

GAIN AN AERIAL PERSPECTIVE!



Click to view Drone Video

924 S. MERIDIAN ST SUNMAN, IN 47041

AVAILABLE: +/- 103,927 SF

FOR SALE: \$2,600,000

FOR LEASE: \$2.95/SF NNN



# LARGE MANUFACTURING WAREHOUSE NEAR CINCINNATI

Located west of Cincinnati in Sunman, IN, this manufacturing warehouse offers a rare opportunity in a submarket with little industrial availability. Contact us today to schedule a private tour of your new industrial building today!

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Procurer broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procurer broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# FOR SALE OR LEASE

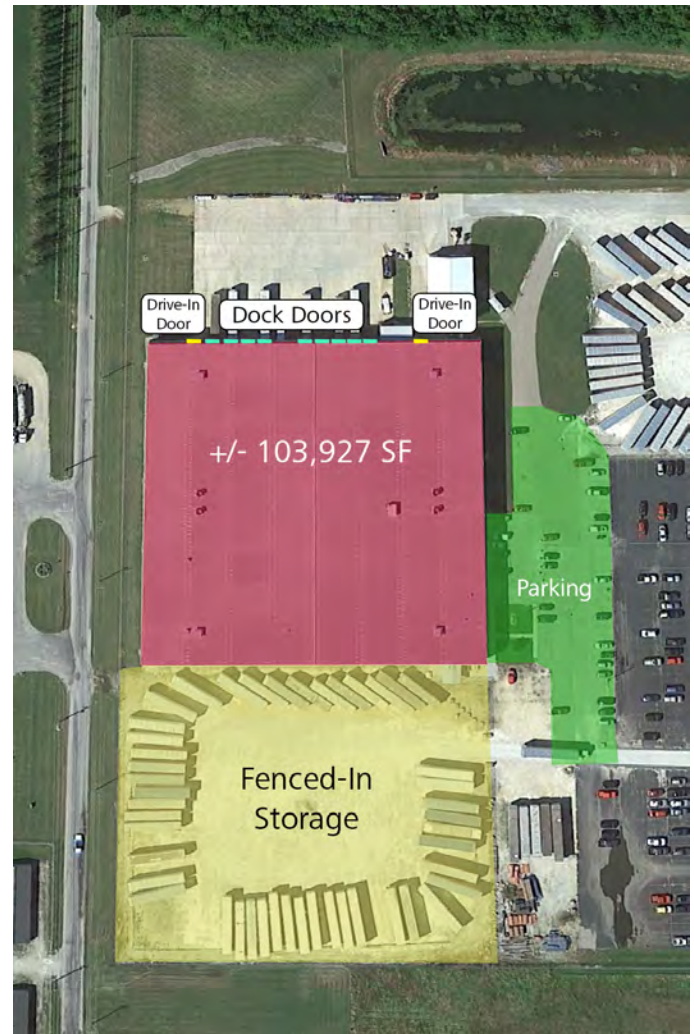
## 924 S. MERIDIAN ST SUNMAN, IN 47041



### BUILDING AND EQUIPMENT SPECS

<b>Available</b>	+/- 103,927 SF Footprint
<b>Office</b>	+/- 8,000 SF <small>Includes 2nd Floor Offices</small>
<b>Warehouse</b>	+/- 96,000 SF
<b>Zoning</b>	I-2, Industrial
<b>Construction</b>	Pre-Engineered Steel
<b>Roof</b>	Metal, Standing Seam
<b>Electrical</b>	2000 Amp, 3phase 480v
<b>Clear Height</b>	25'
<b>Year Built</b>	2000
<b>Drive-In Doors</b>	Two, 14'x14'
<b>Dock Doors</b>	11, 9'x10'
<b>Dock Plates</b>	Hydraulic with Dock Seals
<b>Column Spacing</b>	40' x 40'
<b>Floor</b>	8' Reinforced Concrete
<b>HVAC</b>	In Office area, not Warehouse
<b>Fire Protection</b>	Wet sprinklered, ESFR
<b>Restrooms</b>	5 Total: 2 Office, 3 Warehouse
<b>Other</b>	Fenced in Storage Area Ample parking for employees Updated lighting fixtures Maintenance building in back Compressors available

<b>Condensing Unit</b>	Carrier <b>M#: 38CKC036-6</b>
<b>Office Furnace</b>	Carrier <b>M#: 58MXA080-1-12</b>
<b>Warehouse Air</b>	Weather-Rite <b>M#: TOT-221</b>
<b>Exhaust Fans</b>	(4) Breidert <b>M#: BUBB-60</b>
<b>Warehouse Fans</b>	(4) Breidert <b>M#: BHRSB-48</b>



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## BUILDING PICTURES



Entrance/Office



Employee Lockers



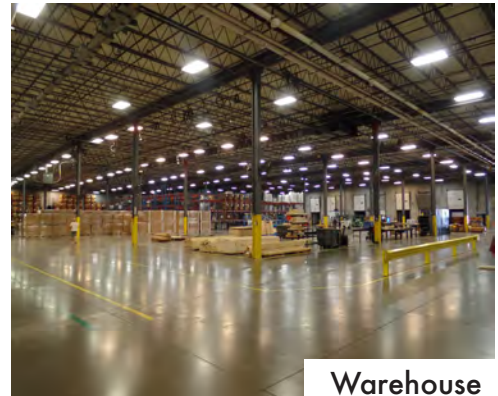
Offices in Warehouse



Employee Break Area



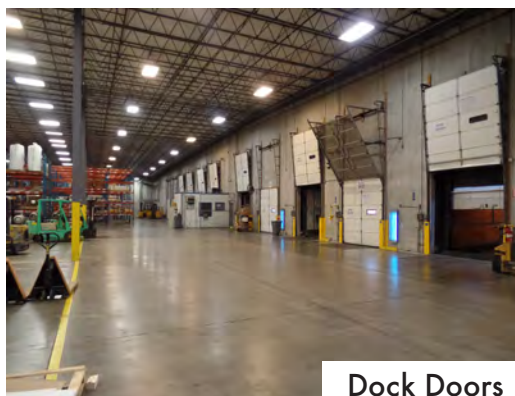
Warehouse Offices



Warehouse



Mezzanine with IT Room



Dock Doors



Warehouse Manufacturing

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## MARKET OVERVIEW

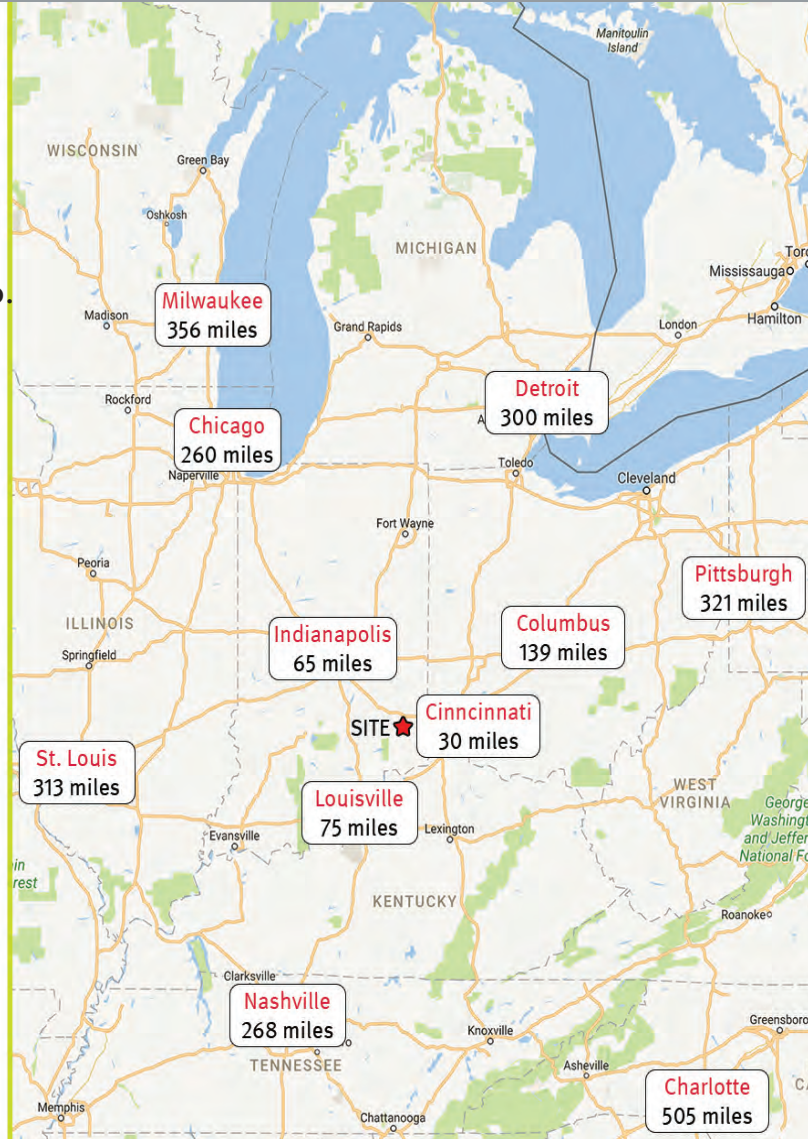
Indiana is centrally located in the country, with 80% of the United States population within 500 miles.

Combined this with easy interstate access in every direction (I-70, I-65, I-74, I-69) and you have the perfect location for a distribution or manufacturing hub.

Indiana has also been presented the following awards for developing a positive business climate:

- Best state for business in the Midwest and #5 in the country (Chief Executive, 2016)
- Best in the Midwest and #8 in the country for business tax environment (Tax Fdn, 2016)
- AAA rating from all credit agencies allowing for easy access to capital (Forbes, 2016)
- Lowest cost of living in the Midwest, great for attracting talent (Business Insider, 2016)

Sunman, IN offers a skilled and motivated workforce for a variety of manufacturing businesses. The city offers close proximity to numerous cities, and Cincinnati is within commuting distance.



## CONTACT US TODAY TO SCHEDULE A TOUR

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