

SALE OR LEASE



PROPERTY DESCRIPTION

111 Industrial Drive, Cromwell, IN 46732 at Indiana 5

20 foot ceilings

1600 Amperes: 800A 120/208v Wye, 800A 277/480v Delta

Two 10' electric docks, automatic levelers, one 14' electric overhead door

33,500 Ft² total zoned industrial on 3.25 Acres of 5.6

3,500 Ft² comprises mezzanine open offices

Prestigious Flex Building
Open Offices, Conference Rooms
50's Hollywood Diner
Heavy Power, Ample Parking
Industrial or Warehouse

APPRAISAL

Comparables \$2,990,000-\$89/ft²

Build New \$4,650,000-139/ft²

Lease \$4.95/ft²/year +NNN

KRE HOLDINGS LLC

ONE INDUSTRIAL DRIVE, CROMWELL, INDIANA 46732
1-260-856-2196

Agricultural, Marine, Industrial, Commercial, Residential
Properties and Enterprises in 4 Indiana Counties

SITE INFORMATION

Rural Site: zero traffic jams, quicker access to major throughfares, easy truck navigation

County of Noble, Township Sparta, Cromwell Industrial Park

111 Industrial Drive, Cromwell, IN 46732 at Indiana 5

Parcel I.D. 57-16-16-400-150.000.016

Frontage 460' cuts for loading docks & parking lot

Power & Gas NIPSCO, Water & Sewer Cromwell Municipal, Internet, and Phone

BUILDING INFORMATION

Ground Level 30,000 Ft², Mezzanine Open Offices 3,500 Ft² = Total 33,500 Ft², Built 1991

Construction, epoxy coated concrete floors, 5' concrete imbedded in earth, steel truss, decorative steel walls, standing seam roof, windows for plenty of natural light

HVAC Offices, Ground level Thermo-Cycle Heat, south wall ventilation

Plant lighting Metal Halide and high intensity LED

Fully wet sprinklered, floor air lines, floor grid PVC raceway chases

Media-Center conference and library

Marble rock fountain in airlock entry

Two pair laundry hookup

Unique 1950's Hollywood Diner, memorabilia, cold & hot buffet table, Juke Box, walk-in

Restrooms Guys and Dolls multi-stalls, 2 private one with shower, offices 2

Commercial dishwasher in kitchen-storeroom

Ground level commercial Bose speakers with amplifier PA

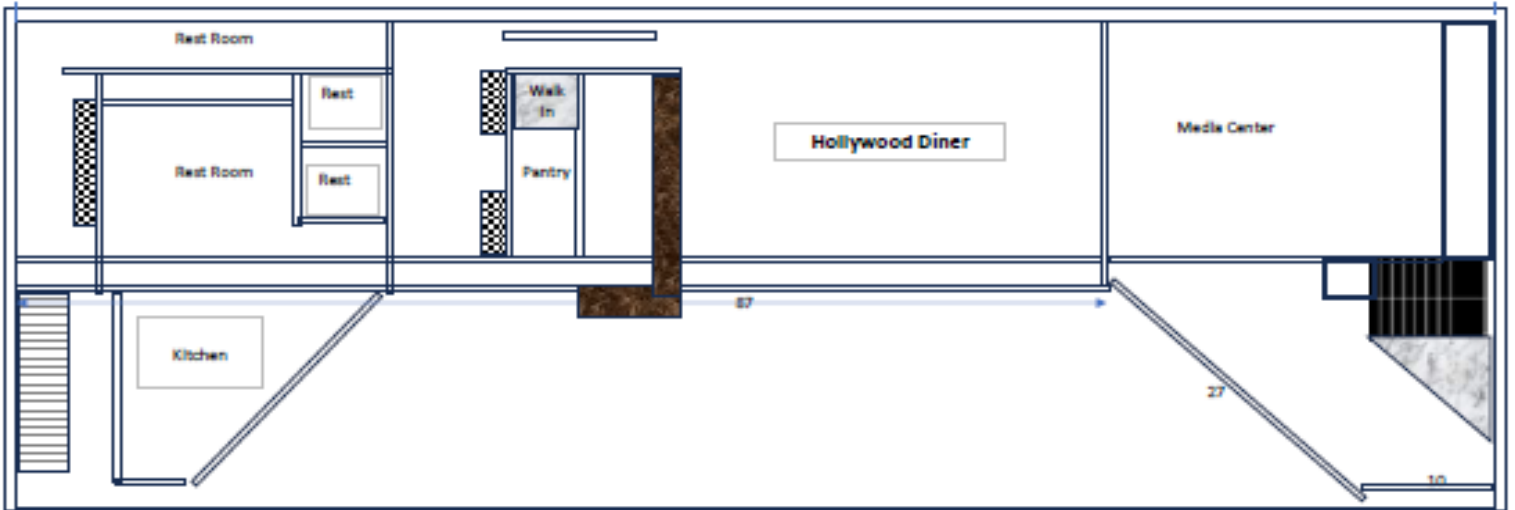
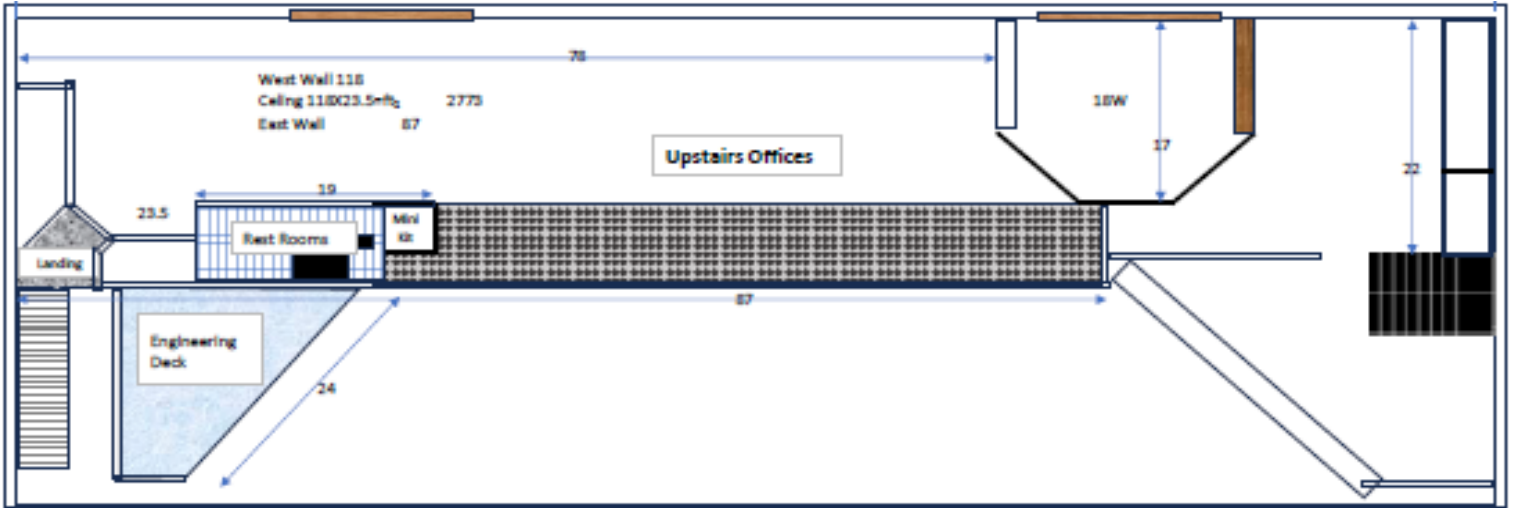
Mezzanine Open Offices newly carpeted, conference room built in cabinets, reception area, kitchenette, plenty of closets and storage

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PHOTOS



Fresh Epoxy Paint

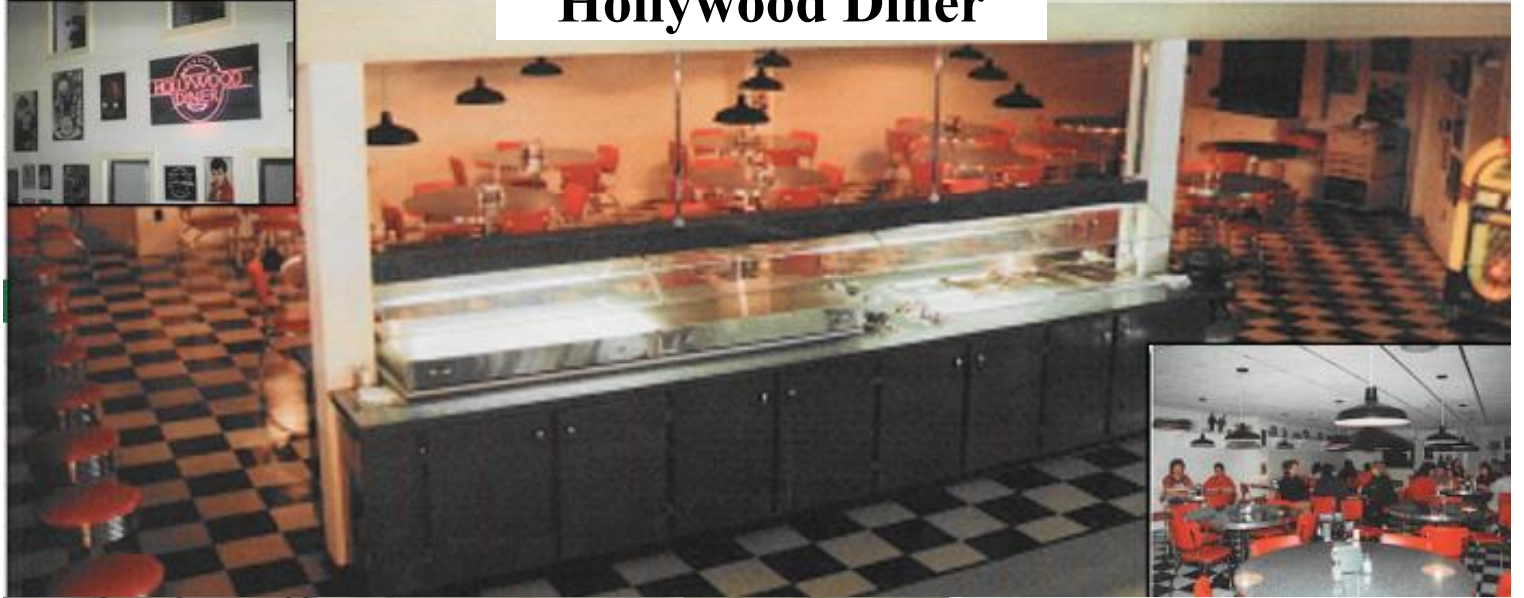


Docks

PHOTOS



Hollywood Diner



PHOTOS



Conference



Entry Fountain



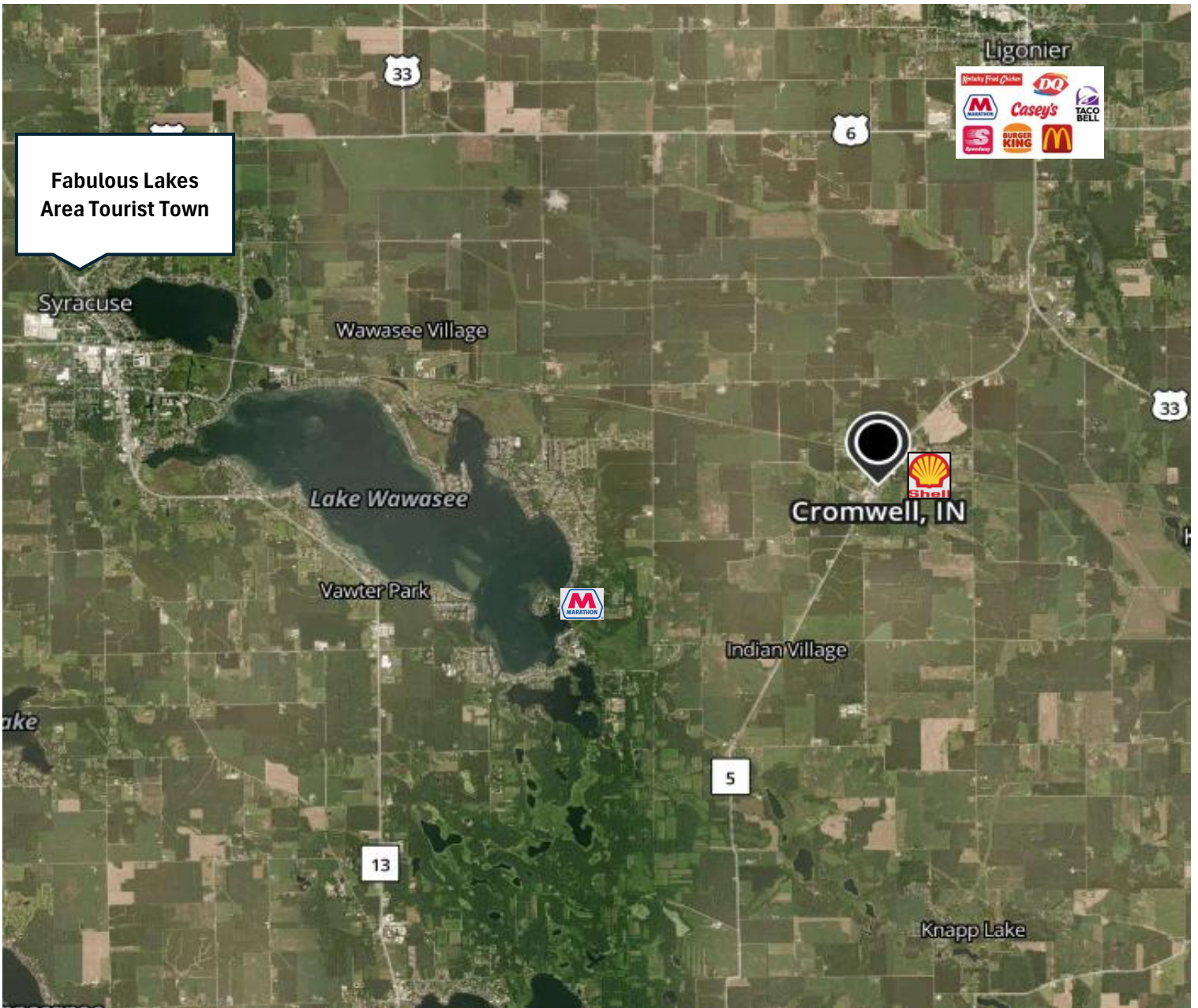
Open Offices Mezzanine

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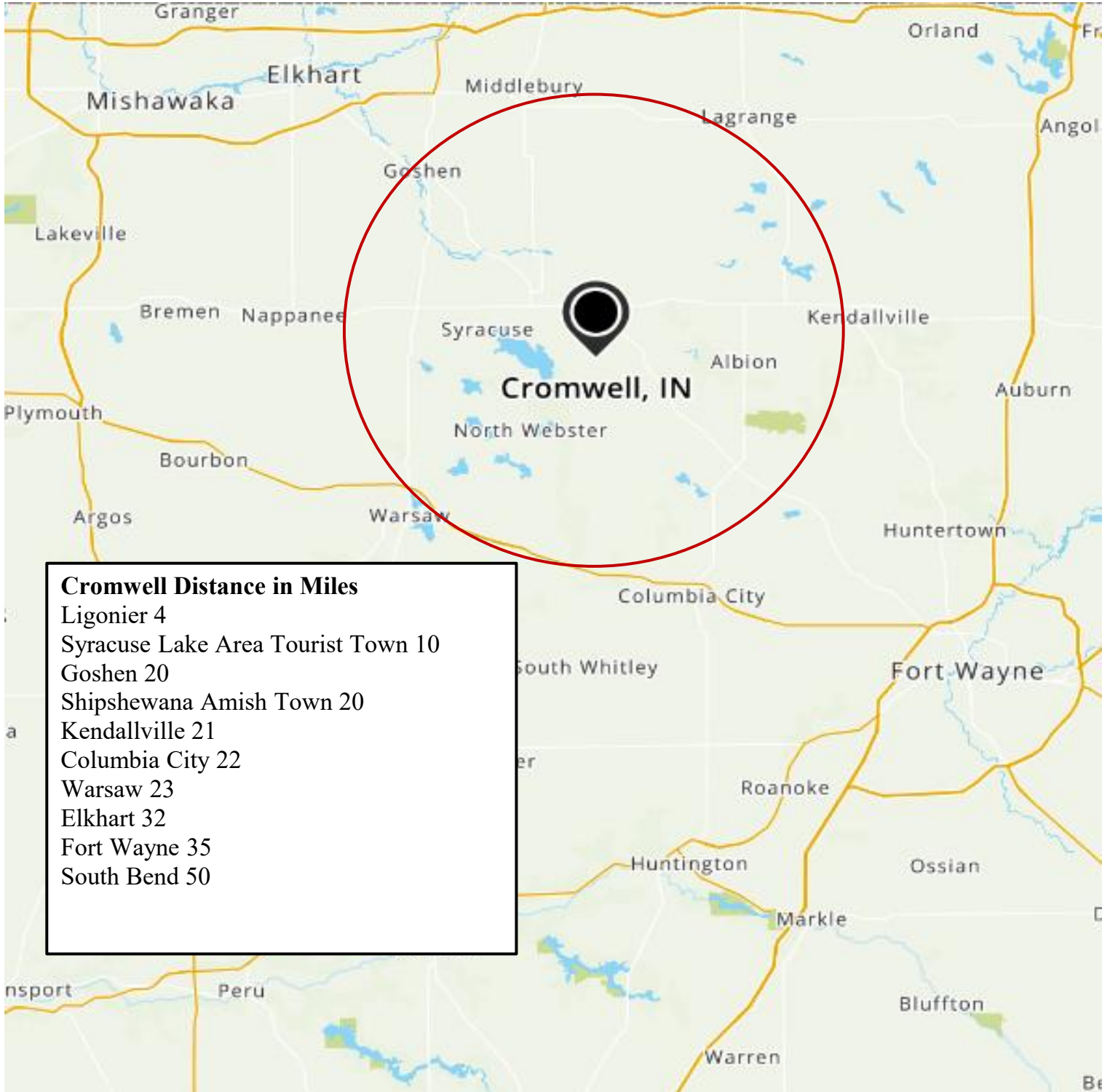
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MAPS



MAPS



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THREE BUILDING CAMPUS AS ENTIRE PURCHASE PACKAGE



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