

Industrial For Sale

Baker Commercial Real Estate

PO Box #163 Sellersburg, IN 47172 | 812-285-0900

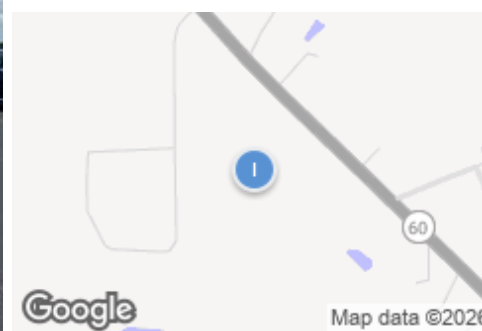
7,500sf Bldg, 3,100sf Hm, 17.5acre

13002 State Road 60, Memphis, IN, 47143

Industrial: Warehouse/Office For Sale

Prepared on June 01, 2026

1 of 1 Listings



Listing Details | Industrial For Sale

Secondary Uses	Land	Date Listed	5/27/2026
Total Available Space	7,500 SF	Last Modified	5/31/2026
Asking Price	\$1,575,000	Listing ID	44982368
Listing Price Per SF	\$210.00	Electric Service	Yes
Cap Rate (Actual)	-	Clear Height	16 ft
Total Expenses	\$4,897	Ceiling Height	-
Possession	To be agreed	Dock High Doors	-
Show Instructions	Call broker	Grade Level Doors	-
Tax Year	2025	Owner Occupied	Yes
Real Estate Taxes	\$4,897 in 2025	Parking Spaces	-
Vacant	No	Water	Yes
Available Date	Now	Sanitary Sewer	-
Days On Market	5 days		

Description

Exceptional opportunity to live and work on 17.5 secluded acres close to essential facilities, shopping, schools, roadways, approx. 13 miles to I-65 bridge to downtown Louisville, Kentucky.

This property features a 7,500sf industrial use steel building + 3,100+sf "like new" home on 17.5 beautifully developed acres.

The 7,500sf insulated Arco steel building features: 4 - 14' x 12' overhead doors (2 doors on each end allows drive thru of full-size tractor-trailers); garage finish epoxy flooring; 2 restrooms; finished office space w/kitchen; 3,000sf 2nd floor mezzanine storage area; security system w/cameras; internet & landline phone; generator; separate REMC electric service; paved front & gravel parking area; fenced with gated access; gas heat in warehouse/shop; HVAC in 3,000sf office/work areas; rear extension building 14' x 28'; separate outside 10' x 12' x 8' storage shed; air compressor w/inside air station; 3 phase converter; lighting throughout entire space.

The 3,100+sf home features: 1,883sf finished 1st floor area features 3 bedrooms, 2 full baths, kitchen, great room, dining room, foyer, laundry; + 1st floor 3 car garage & 12.5' x 12' screened porch (see floor plan drawing); walkout basement features: 1,225sf finished with bedroom, full bath, family room, utility garage, large unfinished storage area; other amenities include: TREX decking & steps, generator, water softener, wood floors in kitchen, dining & bedrooms, frameless

shower, jetted tub, jellyfish outdoor lighting, security system w/cameras, soft close cabinets, gutter guard, internet landline phone, paved driveway, gated access & fenced, appliances include: refrigerator, dishwasher, electric stove top and microwave combo in wall.
Home and building are located on a separately parceled 8 acre site; the 9.507 acres are on a separately parceled site that has white oak trees and a small creek.

Property Features

Location Details

Address	13002 State Road 60, Memphis, IN, 47...
County	Clark

Parcels	100201100098000026
Name	13002 State Road 60

Building Details

Sub Type	Warehouse/Office
Building Status	Existing
Building Size	7,500 SF
Land Size	8 Acres / 348,480 SF
Number of Buildings	1
Number of Floors	1
Year Built	2015
Primary Constr. Type	Steel
Occupancy Type	Single Tenant
Yard	Yes: Fenced and Paved
Electricity	Yes
Clear Height	16 ft
Ceiling Height	-
Dock High Doors	-

Grade Level Doors	-
Cross Dock Doors	4
Sprinklers	-
Industrial Space	4,500 SF
Water	Yes
Industrial Office SF	3,000 SF
Mezz. Unfinished SF	3,000 SF
Restrooms	2
Air Conditioned	Yes
Heated	Yes
Security System	yes
Owner Occupied	Yes
Warehouse HVAC	No

Property Listings

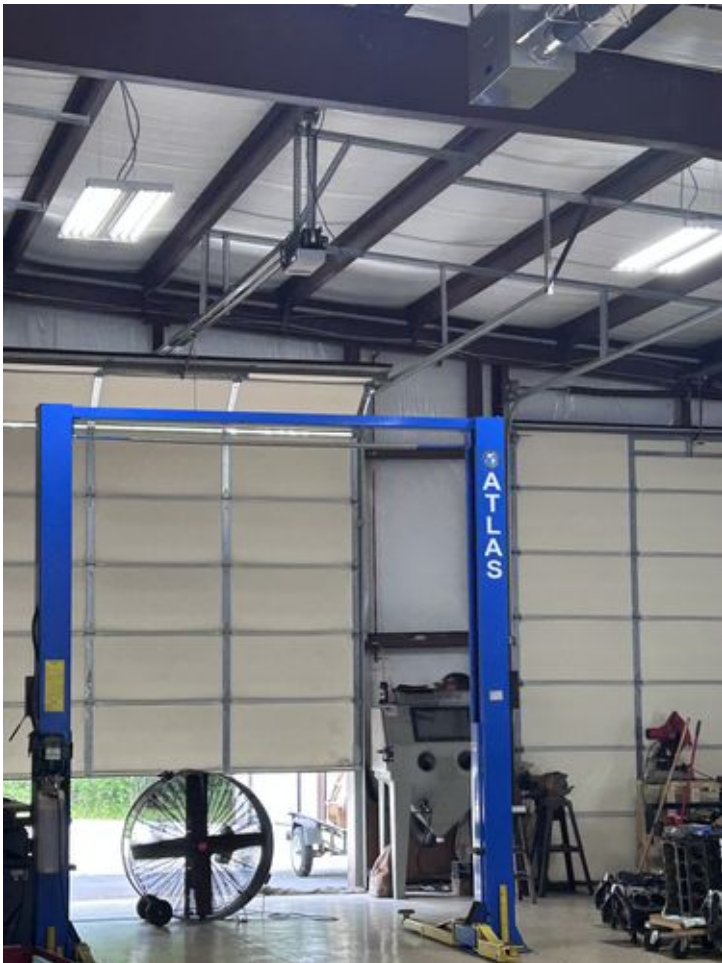
1 Listing | 7,500 SF | \$1,575,000

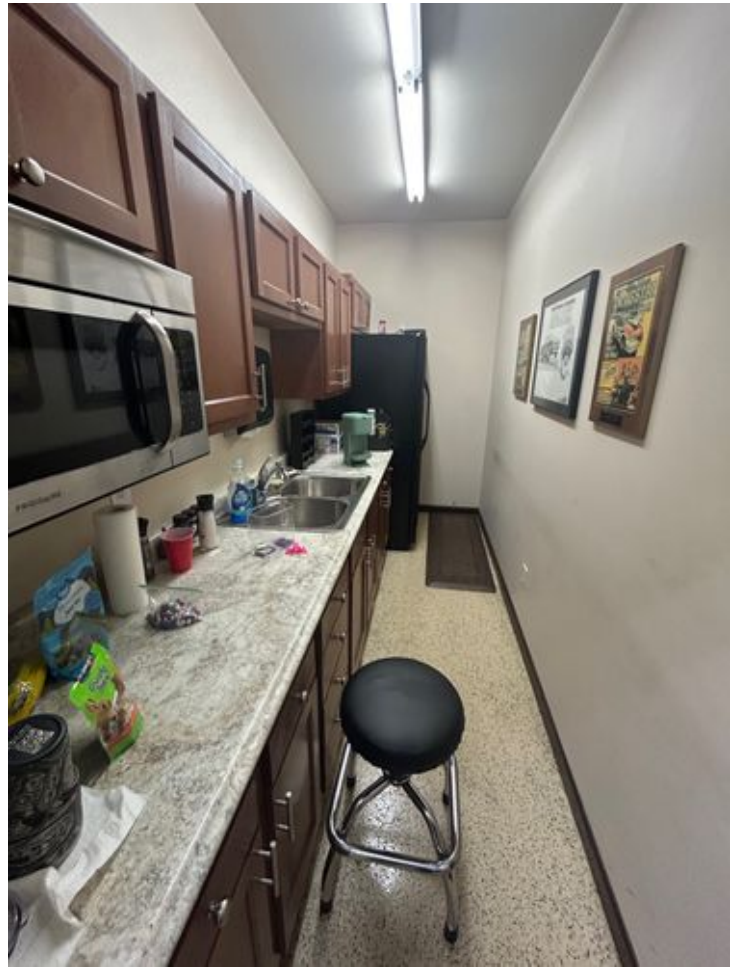
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Industria...	-	7,500 SF	\$1,575,000	Now	-	-	-	-	-	-

Additional Photos

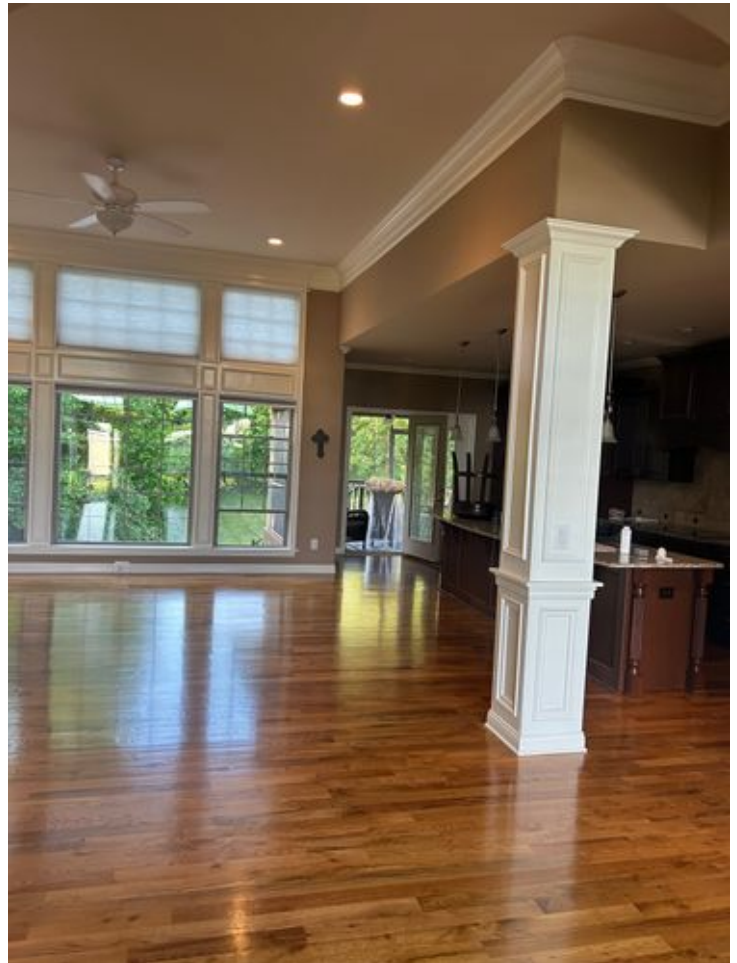






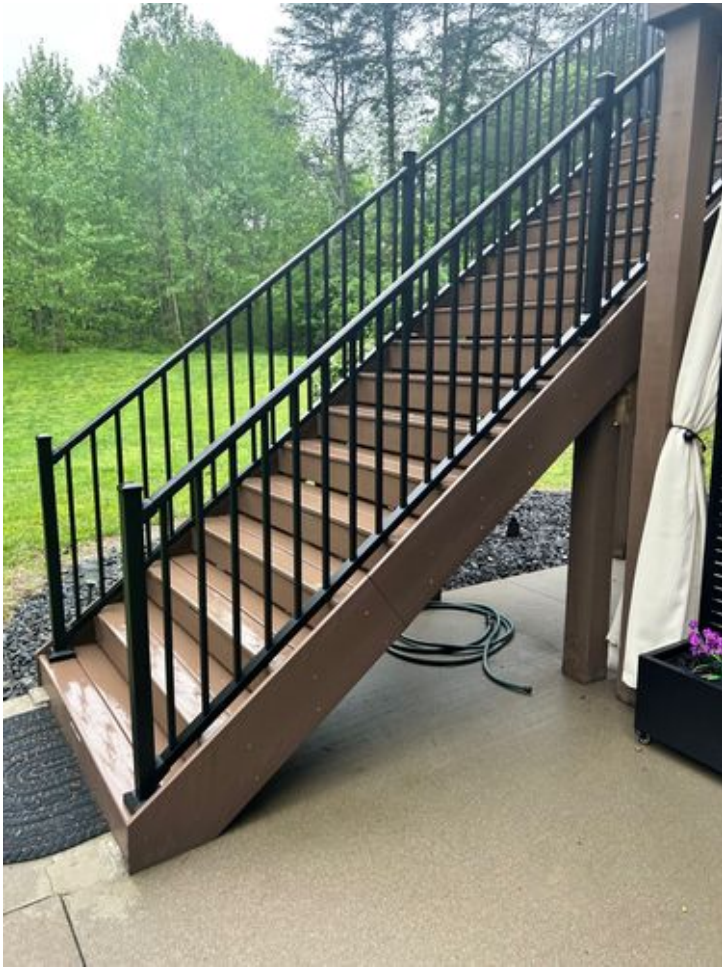






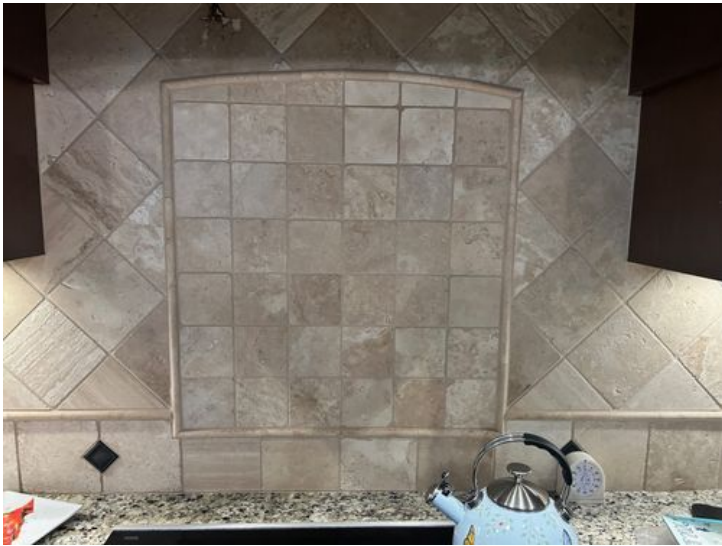
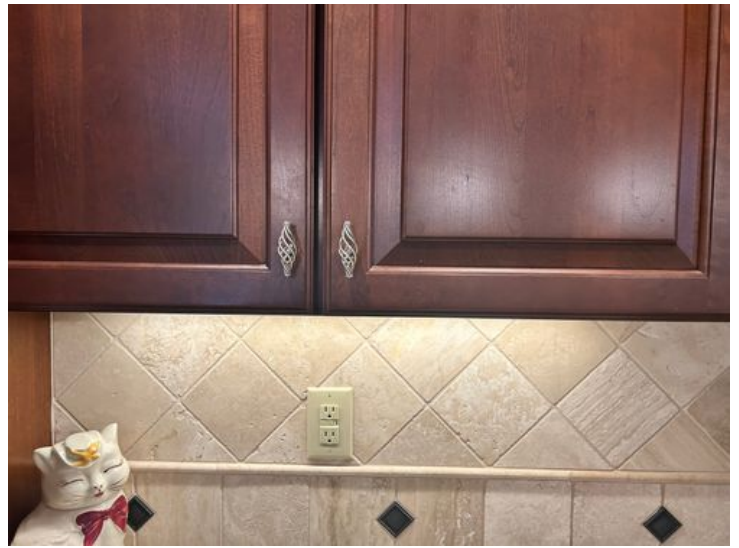
















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