



FOR SALE

602 FRIEND WAY
LEBANON, IN 46052

Prime Location with Interstate
Frontage Bordering the
LEAP District



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Broker Owner

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PLEASE DO NOT DISTURB
CURRENT BUSINESS.
CONTACT BROKER FOR ALL
SHOWINGS.

PROPERTY SUMMARY

Unlock the potential of this highly visible building situated on a 1.79 acre lot just off I-65 at exit 140 with approximately 210 feet of I-65 frontage bordering the fast-growing LEAP Innovation District. 3 Wash bays, office, storage/conference rm, mezzanine for storage, equipment rm & break rm. Positioned along a major interstate corridor, with easy on /off access, this versatile property is ideal for a wide range of uses.

Square Footage: 10,400

Lot Size: 1.79 acres

Zoning: GB general business

Year Built: Original Building 1999

Expansion, 2016

Sale Price: **Reduced \$1,998,000**

ADDITIONAL INFORMATION

Drive-in Doors: 4-14'x16', 2-14' x 17'

Power: 3 phase 400 amp 225 amp

Clear height: 16' and 17'

DISCLAIMER

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/Tenant must verify the information and bears all risk for any inaccuracies.

AERIAL



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