

SALE

**35,000+ SF Industrial Facility
2.46 AC | Fenced Storage**

1301 SOUTH 6TH STREET

Noblesville, IN 46060

PRESENTED BY:

**JESS LAWHEAD, SIOR, CCIM,
CBI**

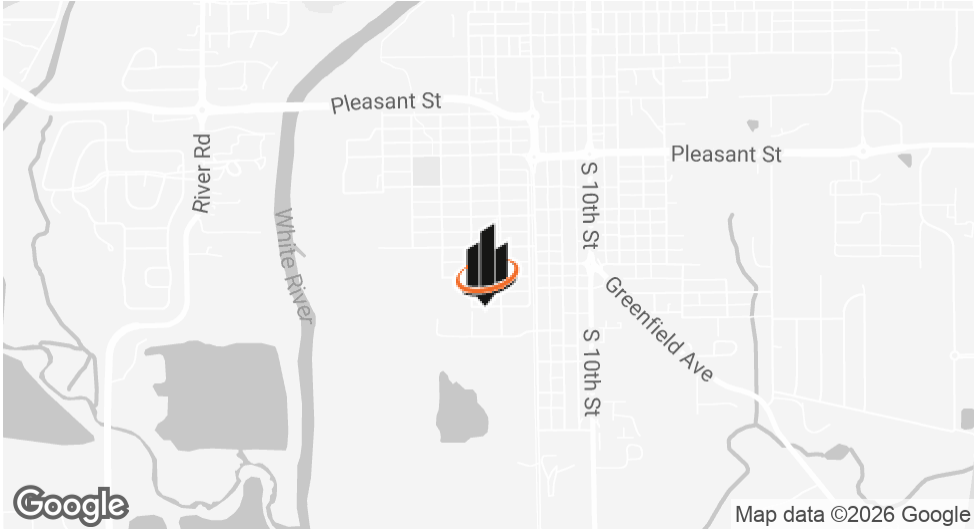
Phone: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,250,000
LOT SIZE:	2.46 Acres
TOTAL BUILDING SIZE:	35,051 SF
ZONING:	I-2
POWER:	3 Phase; 240 V

360 PHOTOS

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PROPERTY HIGHLIGHTS

- 35,051 SF two-building industrial property situated on 2.46 acres with paved parking and fenced outdoor storage
- 26,091 SF main building includes 21,622 SF of climate-controlled manufacturing space and 4,469 SF of office space
- Manufacturing area features 14-16 ft clear heights, block construction, heat and A/C, one (1) dock-high door, and two (2) 10-foot drive-in doors with openers
- 8,960 SF secondary building includes a cold storage warehouse with dedicated air compressor room
- Paved surface parking for approximately 20 vehicles, outdoor storage between buildings, ample fenced outdoor storage and/or parking, with convenient access to State Road 37 and Interstate 69
- Power: 3 Phase, 240 V

21,622 SF CLIMATE-CONTROLLED MANUFACTURING SPACE



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4,469 SF OFFICE SPACE



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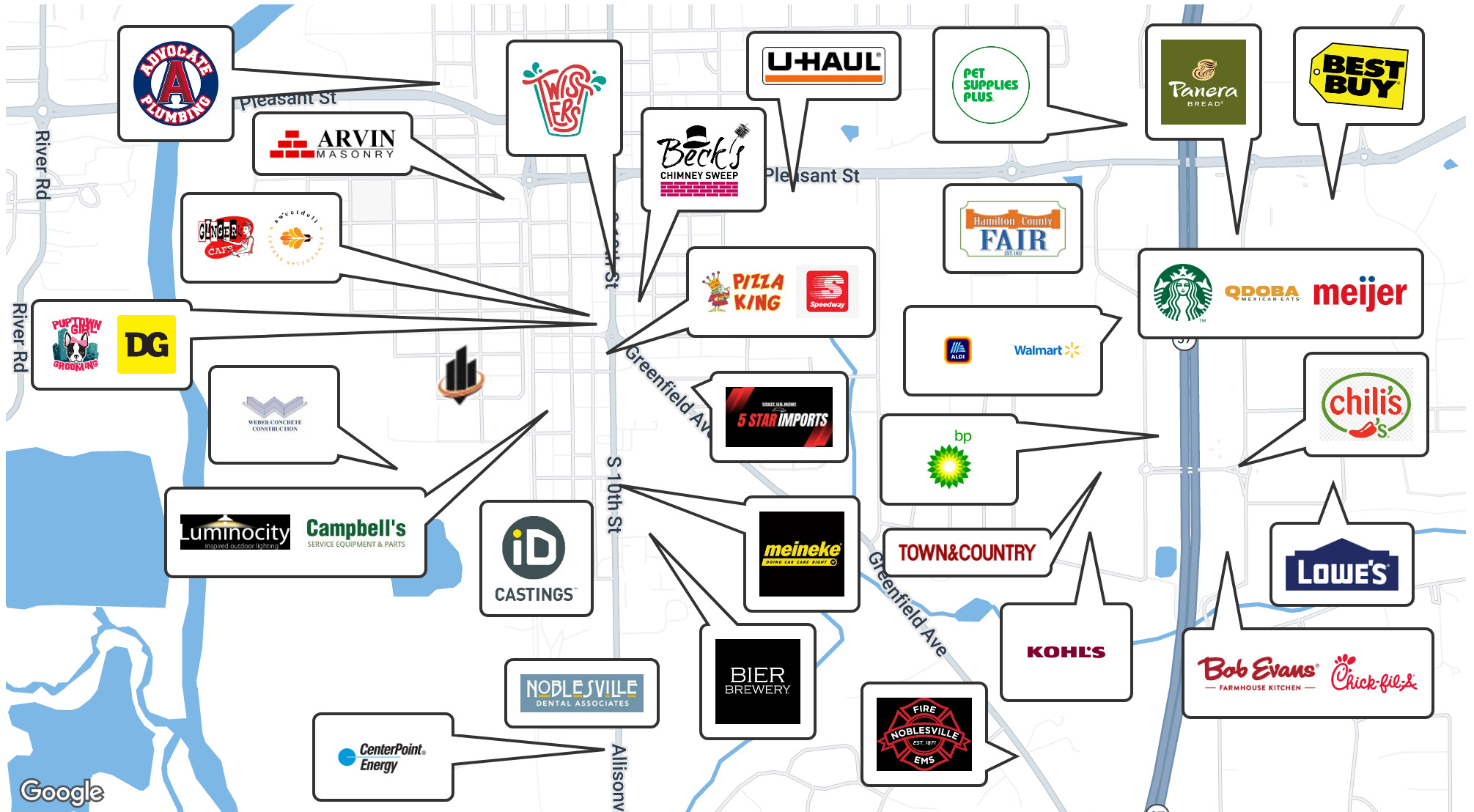
8,960 SF COLD STORAGE WAREHOUSE



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RETAILER MAP



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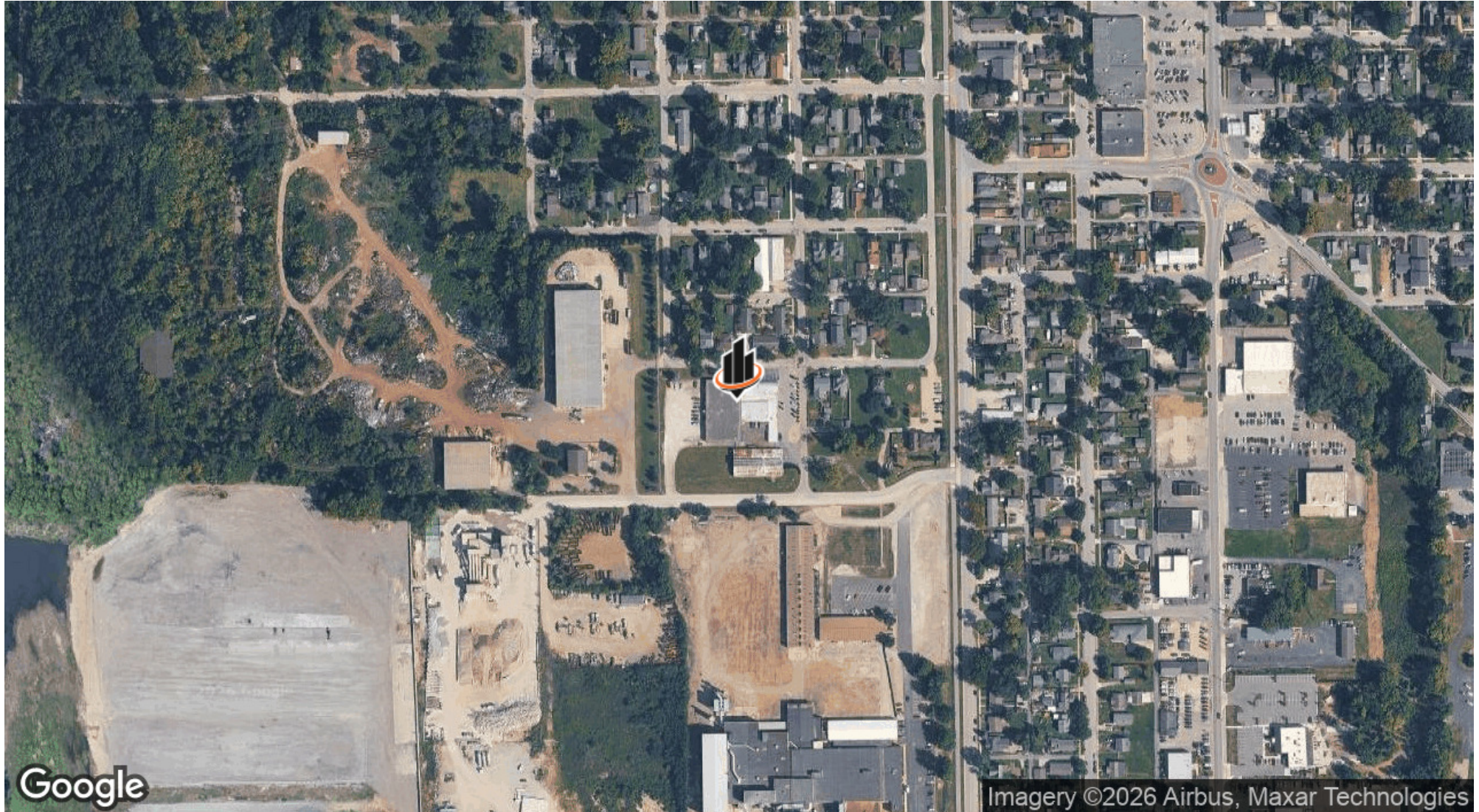
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LOCATION MAP



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