

For Sale/Lease



Central Indiana Manufacturing & Warehouse Facility



801 Berryman Pike

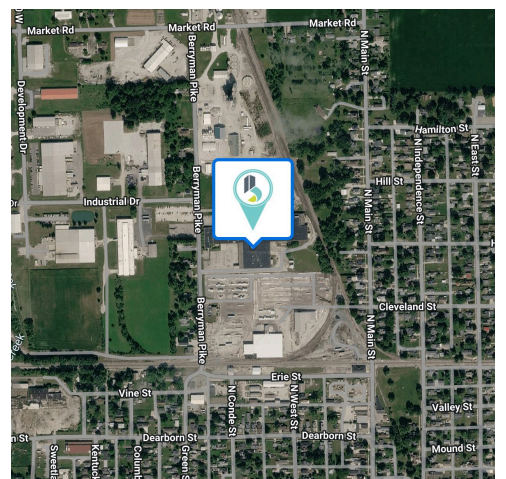
Tipton, IN, 46072-8492

Situated as the second-largest facility in Tipton County, this property is being offered for sale/lease! Not only does this opportunity suit wonderfully for a prospective owner/user or third-party investor, it features a facility that has served as a steel manufacturing and stamping plant for over (70) years and boasts flexibility for alternative high-production uses in a growing labor market. Located in the heart of Tipton, positioned less than (10) minutes from a major U.S. highway, this offering features a large tract of land with sufficient parking, but also allows room for growth of the improvement or parking allocation. This property is currently vacant and is immediately available for occupancy!

Sale Price Subject to Offer

Lease Price \$3.00/SF (NNN)

Building Size 182,238 SF



Mitch Doner

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Executive Summary

801 Berryman Pike, Tipton, IN 46072-8492



Property Highlights

- (7) Grade-Level Overhead Doors
- (4) Dock-Height Overhead Doors
- 18' - 24' Ceiling Heights
- 3-Phase Electrical Service
- Rail Service Nearby

Offering Summary

Building Size	182,238 SF
Lot Size	9.56 Acres
Price/SF	Subject to Offer
Year Built	1946
Zoning	I-2
Market	Central Indiana
Submarket	Tipton



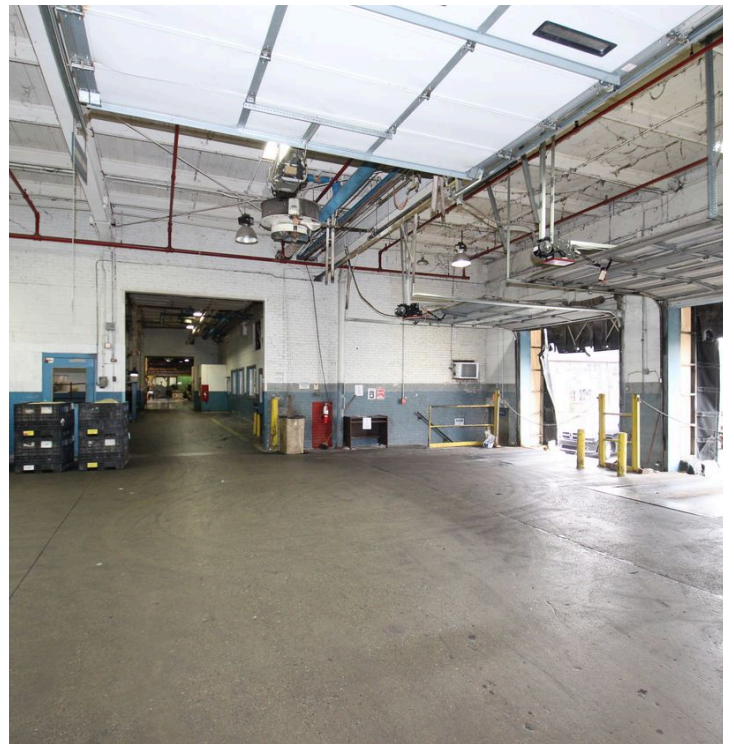
Exterior Photos

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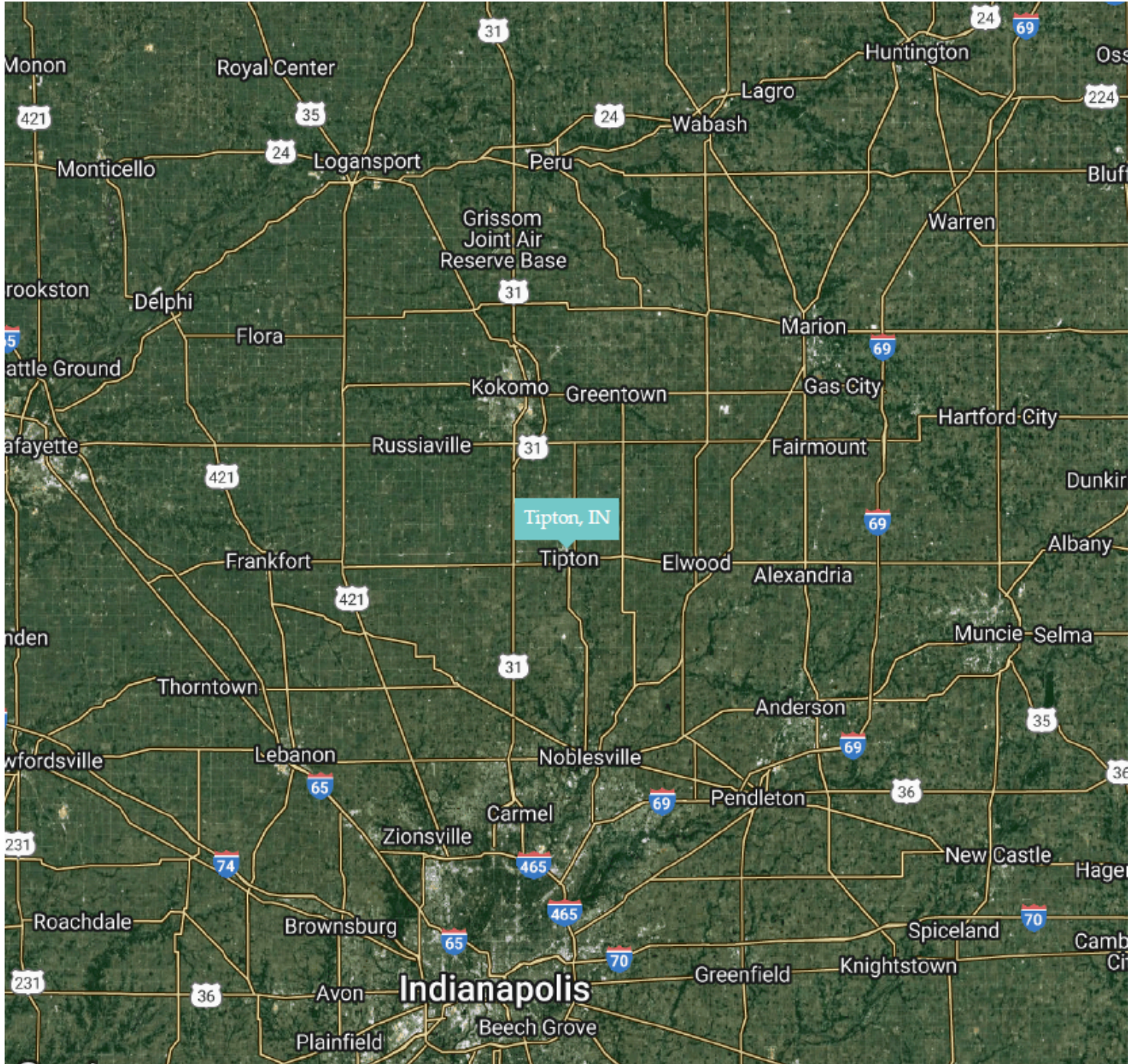
Interior Photos

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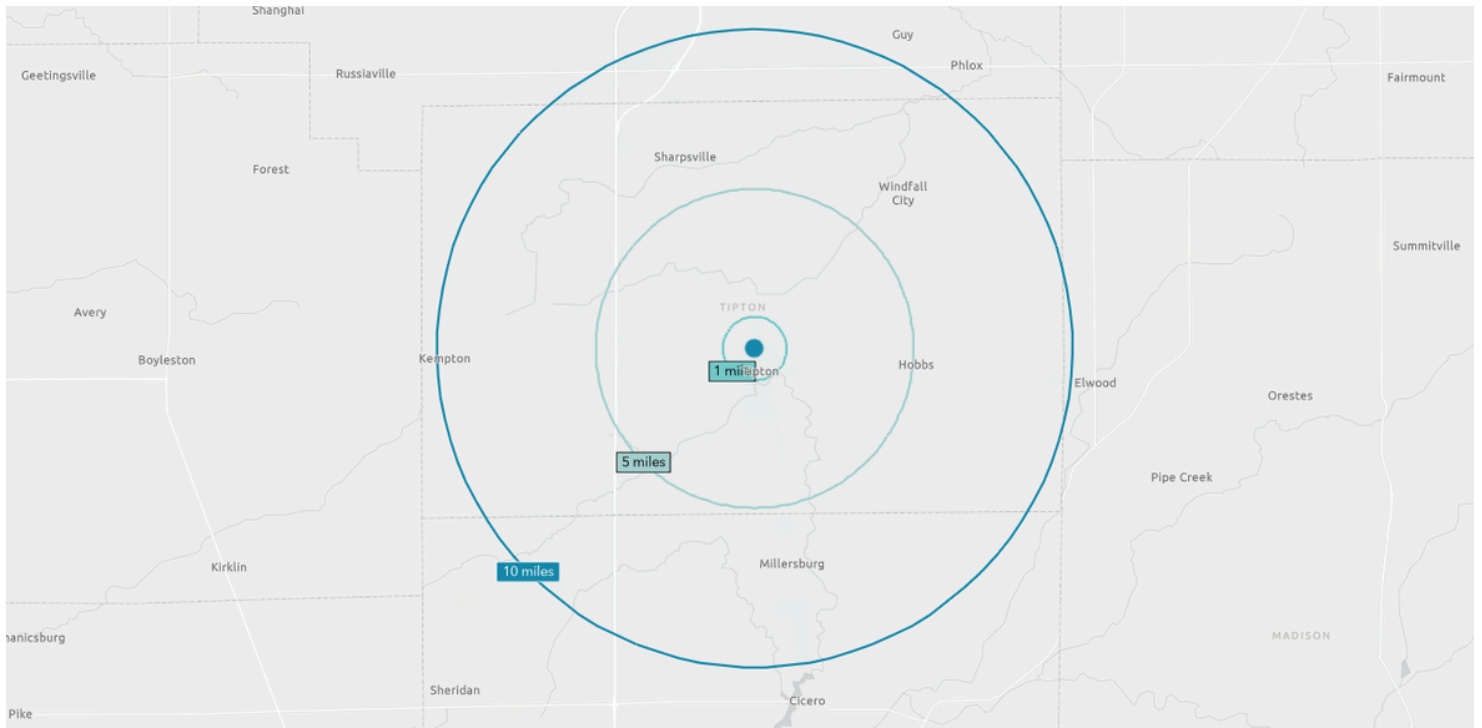
Regional Map

801 Berryman Pike, Tipton, IN 46072-8492



Demographics

801 Berryman Pike, Tipton, IN 46072-8492



Demographics

	1 Miles	5 Miles	10 Miles
Total Population	4,505	8,447	23,987
Median Age	42.8	43.9	44.1
Total Households	1,946	3,506	9,704
# of Persons per HH	2.25	2.35	2.45
Average HH Income	\$83,364	\$88,119	\$96,119
Average House Value	\$200,197	\$228,278	\$268,411

**Demographic data derived from 2025 ACS - US Census*