

FLEX/INDUSTRIAL SHOP FOR SALE

1095 Development Dr. | Tipton, IN 46072



Full Machine / Fabrication Shop

Property Gross SF:	24,040 SF (Warehouse / Mezzanine - 22,200 SF, Office / Mezzanine - 1,840 SF)
Land:	3.23 Acres
GL Doors:	10 GL Doors (Four - 18', Six - 16')
Power:	480 Volt / 3 Phase Power
Clearance:	30' Clearance Height
List Price:	\$1,200,000

Details:

This full-service machine and fabrication shop features a 30' clear height and is equipped with (4) 18' drive-in doors and (6) 16' drive-in doors for excellent accessibility. The facility includes a 55'L x 17'W x 16'H paint spray booth, a full sprinkler system, energy-efficient LED lighting, and robust 480 Volt / 3 Phase power. Inside, you'll find an 1,800 SF air-conditioned office and mezzanine space, 2 offices, 1 conference room, and epoxy-coated flooring throughout. The building comes turnkey with all heavy machinery and inventory available for purchase along with the real estate—contact the broker for pricing. This is an ideal setup for industrial operations seeking a ready-to-go, high-capacity workspace.

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INTERIOR PHOTOS

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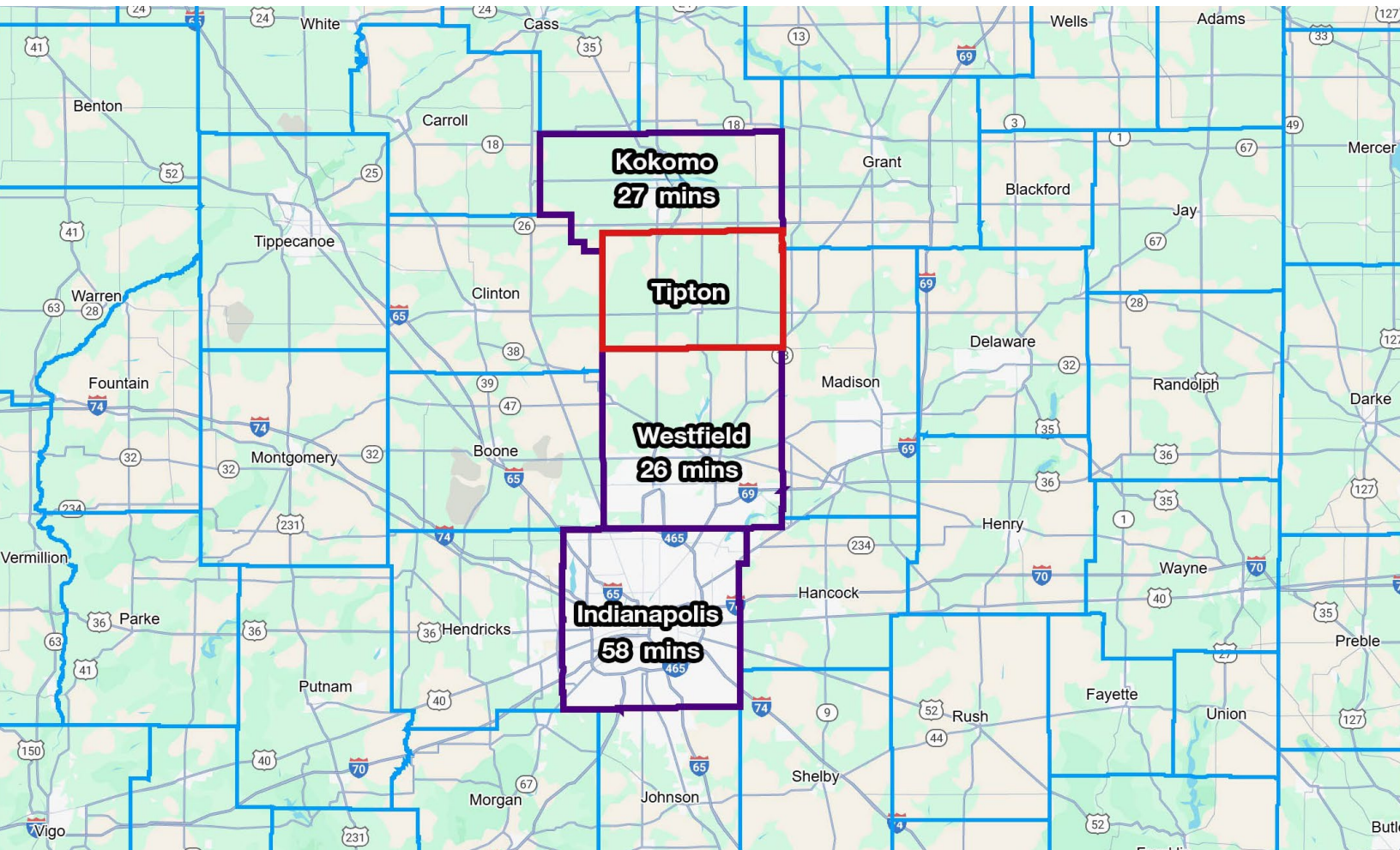
Heavy machinery and inventory are available for purchase in addition to the real estate. The owner's preference is to sell all equipment and inventory together with the property. Comprehensive equipment and inventory lists are available upon request for qualified buyers.



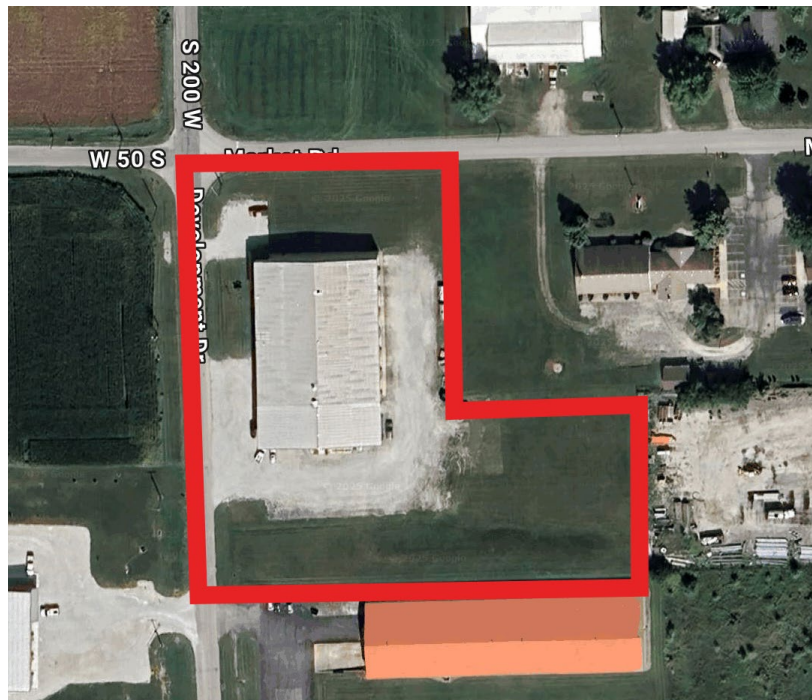
LOCATION OVERVIEW

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Within a designated industrial corridor on the city's southern edge. The area is primarily characterized by light industrial and warehouse operations, making it ideal for businesses requiring distribution, manufacturing, or logistics capabilities. Positioned roughly 40 miles north of Indianapolis, the site offers convenient regional access while benefiting from the lower operational costs typical of smaller Midwestern cities. Surrounded by similar commercial properties and equipped with infrastructure tailored for industrial use, the location supports truck access, ample parking, and utility readiness. Its placement within Tipton's business-friendly environment makes it a strategic and practical choice for industrial enterprises.



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