

SALE

**+/- 35,000 SF Two-Building
Industrial Site on 2.46 AC**

1301 SOUTH 6TH STREET

Noblesville, IN 46060

PRESENTED BY:

**JESS LAWHEAD, SIOR, CCIM,
CBI**

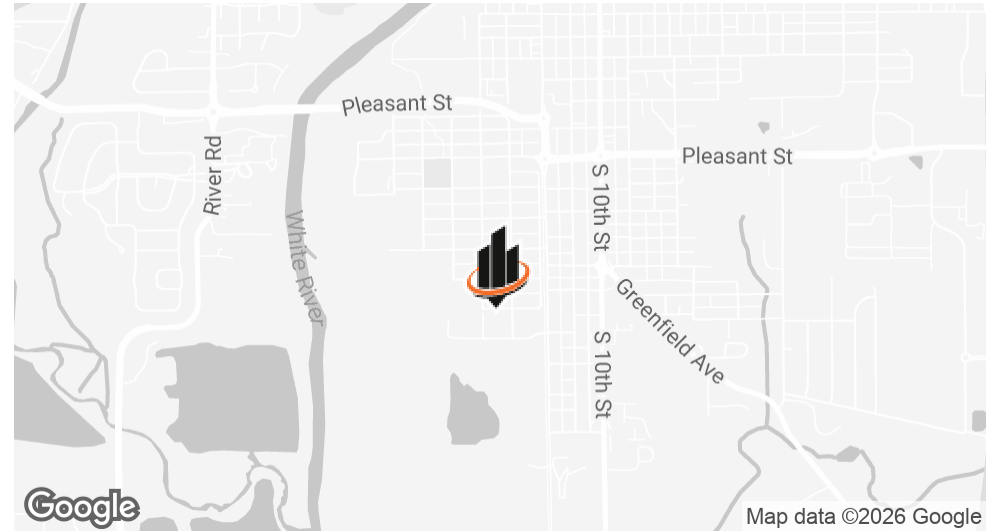
Phone: 317.447.4403

jess.lawhead@svn.com

IN #RB14047741



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,250,000
LOT SIZE:	2.46 Acres
BUILDING SIZE:	35,000 SF
ZONING:	I-2

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PROPERTY HIGHLIGHTS

- 35,051 SF two-building industrial property situated on 2.46 acres
- Main building totals 26,091 SF including 21,622 SF of manufacturing space and 4,469 SF of office space. Office area features nine (9) private offices, conference room, file room, and dedicated reception area
- Manufacturing area constructed of block, offering both heat and A/C, 14-16 ft clear heights, three (3) additional offices, breakroom, one (1) loading dock, and two (2) 10-foot service doors with openers
- Second building totals 8,960 SF and includes a cold storage warehouse with dedicated air compressor room
- Paved surface parking for approximately 20 vehicles, outdoor storage between buildings, ample fenced outdoor storage and/or parking, with convenient access to State Road 37 and Interstate 69
- Power: 3 Phase, 240 V

OFFICE



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WAREHOUSE



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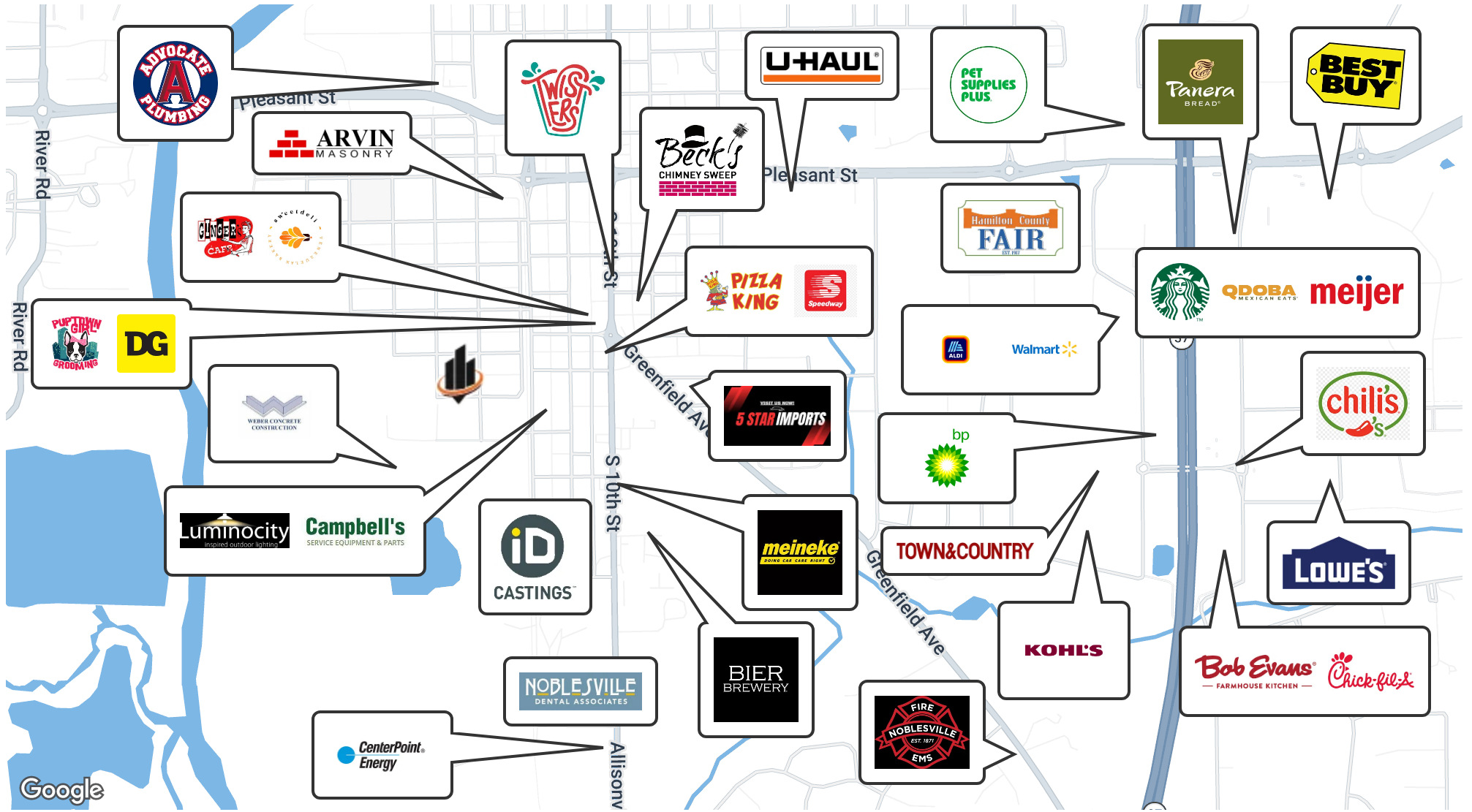
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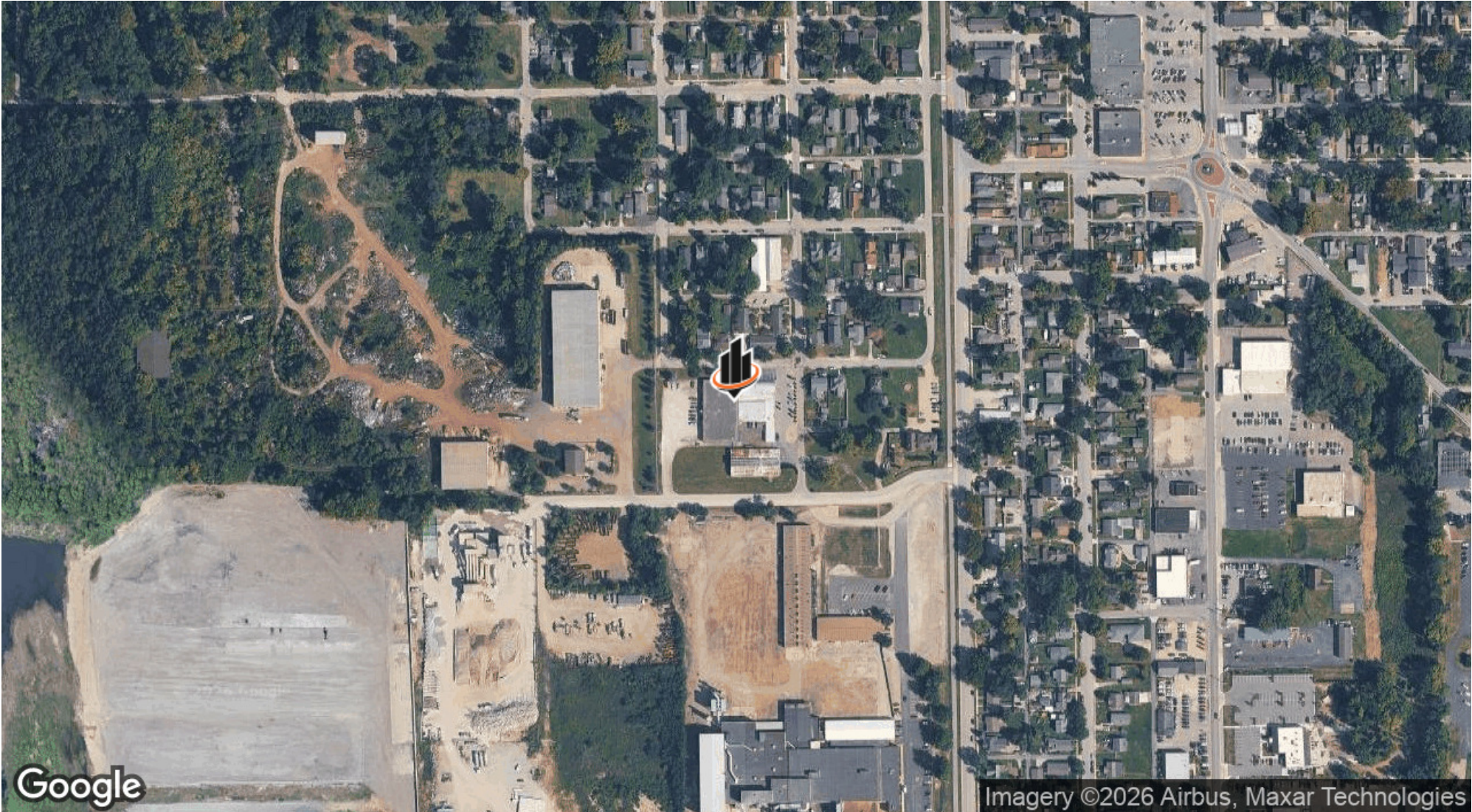
RETAILER MAP



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LOCATION MAP



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