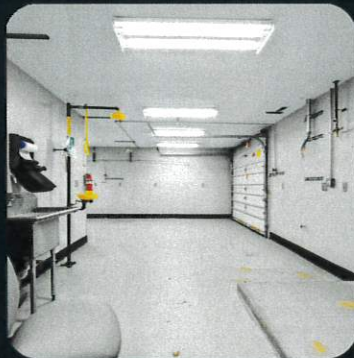




## 7200 & 7160 US-150 GREENVILLE, IN 47124

- 21,000 Square Feet
- 2.16 Acres
- 3 Floors
- 65 Parking Spaces
- Vacant
- \$1,950,000



# EXECUTIVE SUMMARY

7200 & 7160 US-150, GREENVILLE, IN 47124

## OFFERED AT \$1,950,000

This offering presents a purpose-built commercial campus positioned along the highly visible Highway 150 corridor in Southern Indiana. Originally developed for advanced biotechnology operations, the property was designed with substantial infrastructure and a layout that supports both professional office and specialized technical use.

The campus configuration provides operational flexibility across multiple levels, allowing for efficient reconfiguration to suit medical, research, institutional, training, or corporate users. The inclusion of an adjacent parcel enhances long-term strategic control, offering optionality for expansion, repositioning, or phased redevelopment.

Currently vacant, the property allows immediate occupancy without tenant transition, creating a clean opportunity for an owner-user or redevelopment-minded buyer to establish a long-term presence in a well-trafficked commercial corridor.

This is an opportunity to acquire infrastructure already in place while maintaining flexibility for future growth and adaptation.

# PROPERTY SNAPSHOT

7200 & 7160 US-150, GREENVILLE, IN 47124

## OFFERING SUMMARY

- Offering Price: \$1,950,000
- Sale Structure: Parcels to be Sold Together
- Occupancy: Vacant – Immediate Availability
- Property Type: Office / Flex / R&D
- Zoning: Office / Business

## BUILDING SUMMARY – 7200 HWY 150

- Total Building Area: ±21,000 SF
- Main Building: ±18,082 SF
- Rear Connected Facility: ±2,920 SF
- Stories: 3
- Year Built: 1999
- Construction: Masonry (Split-Face Concrete Block & Steel)
- Roof: New (2025)
- Parking: ±65 Spaces
- Parking Ratio: 3.1 per 1,000 SF

## SITE INFORMATION

- Main Parcel: ±1.16 Acres
- Adjacent Parcel (7160): ±1 Acre
- Total Combined: ±2.16 Acres
- Frontage: Highway 150
- Access: Front & Rear Access Points

## INFRASTRUCTURE & SYSTEMS

- Electrical: 3-Phase Power
- HVAC: Rooftop Units
- Gas: Propane (1,000-Gallon Tank)
- Data: CAT-6 Infrastructure
- Server Room: Dedicated A/C Cooling
- Elevators: Passenger & Freight

## ADDITIONAL PARCEL – 7160 HWY 150

- Approx. ±1 Acre
- Former Restaurant / Motel Structure
- Vacant (Approx. 10 Years)
- Included in Offering

# INVESTMENT / OPPORTUNITY HIGHLIGHTS

7200 & 7160 US-150, GREENVILLE, IN 47124

## IMMEDIATE CONTROL & OCCUPANCY

Vacant status allows for immediate repositioning or occupancy without lease transition. A buyer can establish operations or implement redevelopment plans without tenant coordination.

## PURPOSE-BUILT TECHNICAL INFRASTRUCTURE

Originally developed for advanced biotechnology operations, the property offers infrastructure and layout flexibility rarely found in traditional office assets. Existing systems reduce the complexity and cost associated with technical or institutional build-outs.

## FLEXIBLE CAMPUS CONFIGURATION

The multi-level layout, connected rear facility, and adaptable interior systems support a wide range of professional, medical, research, institutional, or specialty uses. The configuration allows for phased occupancy or reconfiguration as operational needs evolve.

## DUAL-PARCEL STRATEGIC ADVANTAGE

Control of the adjacent parcel enhances long-term flexibility, offering expansion potential, phased redevelopment, or future resale optionality. The combined footprint creates scale rarely available along this corridor.

## CORRIDOR VISIBILITY & ACCESS

Positioned along Highway 150, the property benefits from strong frontage and established commercial presence, supporting both operational visibility and long-term asset positioning.

## REPOSITIONING & VALUE-ADD POTENTIAL

The asset presents opportunity for modernization, adaptive reuse, or redevelopment strategies, allowing a buyer to align improvements with long-term operational or investment objectives.

# BUILDING SPECIFICATIONS

7200 & 7160 US-150, GREENVILLE, IN 47124

## STRUCTURAL & CONSTRUCTION OVERVIEW

Durable split-face concrete block exterior with steel structural framing. Interior steel wall systems allow for efficient reconfiguration, supporting adaptive reuse or phased occupancy strategies.

The campus design reflects its original technical and laboratory use, incorporating both administrative and operational components within a cohesive layout.

## VERTICAL CIRCULATION & ACCESS

- Passenger elevator serving all levels
- Dedicated freight elevator for equipment or operational use
- Interior stairwells
- Central circulation corridors

Vertical connectivity supports multi-department or multi-user functionality.

## FLOOR CONFIGURATION & FUNCTIONAL LAYOUT

- **First Floor**
  - Reception areas, office suites, and conference spaces designed for administrative and client-facing operations.
- **Second Floor**
  - Private offices and conference areas, including dedicated server room with independent cooling.
- **Lower Level**
  - Previously configured for laboratory and specialty use, offering potential for technical operations, secure storage, or specialized build-out.

## REAR CONNECTED FACILITY

The atrium-connected rear structure supports supplemental office, lab, and operational space, including garage-door access suitable for equipment or service functions.

## SYSTEMS & OPERATIONAL INFRASTRUCTURE

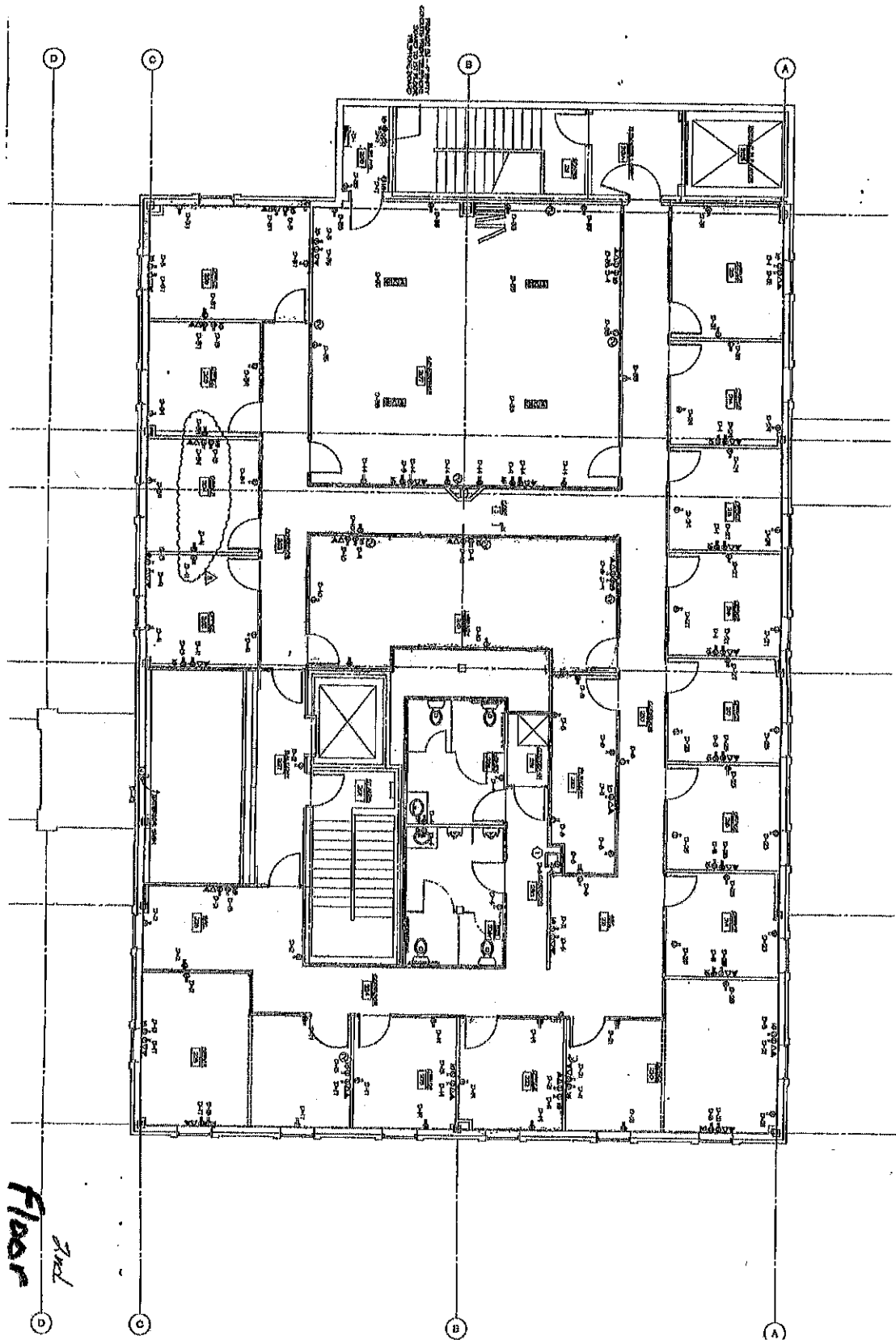
- Rooftop HVAC distribution
- Dedicated server cooling
- CAT-6 data infrastructure
- Centralized utility configuration

Existing systems support professional, medical, institutional, or technical environments with reduced retrofit requirements.



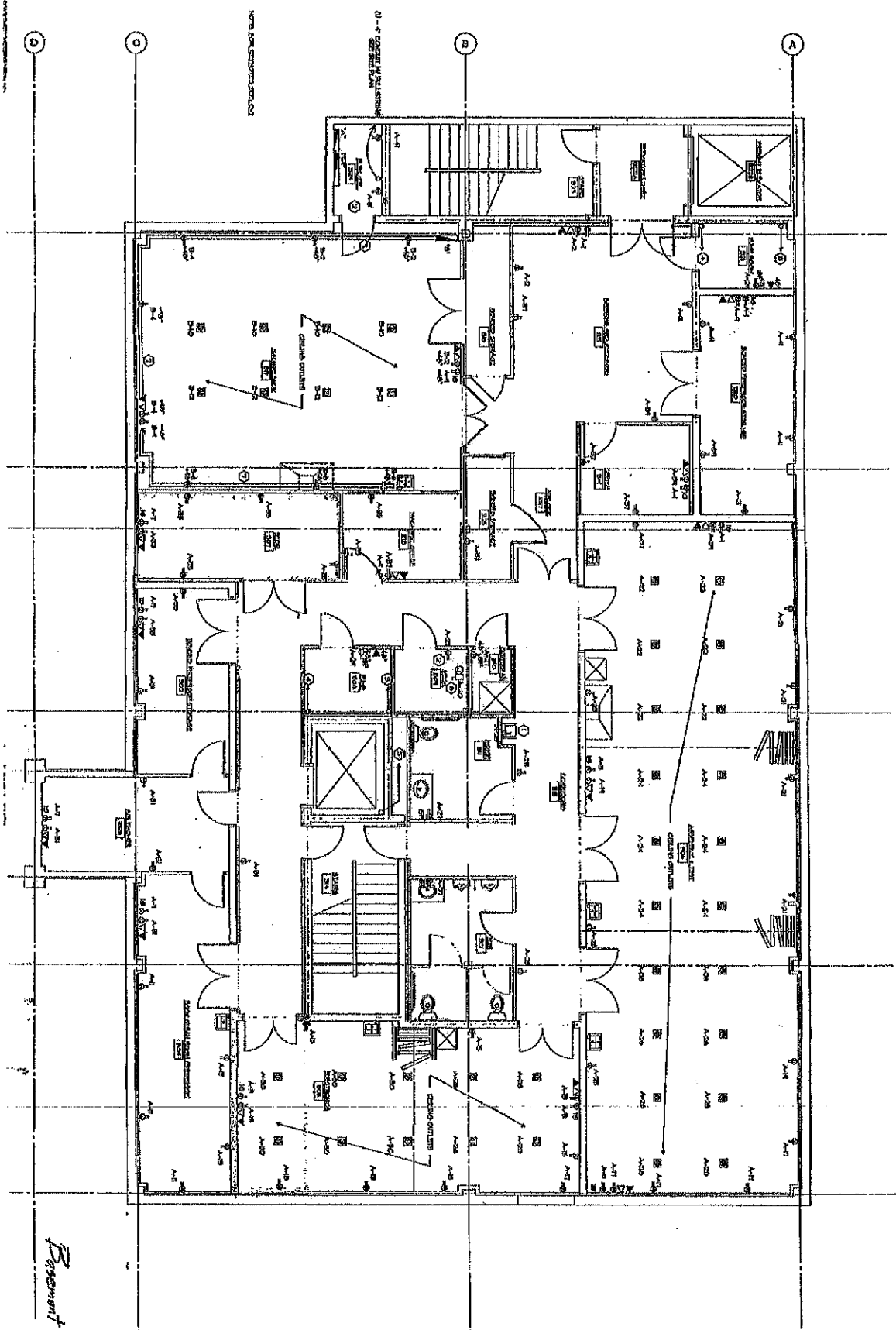
# FLOOR PLAN: SECOND FLOOR

7200 & 7160 US-150, GREENVILLE, IN 47124



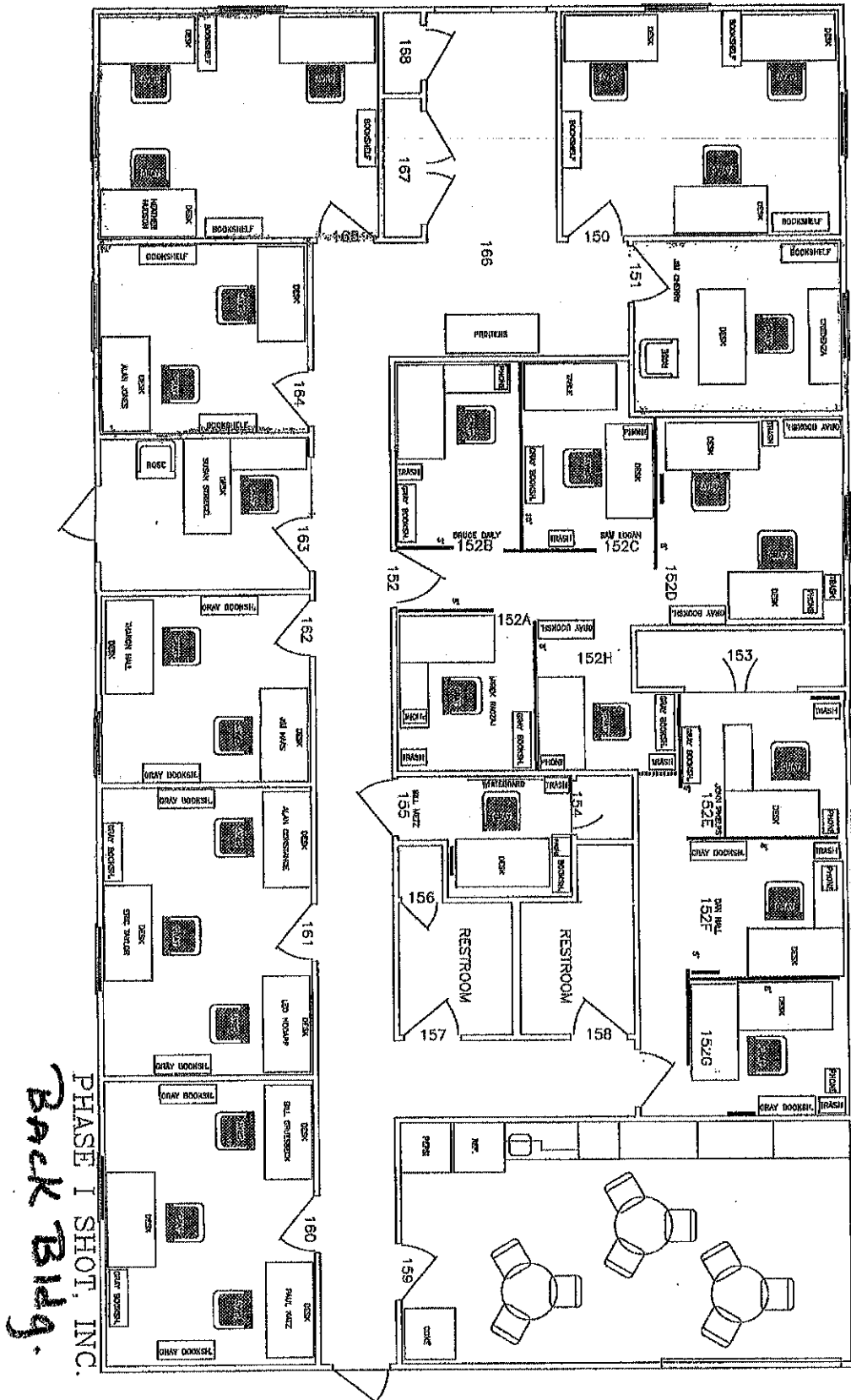
# FLOOR PLAN: BASEMENT

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# FLOOR PLAN: SECONDARY PARCEL

7200 & 7160 US-150, GREENVILLE, IN 47124



# SITE PLAN & AERIAL OVERVIEW

7200 & 7160 US-150, GREENVILLE, IN 47124



## SITE OVERVIEW

- Dual-parcel configuration positioned along Highway 150
- Direct frontage and visibility from primary roadway
- Clear separation between main campus and secondary parcel
- Existing parking and internal circulation layout in place
- Adjacent parcel enhances long-term expansion flexibility
- Established commercial corridor with surrounding mixed-use development

# SECONDARY PARCEL

7200 & 7160 US-150, GREENVILLE, IN 47124



## REDEVELOPMENT & EXPANSION POTENTIAL

The adjacent parcel at 7160 Highway 150 is included in the offering, providing additional frontage and long-term flexibility for a future owner.

Positioned alongside the primary campus, the site offers optionality for expansion, phased redevelopment, or independent repositioning strategies.

## STRATEGIC ADVANTAGE

- Enhances overall site control along Highway 150
- Supports phased growth or operational expansion
- Provides redevelopment or land-value repositioning potential
- Creates flexibility beyond the primary campus footprint
- Offers long-term optionality for future disposition or build-out

# IDEAL USE SCENARIOS

7200 & 7160 US-150, GREENVILLE, IN 47124

## MEDICAL OR SPECIALTY HEALTHCARE

Purpose-built infrastructure and multi-level configuration support outpatient services, specialty practices, behavioral health, or diagnostic operations requiring both administrative and technical space.

## RESEARCH & TECHNICAL OPERATIONS

Originally developed for biotechnology use, the facility aligns well with life sciences, engineering, testing laboratories, or technical production environments seeking adaptable operational layout.

## EDUCATIONAL OR TRAINING FACILITY

Conference areas, structured floor configuration, and campus-style layout support vocational programs, certification training, or institutional use with dedicated instructional space.

## CORPORATE HEADQUARTERS OR REGIONAL OFFICE

The building provides a centralized administrative footprint suitable for professional services firms, healthcare groups, or companies seeking long-term operational control in a high-visibility corridor.

## REPOSITIONING OR REDEVELOPMENT

The dual-parcel configuration supports phased expansion, modernization, or redevelopment strategies aligned with long-term growth objectives.

