

INDUSTRIAL SPACE FOR SALE

10758 CR-2
Middlebury, IN

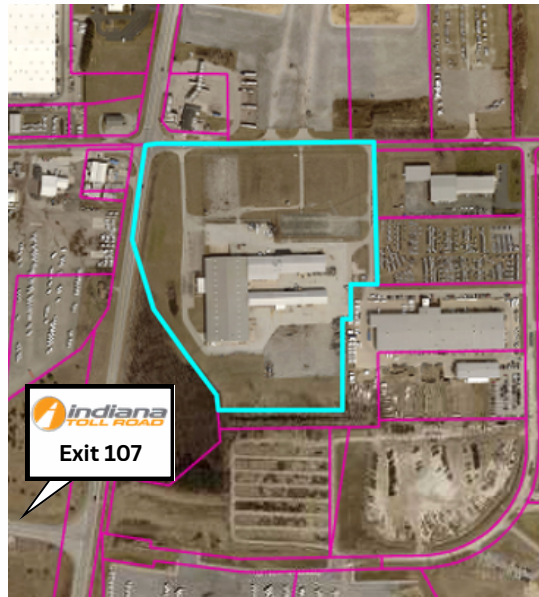


141,408 SF Total Space | For Sale: \$8,995,000



Property Highlights

- Excellent manufacturing space located just off the I-80/90 toll road.
- 141,408 Total SF
- 4,000 SF Office Space (included in total SF)
- 26.71 Acres
- 16-20' Clear Height
- 5 Dock Doors with Levelers
- 28, 14' Grade Level Doors
- Power/Electric: 3 Services
 - 1 – 1200 Amps/480-V
 - 1 – 500 Amps/480-V
 - 1 – 800 Amps/480-V
- Cambridge Heating Units (Warehouse)
- Forced-Air Heating and Central Air (Office)
- LED Lights
- ESFR Sprinklers
- Dust Collection System
- Taxes 2025, Payable 2026: \$46,481.92



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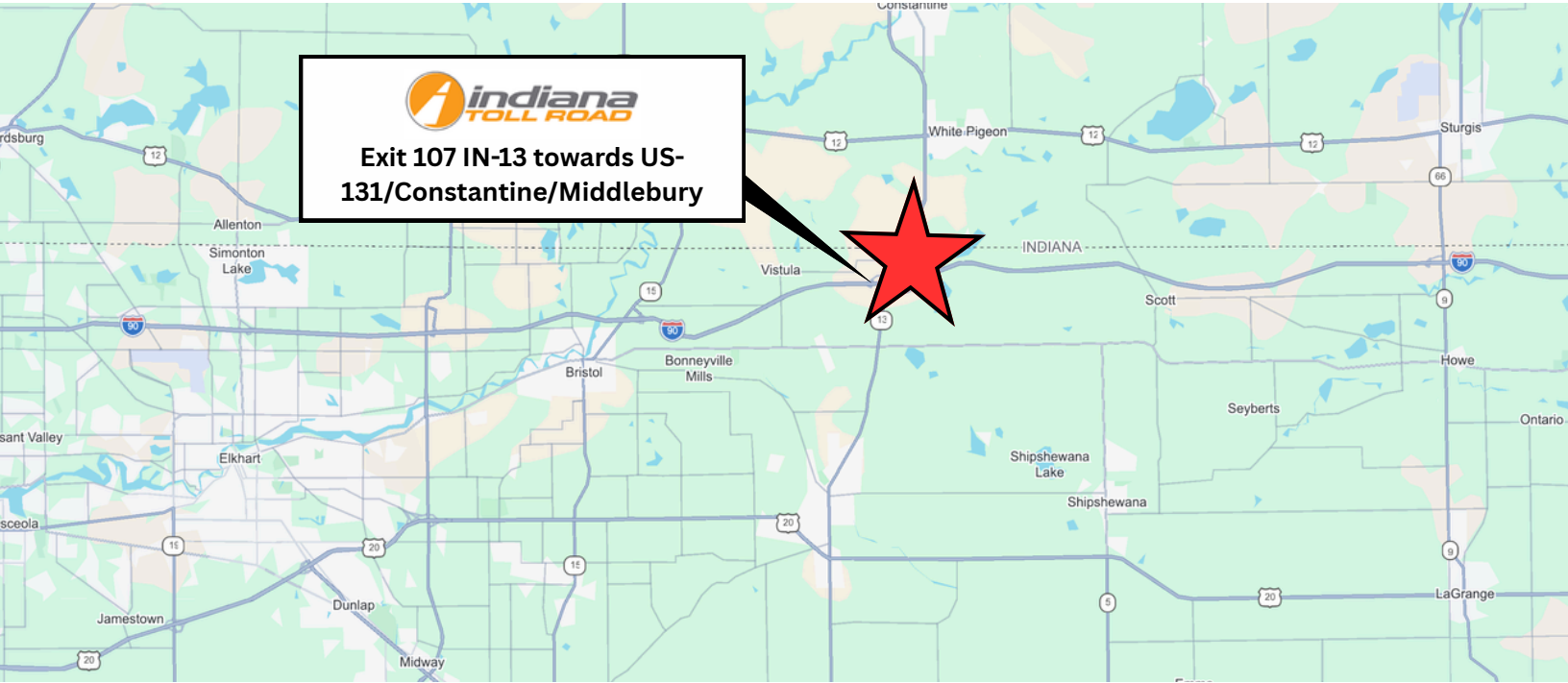


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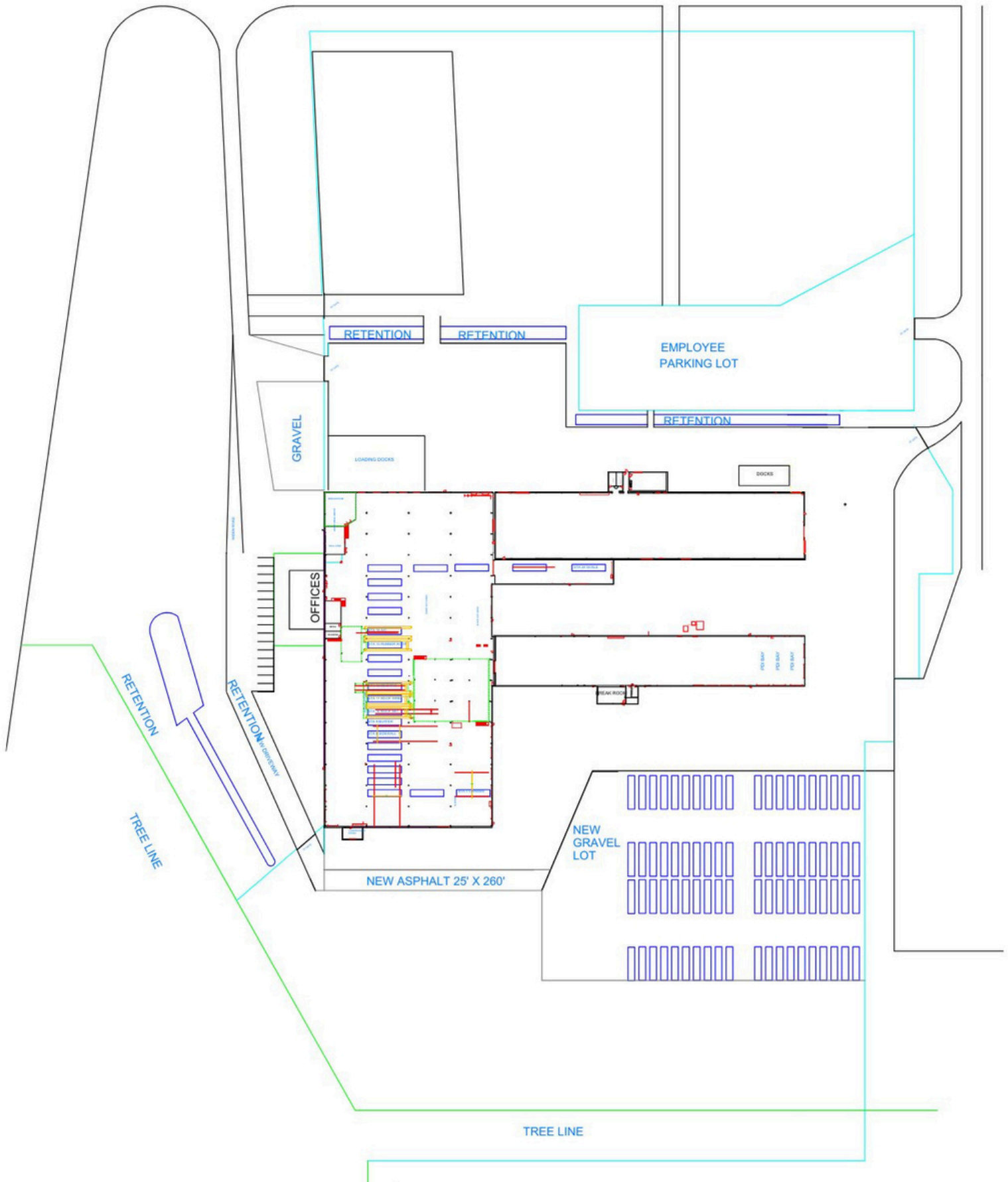
10758 CR-2, Middlebury, IN

LOCATION





FLOOR PLAN





10758 CR-2, Middlebury, IN

INTERIOR

