

FOR SALE - INDUSTRIAL / MULTI-TENANT

204 S MCCREARY ST, FORT BRANCH, IN 47648



This industrial property features three buildings totaling 15,434 SF, formerly occupied by Illinois Fibre Specialty Co. Inc. for the fabrication of automotive foam cushions. The property has since transitioned into a multi-tenant investment, accommodating a variety of end users. Each building offers separate utility configurations, providing flexibility for both investors and owner-users.

The main warehouse is just over 9,000 SF and is equipped with three-phase power, gas, water, and sewer, and includes a raised loading dock, two overhead doors, and a unique rooftop greenhouse above the office area. The two-story red brick building is just over 2,200 SF and features its own electric, water, and sewer meters, along with one overhead door. The red pole barn consists of approximately 4,000 SF and is serviced by its own single-phase electric meter and includes a large sliding entry door as well as one overhead door connected to the raised loading dock.

Ownership may consider selling the buildings individually. For more information, please contact the broker.

Property Details:

SALE PRICE:	\$300,000
TOTAL BLDG SF:	15,434
PROPERTY SIZE:	.41 ACRES
INCOMING POWER:	3-PHASE BLDG A
INCOMING POWER:	1-PHASE BLDG B & C
WATER / SEWER:	YES-BLDG A & B
LOADING DOCK:	SHARED BLDG A & C
BLDG A SF:	9,030
BLDG B SF:	4,160
BLDG C SF:	2,244
CLEAR HEIGHT:	TBD
ZONING:	C4



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Additional Exterior Photos



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Interior Photos Building A



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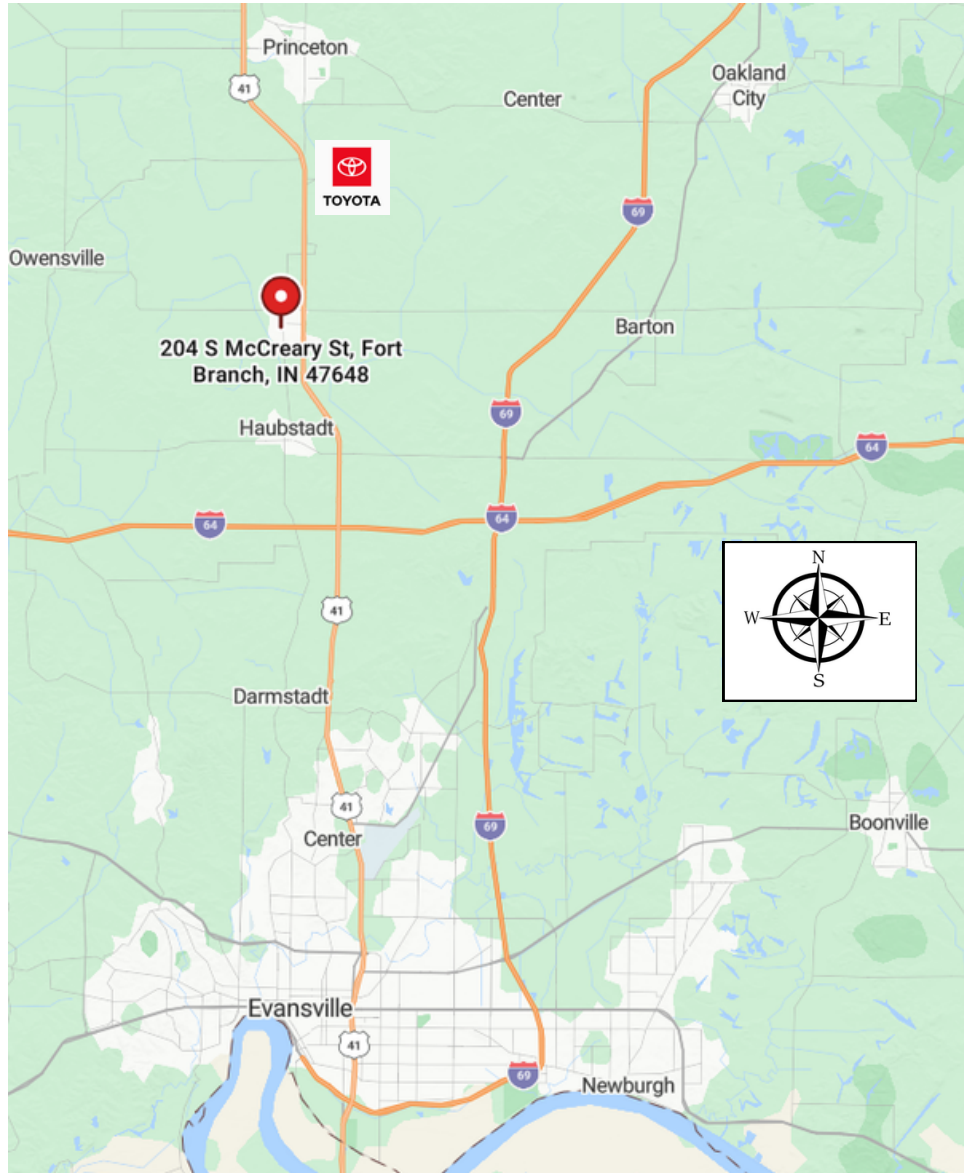
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Location



Located just 20 minutes north of Evansville and only 9 minutes from Toyota Motor Manufacturing's Indiana plant.



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