

8282 South State Road 67

Pendleton, Indiana 46064



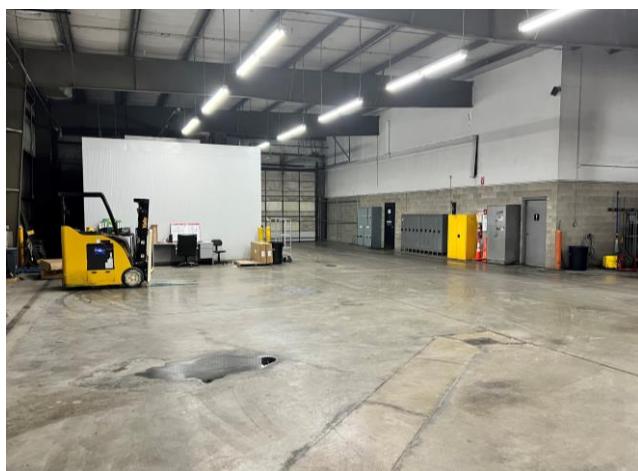
Building Information

- + **Total Building:** 21,074 SF
- + **Main Building:** 17,500 SF
- + **Main Office:** 2,040 SF with private offices, kitchen/conference and locker restrooms
- + **Mezzanine:** 2,100 SF (3" concrete)
- + **Cooler:** 1,100 SF (6" concrete) tolerance 34-40 degrees in cooler
- + **Storage:** 374 SF
- + **Lease:** \$8.50/ SF NNN
- + **Main Building:** 4" concrete with trench drains throughout including oil/water separator
- + **Floor specs:** FF-36/FL-24
- + **Clear Height:** 17'
- + **Power:** 1200 Amps 120/240 V 3 phase
- + **Docks:** 8 Overhead Doors (14' X 14')
- + **Drive-ins:** 1 dock (opens to cooler) 9' X 10'

*Current Tenant is vacating on or before 10/31/2024 – but could move with 120 days prior notice

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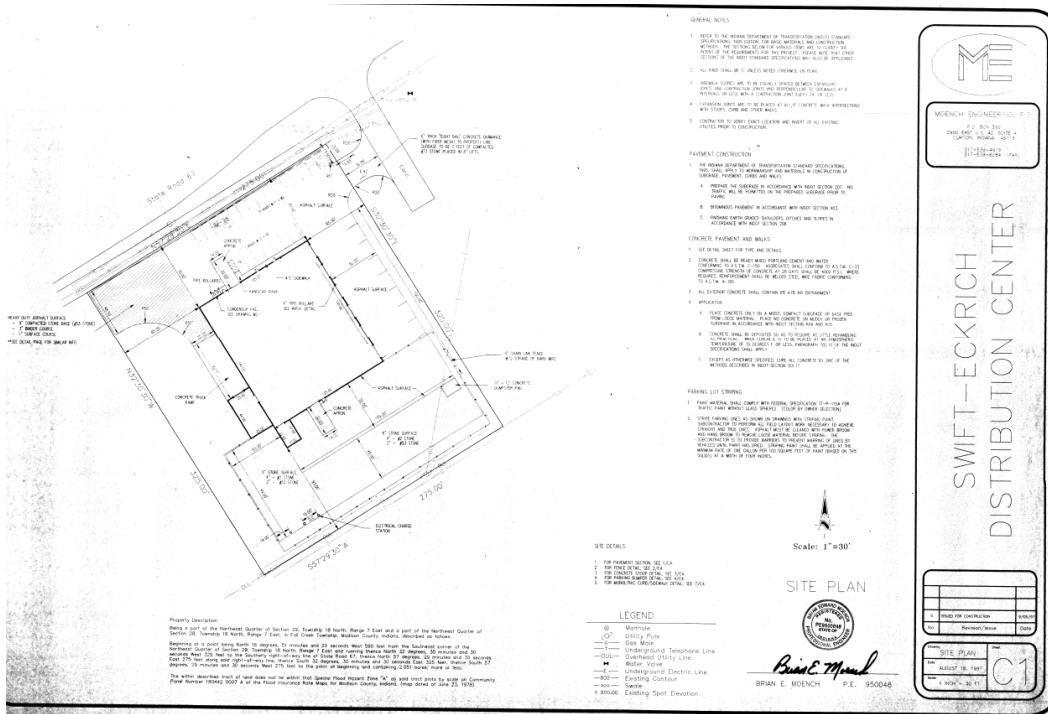
For Sale or Lease



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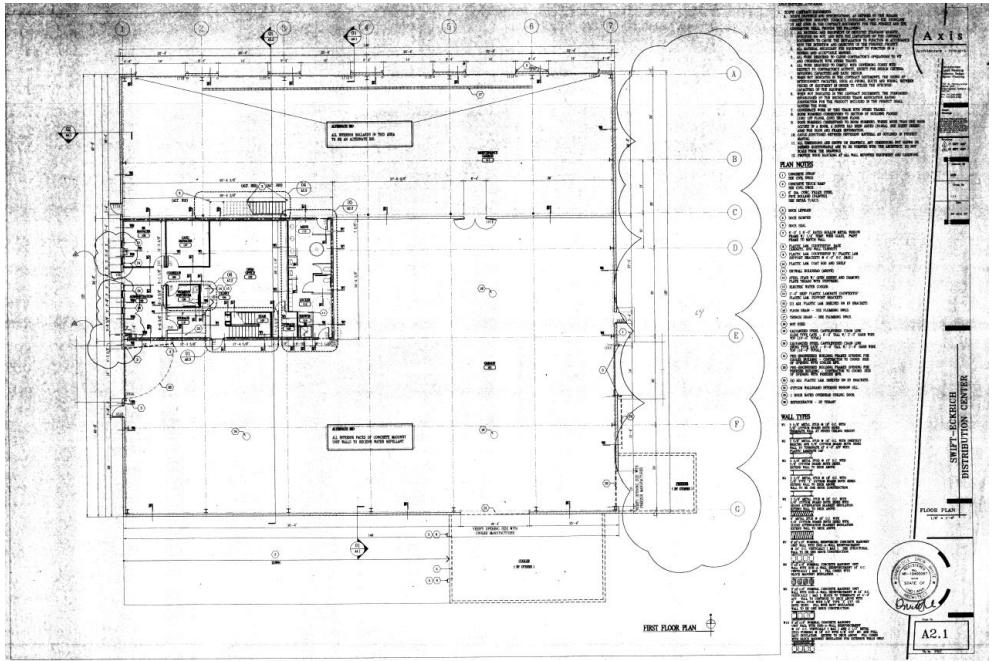
For Sale or Lease



Contact Mike Cook

Mike Cook
Executive Vice President
+1 317 529 8290

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