



McCOLLY BENNETT
COMMERCIAL *advantage*



SALE

**511 S LINCOLN
ST**
511 S Lincoln St
Morocco, IN 47963

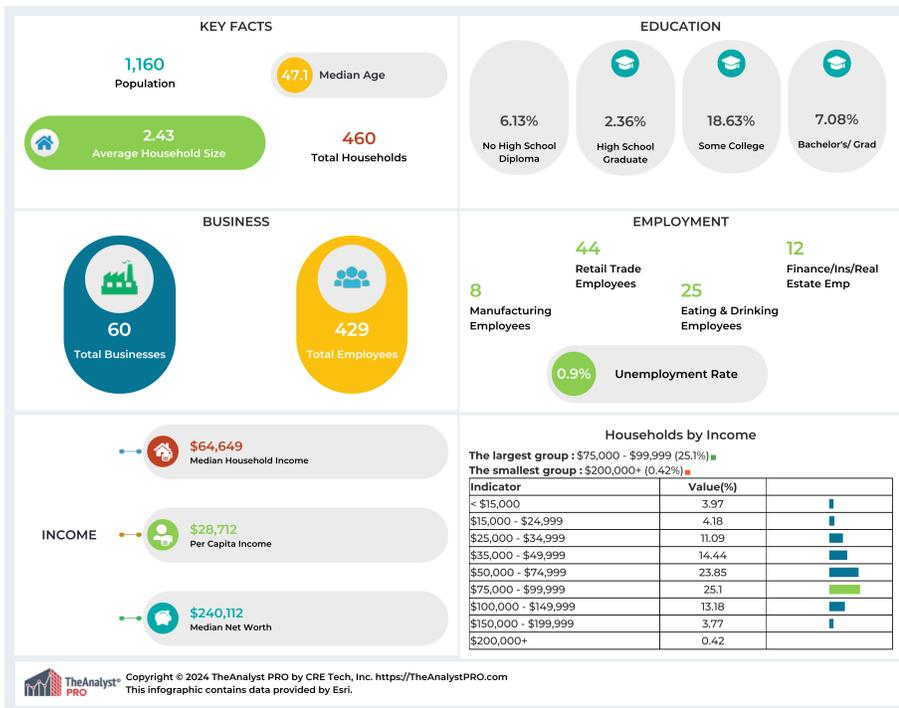
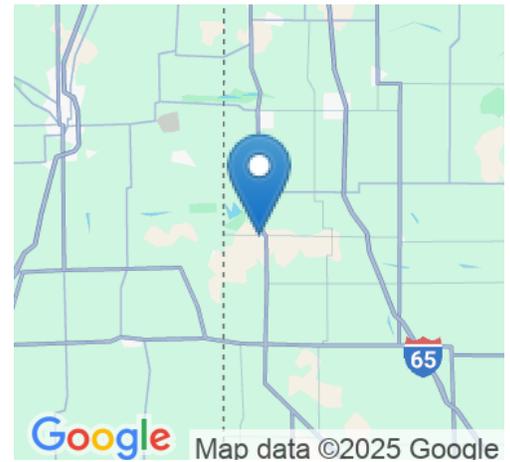
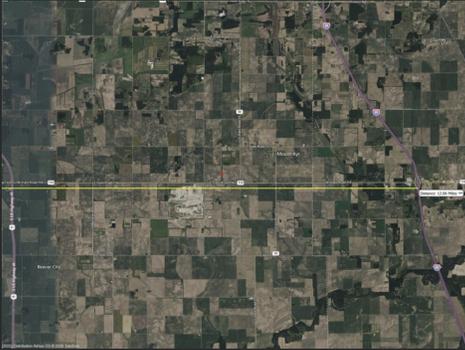
- *1,000 amps, 3-phase power with full-building overhead busway
- *15' clear, clear-span warehouse-no interior columns
- *Two heated production zones (43'x68' and 43' x 35')
- *15' drive-in door access to a standard loading dock via easement
- *25,000 SF fenced, truck-accessible yard
- *On-site transformers with step-down distribution
- *Approximately 17,000 SF main warehouse 780 secondary building

PURCHASE PRICE:
\$450,000.00

Land Size: 0.89 Acres
Property Size: 17,780 Sq. Ft.
Year Built: 1958

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