

150 W. CLINTON ST.

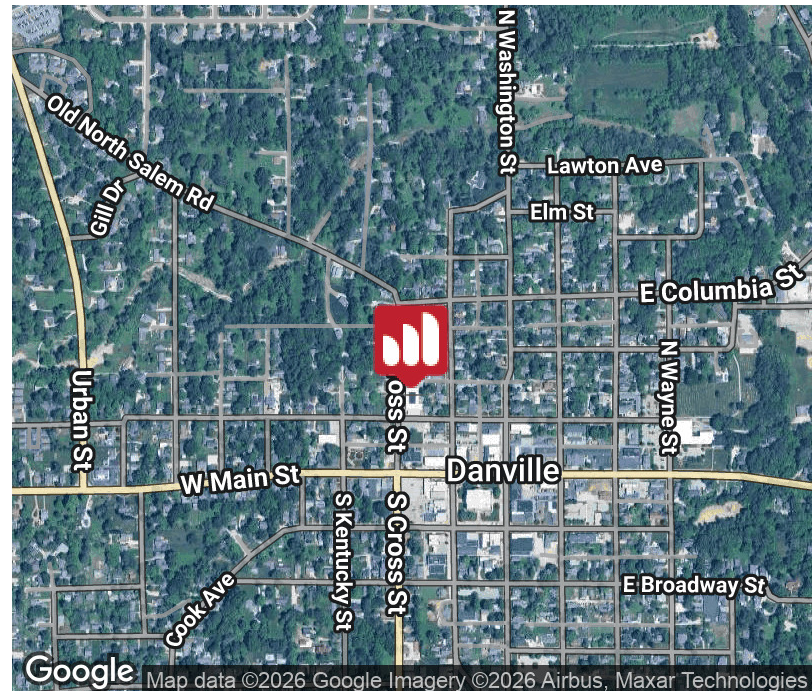
Danville, IN 46122

FOR SALE



PROPERTY HIGHLIGHTS

- 10,985 SF industrial/flex space
- For Sale \$1,300,000
- Direct access to SR 39 and US-36
- Ample parking for employees & visitors
- Ideal for industrial or flex space applications & a great owner-user opportunity
- Two drive-in doors
- Fully Occupied:
- Environmental Testing Firm (9,450 SF) - Willing to vacate early
- Specialty Food Retailer (1,535 SF)



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PROPERTY DESCRIPTION

Discover an exceptional opportunity with this 10,985 SF industrial/flex property in Danville, IN. This meticulously maintained building offers a versatile layout, making it ideal for various industrial and flex space applications. This property presents a compelling investment/owner-user opportunity for those seeking prime industrial/flex space in the Danville area. The vacant lot on the north side of the building boasts ample parking. The building has 7,676 SF of office space & 3,309 SF of warehouse space.

LOCATION DESCRIPTION

Situated in a prime location, just two blocks from Town Square in Danville, IN, the area offers a blend of historical charm & modern appeal. Enjoy the convenience of easily accessible dining & retail options. Engage with the local community at the historic Hendricks County Courthouse & take advantage of the town's welcoming atmosphere. With close proximity to major roadways & amenities, the area provides a strategic advantage for investors seeking a bustling locale for a flex building investment. Building is just off of SR 36. Danville is approx. 20 miles west of Indianapolis.

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