

**SPECIAL USE/INDUSTRIAL BUILDING  
34 WHEAT STREET  
BATESVILLE, INDIANA  
RIPLEY COUNTY**

43,500 SF building including 3,000 SF finished mezzanine  
5 +/- Acres (additional land available)

Asking Price:\$2,450,000 (including inventory & business)  
\$2,150,000 (real estate only)

28' clear ceiling height  
ESFR sprinkler system  
Security system  
100 % air conditioned  
Built in 2003

Utilities Provided

Electric:Duke Energy  
Water: City of Batesville  
Gas: City of Batesville  
Sewer: City of Batesville  
Fiber optic Hi Speed DSL: Enhanced Telecommunications

Less than 5 minutes from I-74; 35 miles from Cincinnati Airport; 70 miles from Indianapolis Airport.

Available Semi-Skilled and Skilled Workforce

Local Incentive Package, negotiable depending on capital investment, jobs created, and wages.

**For Additional Information contact:  
Mayor Rick Fledderman  
812-933-6104**