

Heavy power flex-industrial building

Ideal for owner-occupants



For Sale

1815 Touby Pike

Kokomo, IN 46901

**AVISON
YOUNG**

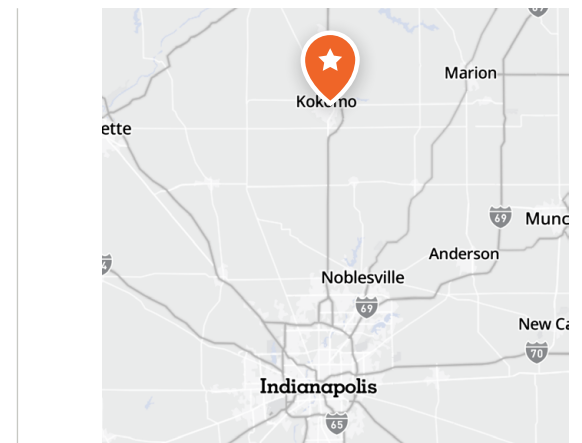
Property details

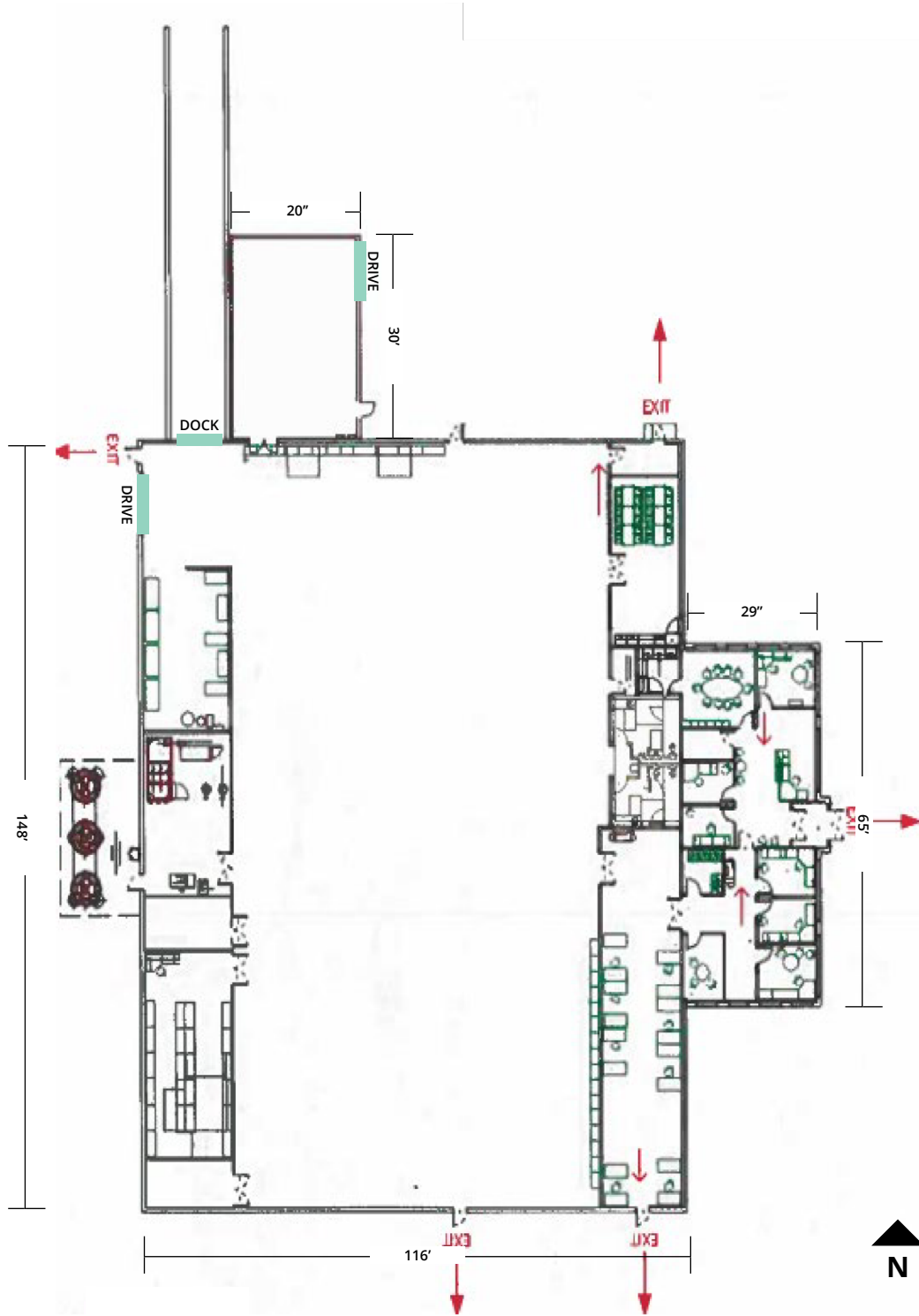
1815 Touby Pike, Kokomo, IN



21,187± sf owner-user opportunity in Kokomo's industrial corridor

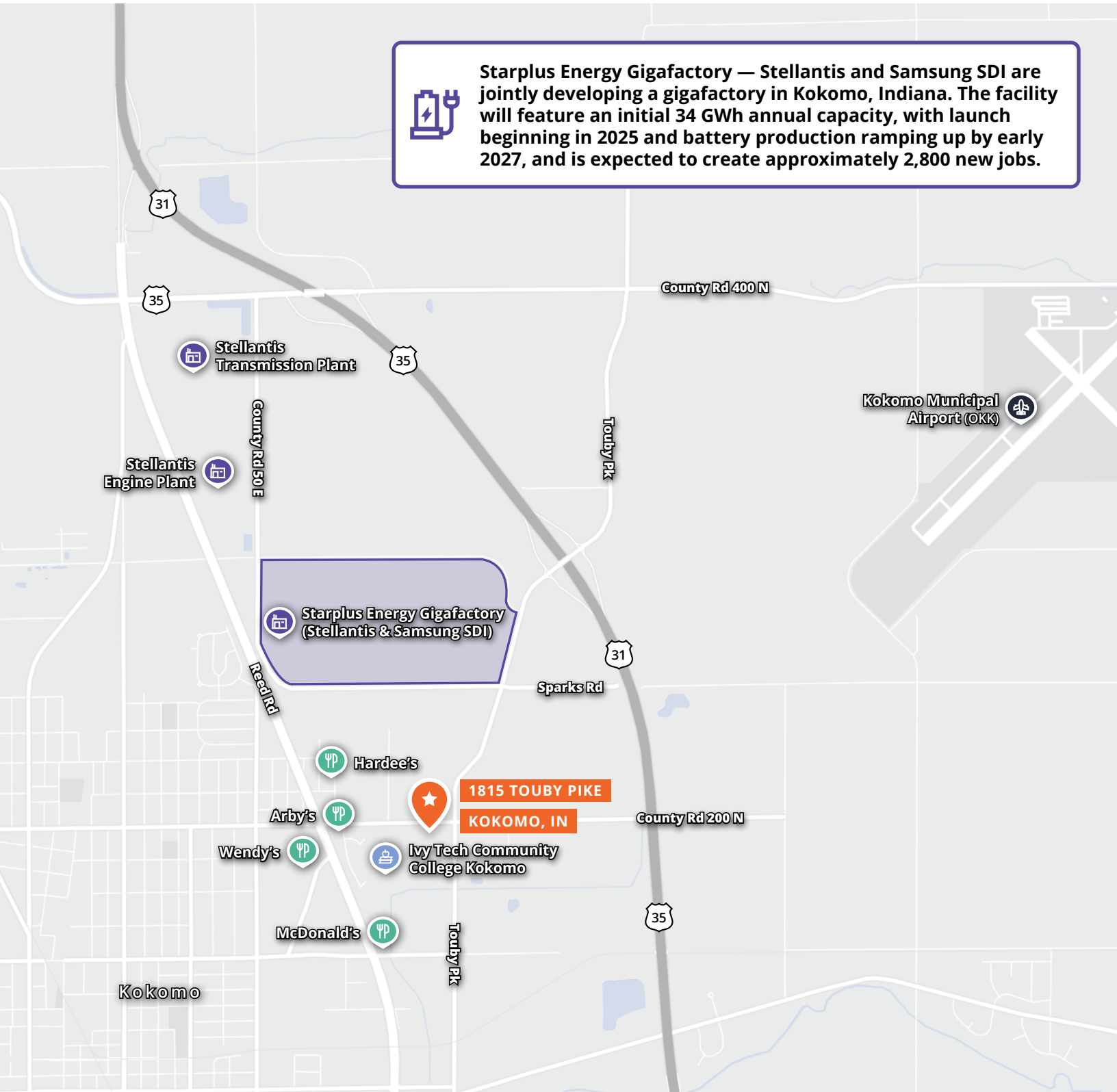
- 21,187± sf flex-industrial building on 2.74 acre corner lot
- 4,000-amp / 480V power suited for manufacturing or heavy users
- 15' clear at eaves; 19' clear at peak
- 1 dock door and 2-10' high overhead door
- Excellent truck access with full concrete paving, plus partially fenced
- 3-minute drive to Starplus Energy Gigafactory and US 31/US 35 interchange

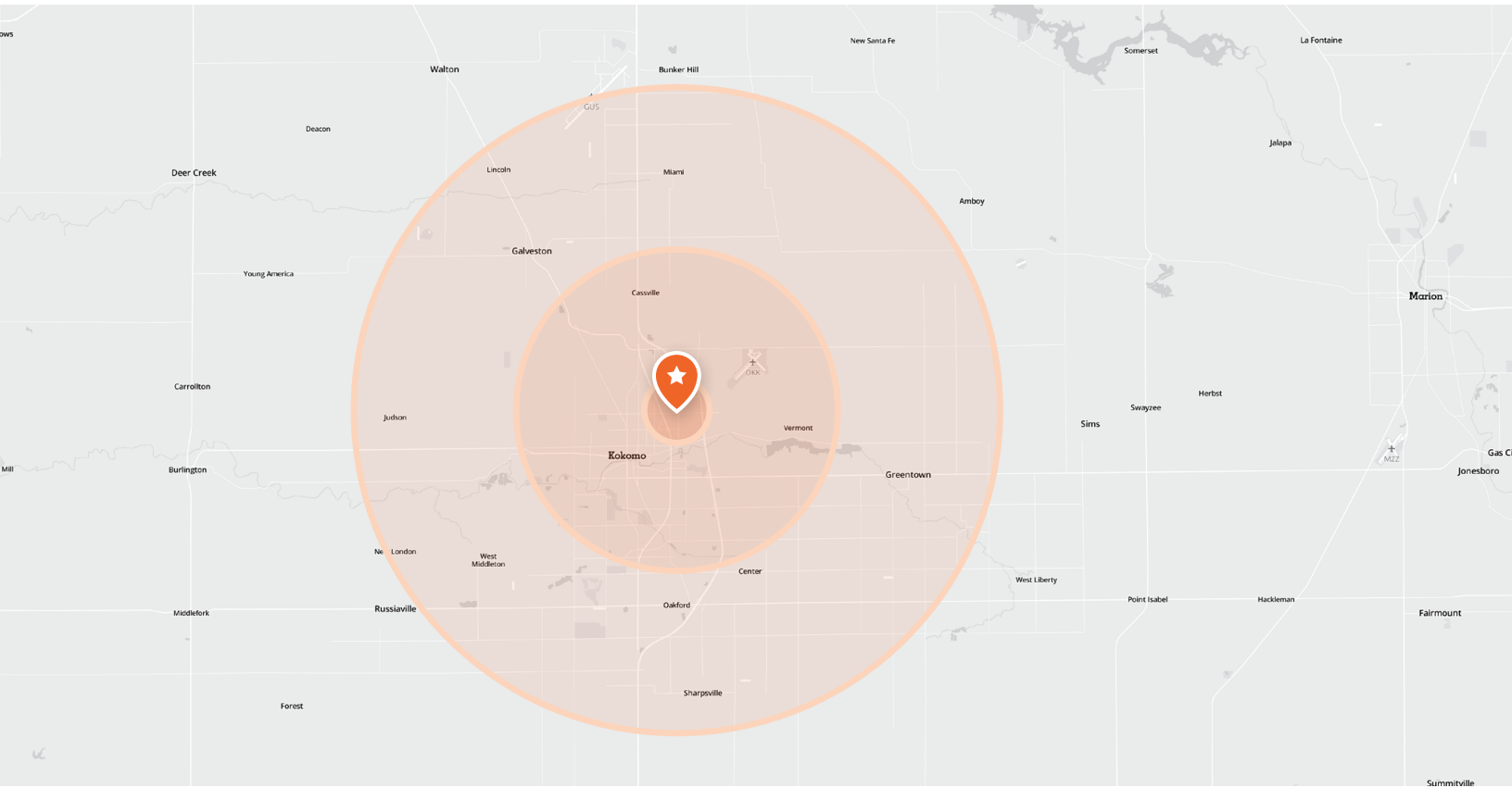






Starplus Energy Gigafactory — Stellantis and Samsung SDI are jointly developing a gigafactory in Kokomo, Indiana. The facility will feature an initial 34 GWh annual capacity, with launch beginning in 2025 and battery production ramping up by early 2027, and is expected to create approximately 2,800 new jobs.





Population

1 Mile

5 Mile

10 Mile

Total Population	4,550	57,350	84,485
Median Age	37.5	38.7	40
Median Age (Male)	35	36.9	38.7
Median Age (Female)	39.9	40.5	41.4

Households & Income

1 Mile

5 Mile

10 Mile

Total Households	1,951	25,399	36,244
Average Household Size	2.3	2.2	2.3
Average Household Income	\$61,638	\$75,016	\$85,788
Median Home Value	\$85,900	\$149,394	\$170,609

Source: Avison Young Technologies

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