

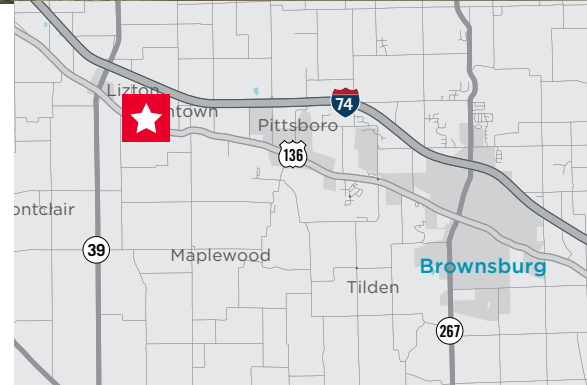
**MANUFACTURING COMPLEX**



North County Road 100 East

**Property Highlights**

- Total: ±49,296 SF
- ±2,000 SF office  
(additional 2,500 SF office space on 2nd floor; not included in total SF)
- 4 docks
- 9 drive-in doors
- 16' - 21' clear height
- Heavy power
- Land: 10 acres (10 acres adjacent to the south is also available)
- Water: Well
- Sewer: Pittsboro
- Electrical: Hendricks Power
- Taxes: \$19,792.56 {\$0.40/SF} payable 2018)
- Sale Price: \$995,000



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**CUSHMAN &  
WAKEFIELD**

FOR SALE

**7865 N. County Road 100 East**  
Lizton, IN 46149

Just off I-74; ±6 Miles West of I-465



	<b>Building 1</b>	<b>Building 2</b>	<b>Building 3</b>
Total SF:	±19,296 SF	±15,000 SF (100 x 150)	±15,000 SF (100 x 150)
Office SF:	1,980 SF	Minimal	None
Docks:	2 - 8' x 10' w/levelers; 1 seal	2 - 8' x 10' w/levelers	None
Drive-in Doors:	2 - 12' x 14'; 1 - 14' x 14' 1 - 14' x 12'; 1 - 10' x 10'	1 - 12' x 12' 1 - 12' x 16'	1 - 10' x 10' 2 - 12' x 16'
Ceiling Height:	16.5' - 17.5'	18' - 21'	18' - 21'
Electrical:	400A, 240V, 3 phase	800A, 120/208V, 3 phase	800A, 120/208V, 3 phase
Roof:	Shingled	Metal	Metal

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