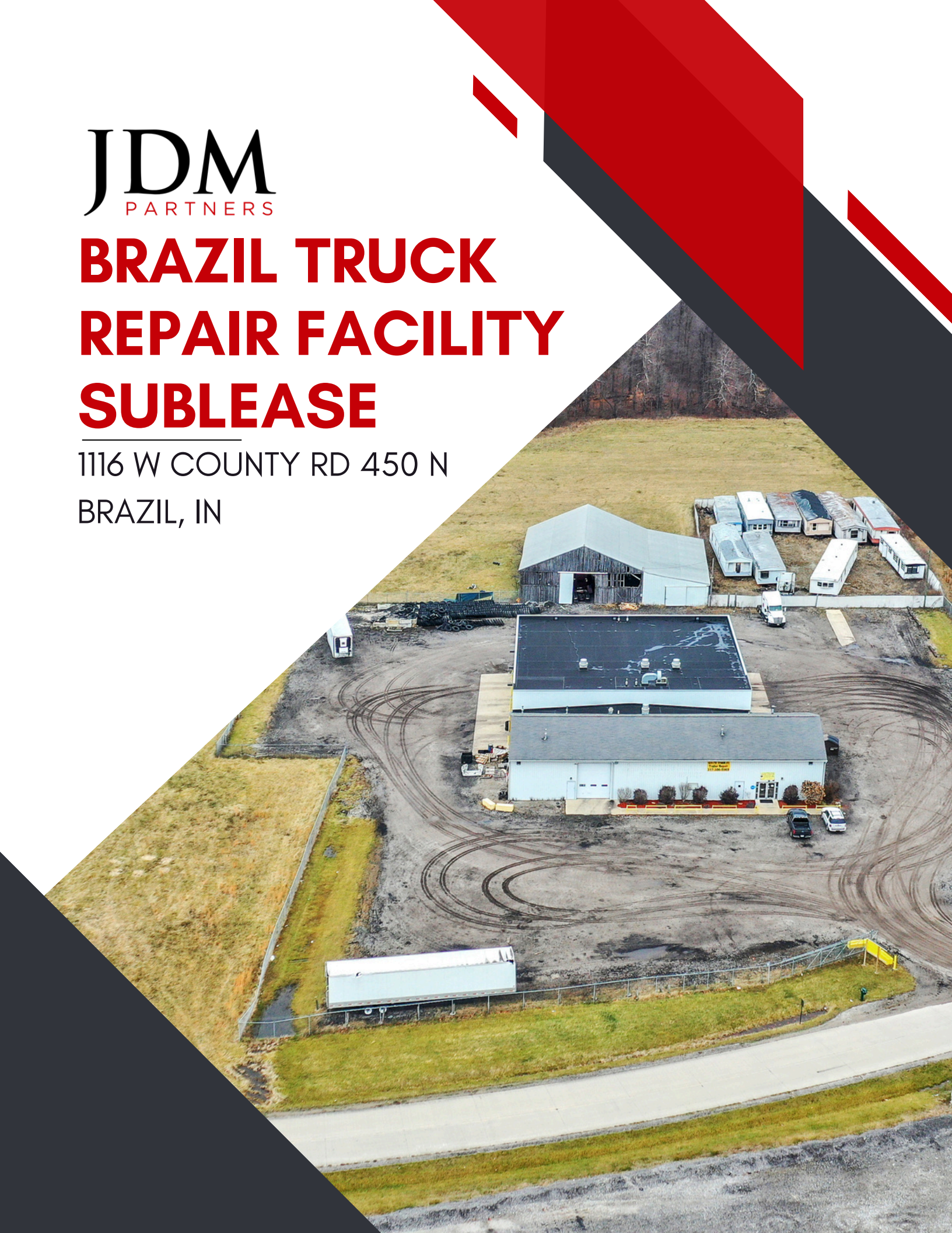




BRAZIL TRUCK REPAIR FACILITY SUBLEASE

1116 W COUNTY RD 450 N
BRAZIL, IN



1116 W County Rd. 450 N
Brazil, IN

PROPERTY DESCRIPTION

Introducing the Brazil Truck Repair Facility at 1116 W County Road 450 N, Brazil, Indiana. This expansive 14,286 sq ft fenced-in industrial flex facility is ideal for truck repair, equipment repair, or flex use. Featuring office space, living quarters/driver room, eight 16'w x 22'h drive-in overhead doors, and an 18-foot clear height, this property offers a versatile space on a expandable 3-acre lot with strategic access to major transportation routes. Explore the potential of this dynamic space and elevate your business today!

Property Overview

- Versatile 14,286 sq ft industrial flex facility – Fully Fenced
- Additional acreage available
- Eight 16'w x 22'h drive-in overhead doors – 4 drive through bays

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JDM
PARTNERS



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Brazil, IN

OFFERING SUMMARY



LEASE PRICE

\$12.00/SF MG



TOTAL SPACE

14,286 sq. ft.



LOADING ACCESS

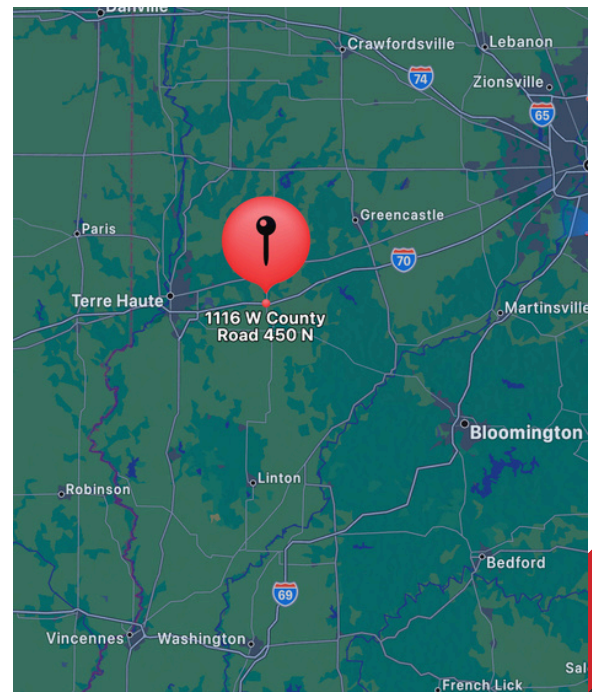
Eight 16 x 22 doors

SIZE:

Situated on a +/- 3.15-acre lot, this property offers ample space for expansion and growth with additional acreage available.

ACCESS:

Convenient access right off exit and to major transportation routes and thoroughfares makes this location ideal for distribution and logistics needs.



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BUILDING FEATURES



INDUSTRIAL FLEX

Well-suited for various industrial subtypes, including equipment repair, truck repair, and flex space.



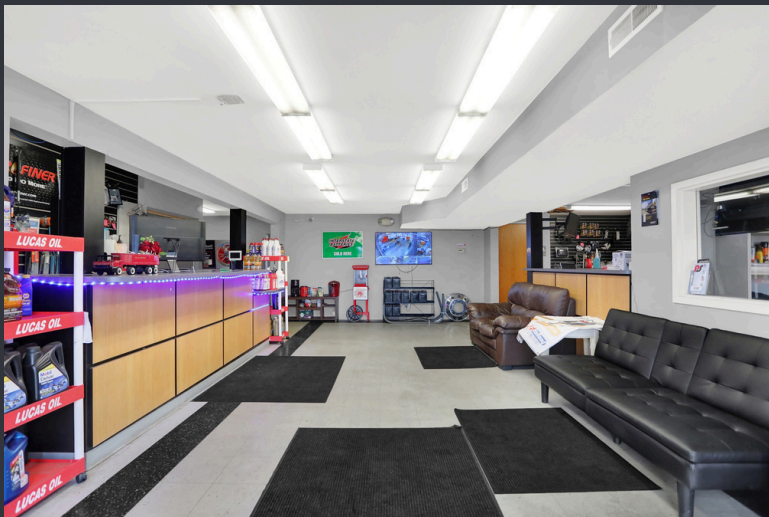
LOADING ACCESS

Eight 16 x 22 overhead doors provide convenient loading and unloading options for your operations.



CLEARING HEIGHT

Enjoy a comfortable 18- foot clear height, allowing for efficient vertical storage and operations.



GET IN TOUCH

Our mission at JDM Partners is to secure advantageous deals for our clients by leveraging data and connections for precise negotiations and outcomes. Going beyond traditional approaches, we offer tailored solutions that align with unique business requirements. Our dedicated team utilizes cutting-edge techniques and a vast client database to craft pathways to success through effective property positioning. With an unwavering commitment to excellence, we redefine the commercial real estate experience, ensuring every listing receives the attention it deserves and amplifying our clients' endeavors in the dynamic real estate landscape. As we look back on our achievements, we eagerly anticipate future endeavors, committed to continuing our legacy of excellence in commercial real estate. We look forward to connecting with you soon.

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