

**RYNN BUILDING w/12 ACRES
SUNMAN, INDIANA
RIPLEY COUNTY
123 Vine Street**

Size: 100,000 sq. ft. building. Ceiling heights in the warehouse range from 16ft. to 22 ft.
75,000 sq. ft. has a 22 ft. clear height. 12 acres.

\$630,000-price is negotiable (just over \$6.00 per sq. ft.)

Zoned: Industrial

Utilities Provided

Electric: Duke Energy-3-phase, 480 volt, 2000 amp

Water: Town of Sunman-8 " line

Gas: Ohio Valley Gas Company

Sewer: Town of Sunman/2" pressure line

Fiber optic Hi Speed DSL: Enhanced Telecommunications

Less than 3 minutes south of I-74; 40 miles from Cincinnati Airport; 75 miles from Indianapolis Airport.

Shortline Rail within one block.

Available Semi-Skilled and Skilled Workforce

Local Tax Incentive negotiable depending on project investment, jobs created, and wages.

4 activated docks, also, there are 4-12' x 14' drive-thru doors

3,400 sf of office space

Sprinkler system throughout the building

Fully heated

Men's and women's restrooms

12 +/- acres that is 80% secured with fence.

**For Additional Information contact:
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