

- 50,400 SF total (built in 2025)
- Expandable to 200,000 SF
- Speculative shell building
- All utilities to site
- Located in Lawrence County



**FOR SALE OR LEASE**

## **Mitchell Industrial Park Shell Building**

**75 DOC HAMILTON BLVD., MITCHELL, INDIANA 47446**



**CUSHMAN &  
WAKEFIELD**

## PROPERTY HIGHLIGHTS

Total Building SF: 50,400 SF

Expandable SF: 200,000 SF

Construction: steel and insulated metal panel

Land Area: ±14.90 acres

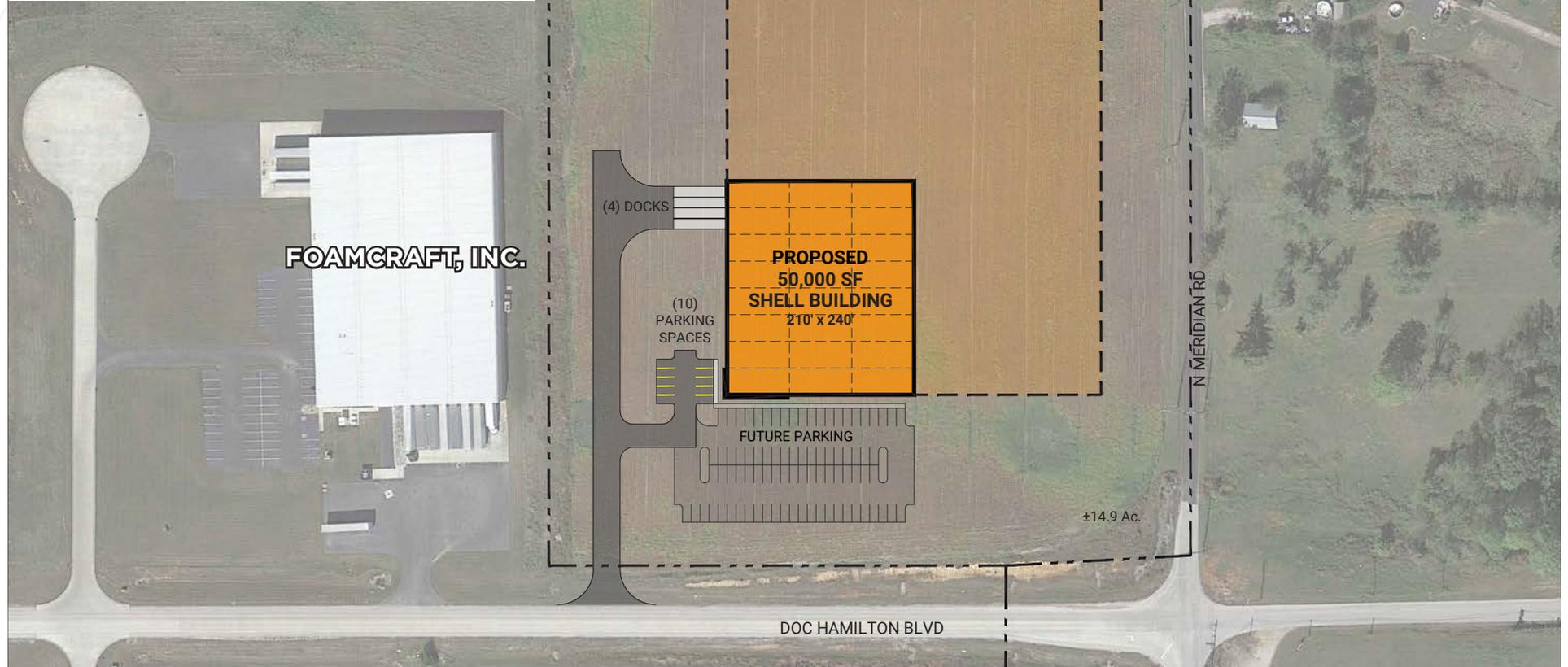
Office Area: BTS

Clear Height: 32'

Column Spacing: 70' x 30'

Loading: 4 docks / 1 drive-in

Zoning: Light Industrial



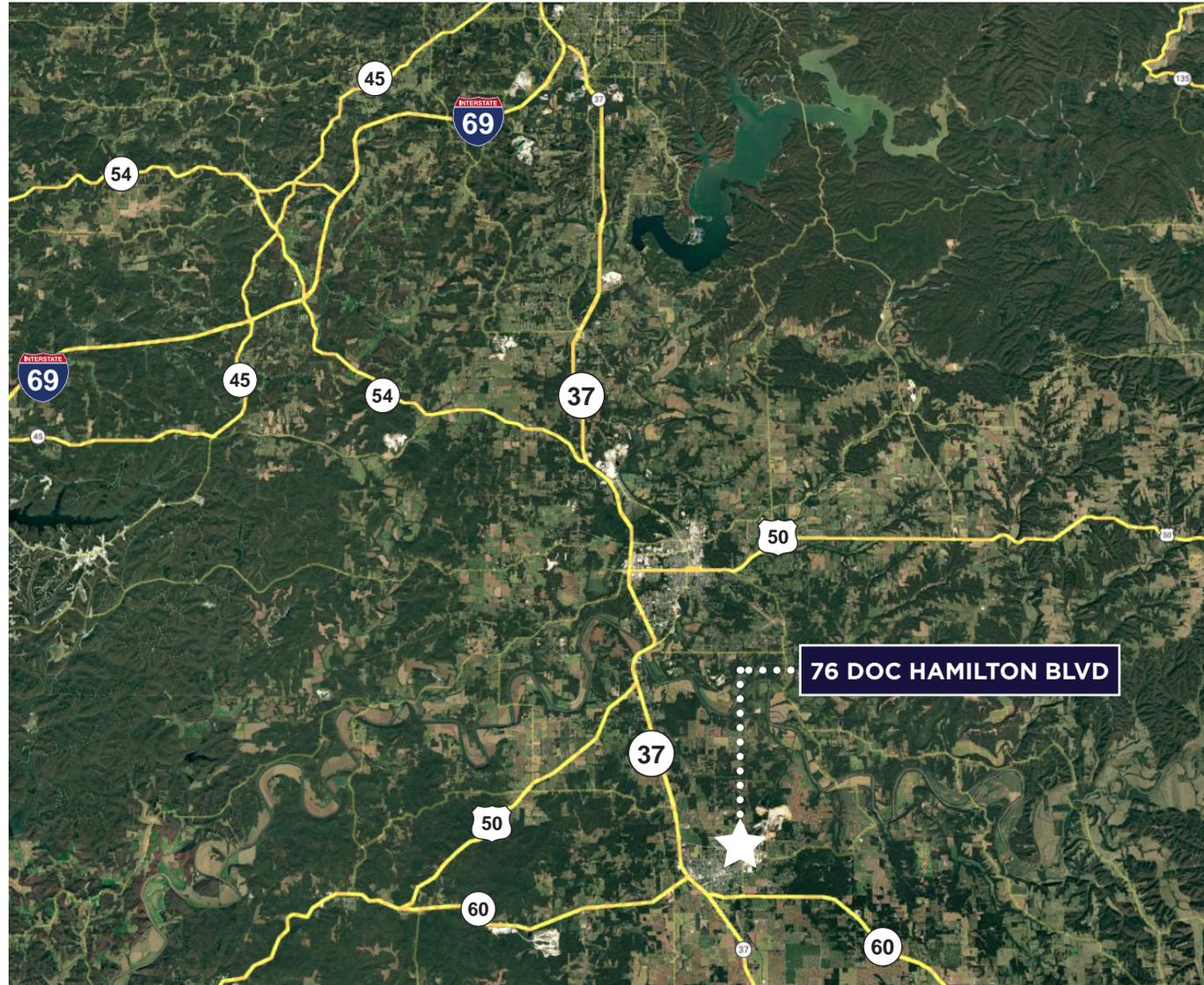
## SITE PLAN

# Mitchell Industrial Park Shell Building

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## Location Map

- Mitchell Industrial Park is situated in Southern Indiana, providing access to major, regional transportation routes including Highway 37 (1.5 miles) and Interstate 69 North.
- Current tenants in the nearly 100-acre park include FoamCraft and Frito-Lay.
- The site is fully served with infrastructure including electric, gas, water and sewer.
- There is a new fire station in Mitchell Industrial Park and the upgraded Mitchell Sewer Treatment Plan abuts the park.
- Transportation into the park was significantly improved as a result of the \$650M expansion project by Heidelberg Materials in 2023. The cement plant is adjacent to the east side of the park.





**FOR MORE INFORMATION, CONTACT:**

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