22 overhead doors provide convenient loading and unloading options for your operations.



CLEARING HEIGHT

Enjoy a comfortable 18- foot clear height, allowing for efficient vertical storage and operations.



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