

For Sale / Lease | Flex Industrial with Office, Storage and Repair Bays

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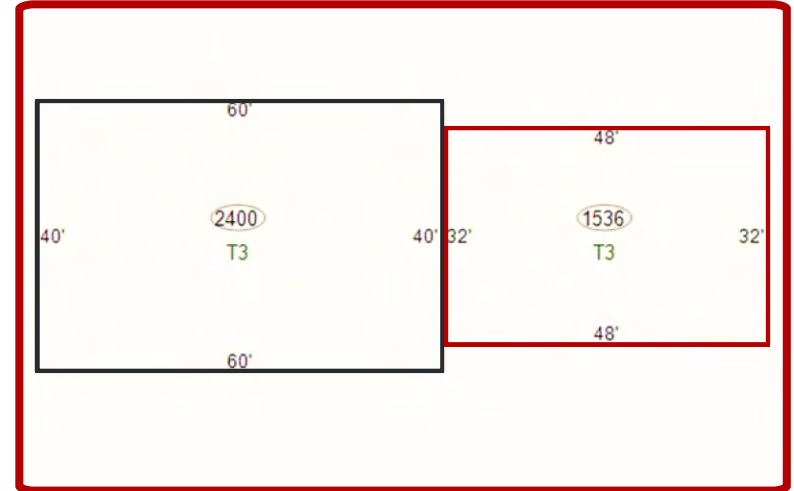
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Property Overview

» 1367 E Us Hwy 40, Brazil, IN 47834 | **±3,936 SF Building** | **±1.00 Acre Lot** | **Built in 2016**



Truck Repair Shop and Parking
Current Use



High Ceiling Bay: ±2,400 SF
Secondary Bay and Office: ±1,536 SF

» Ideal Uses - Ready for Immediate Occupancy

- **Trucking & logistics operations**
- **Auto repair or diesel mechanics**
- **Equipment rental or contractor shop**
- **Contractor's shop or supply yard**
- **Light manufacturing or assembly**
- **Warehousing & distribution**
- **Indoor storage / mini-warehouse**
- **Industrial product sales or supply**

Property Images



LET'S CONNECT

HERE'S HOW WE HELP YOU SUCCEED



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