

**NEWMARK**



**1930 N MONTGOMERY ROAD**  
**GREENSBURG, INDIANA 47240**

# PROPERTY SUMMARY



## PROPERTY OVERVIEW

Located less than 60 miles from both Cincinnati and Indianapolis on 9.88 acres along Interstate 74 in Greensburg Indiana, this heavy-power industrial property offers 32,640 SF of space for manufacturing, distribution, assembly or storage needs. The warehouse features ceiling heights of 24', three grade-level doors, abundant dock loading, 3-phase power, and LED lighting throughout. The office area includes private offices, a conference room, reception area, a break room and locker room facilities. The property also features a large laydown yard with raised pads for equipment or tank storage, and excess land for future expansion.

## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	32,640 SF
<b>LOT SIZE:</b>	9.88 Acres
<b>PRICE:</b>	\$1,950,000 (\$60/SF)
<b>YEAR BUILT:</b>	1991
<b>ZONING:</b>	I-2

## PROPERTY HIGHLIGHTS

- 24' Ceiling Height
- 2,240 SF Office Space
- 30,400 SF Warehouse Space
- (10) 9'x10' Dock High Doors with levelers and shelters
- 600 Volt stepped down to 480, 3 Phase +/- 2,000 Amps
- Pneumatic Air Lines
- ±18,000 Paved Laydown Yard
- 4" Natural Gas Main Supply
- LED Lighting
- Security Cameras
- 8" Slab Thickness

# PROPERTY SUMMARY



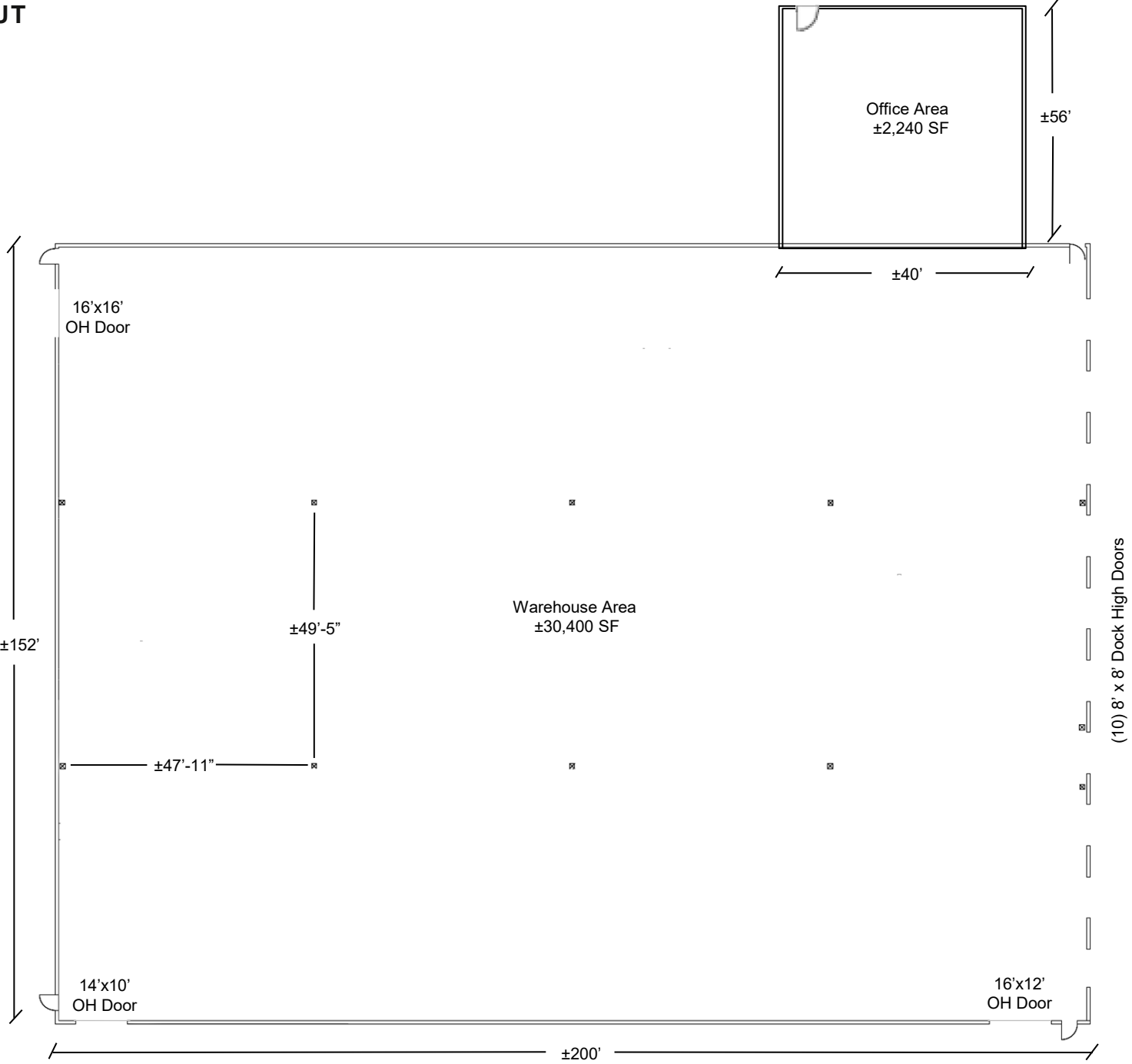
## LOCATION INFORMATION

<b>STREET ADDRESS</b>	1930 N Montgomery Road
<b>CITY, STATE, ZIP</b>	Greensburg, Indiana 47240
<b>COUNTY</b>	Decatur
<b>TOWNSHIP</b>	Washington
<b>PARCEL ID</b>	16-06-36-000-001.130-016
<b>CROSS-STREETS</b>	Interstate 74 and Indiana State Road 3

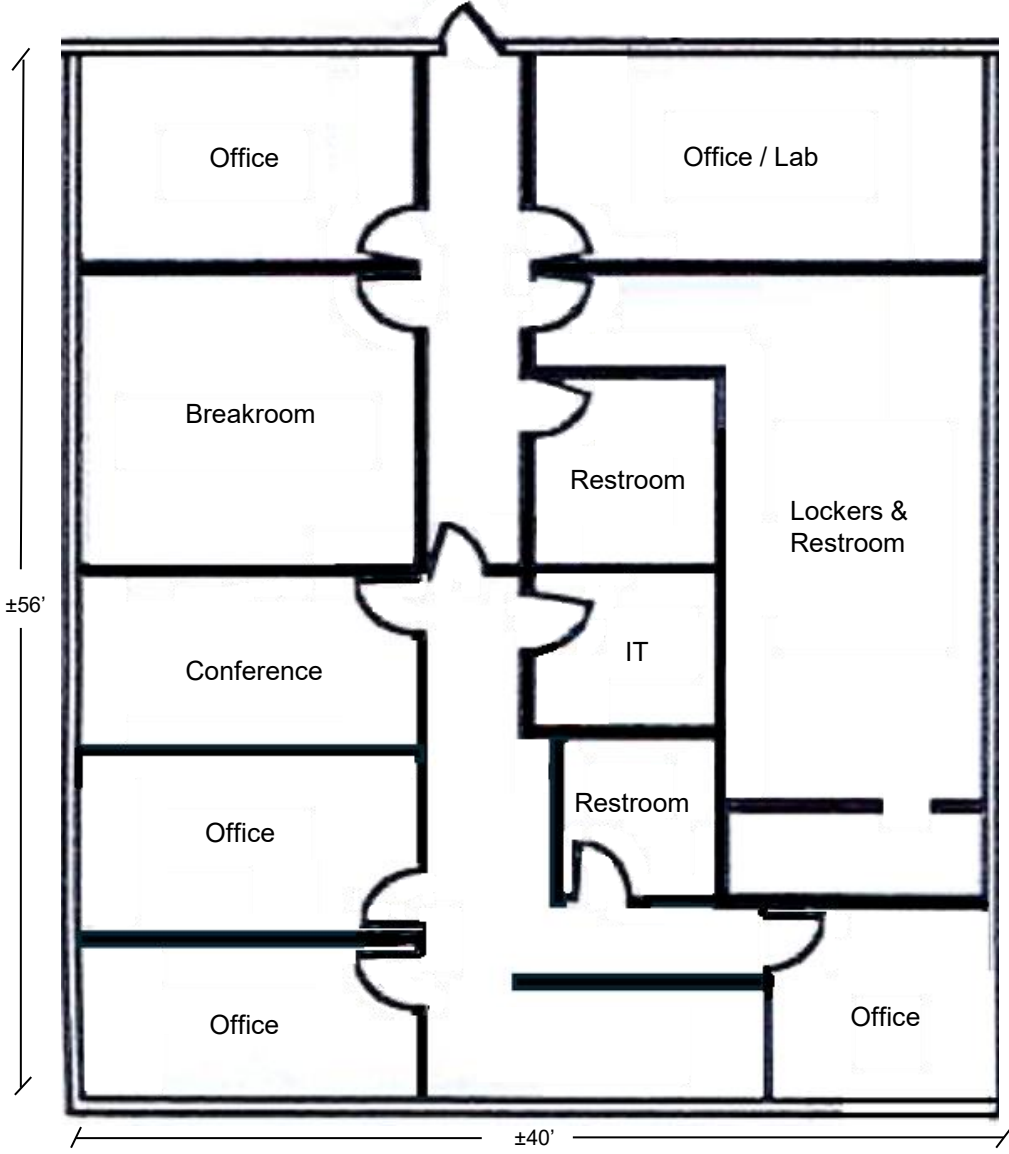
## BUILDING INFORMATION

<b>BUILDING CLASS</b>	B
<b>OCCUPANCY %</b>	0.0%
<b>2024 PROPERTY TAXES</b>	\$20,054.12
<b>COLUMN SPACING</b>	50'' x 5' (approx)
<b>GRADE LEVEL DOORS</b>	Three (3) Oversized
<b>NUMBER OF FLOORS</b>	1
<b>CAR PARKS</b>	21 Striped (expandable)
<b>TRUCK COURT DEPTH</b>	125'

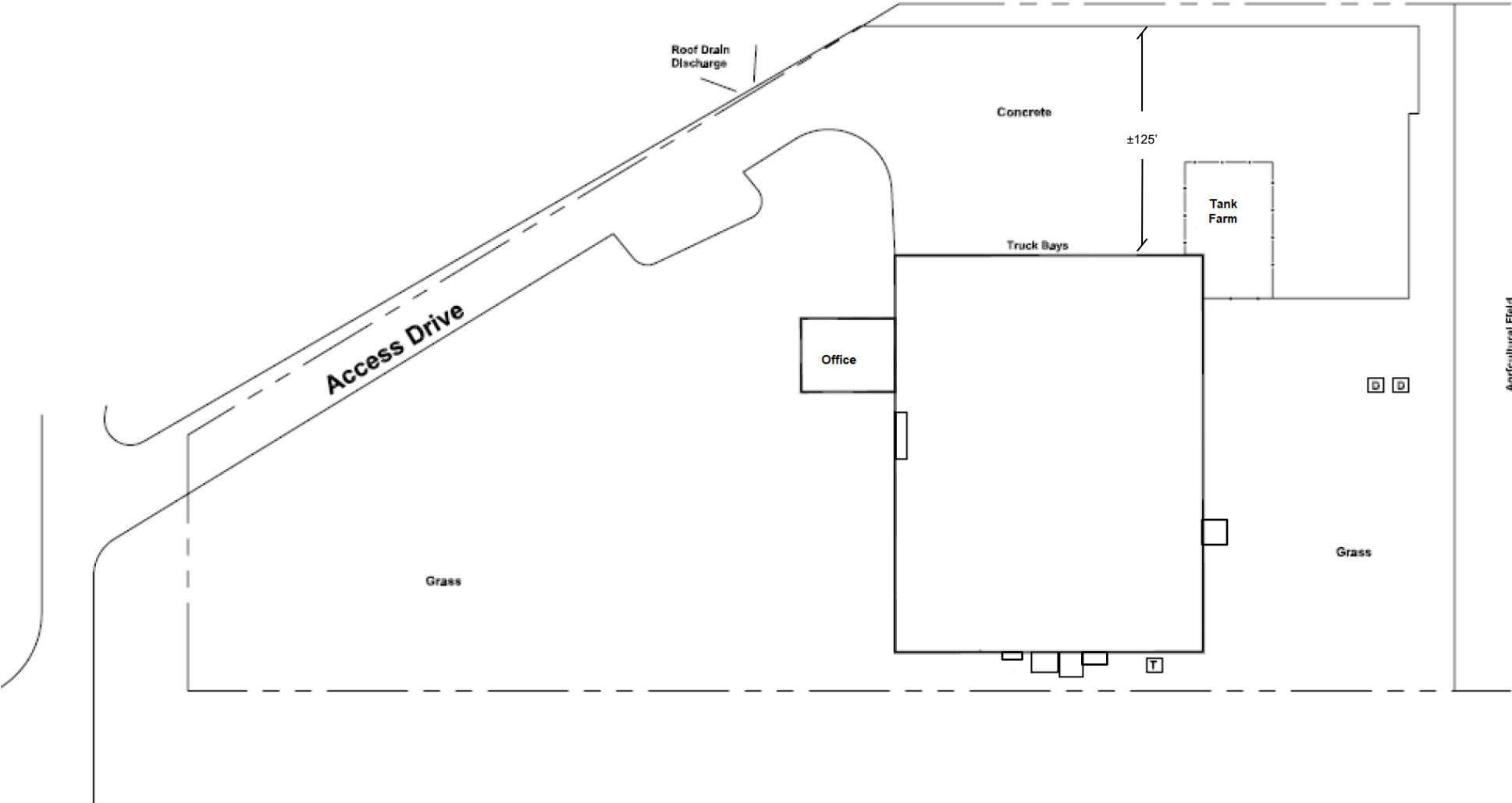
# BUILDING LAYOUT



OFFICE LAYOUT



**SITE PLAN**



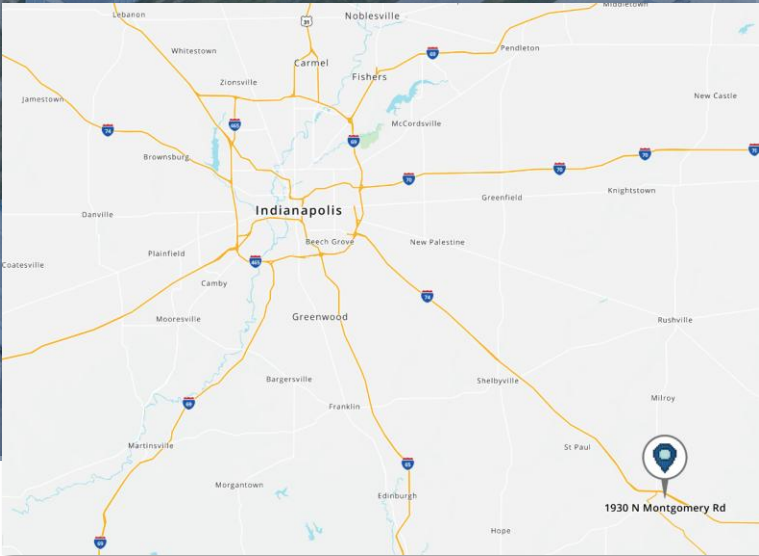
EXTERIOR PHOTOS



INTERIOR PHOTOS

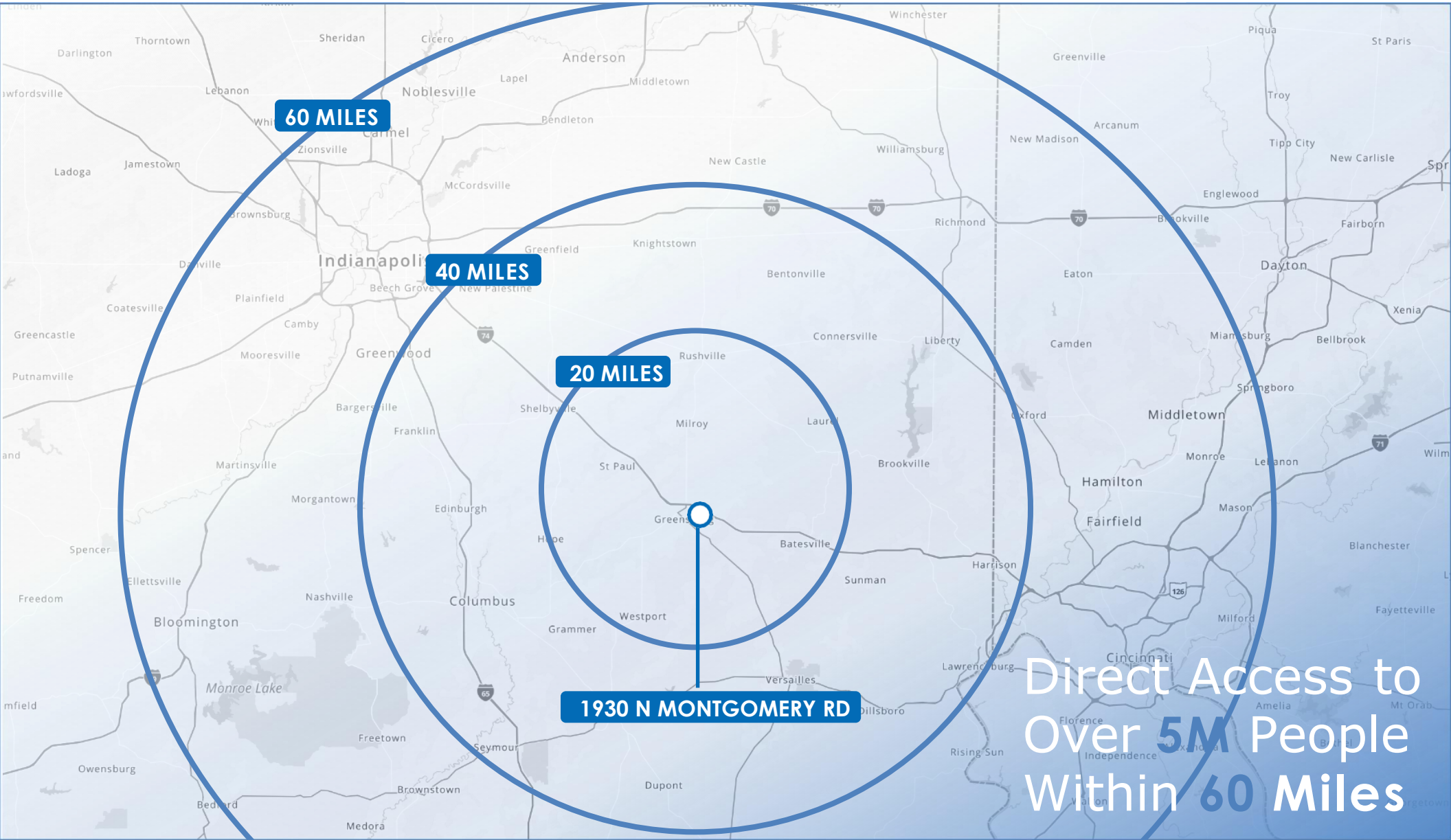


# PROPERTY BOUNDARY



1930 N Montgomery Road | Greensburg, Indiana 47240

# REGIONAL MAP



Direct Access to  
Over **5M** People  
Within **60** Miles



*For Additional Information, Please Contact:*

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