



Industrial Building For Sale

9413 N County Road 50 E. Brazil, IN 47834



Details:

- For Sale: \$ 895,000
- 4 buildings on 10 acres
- 78,146 SF Total
- Building one 64,034 SF
- 3 additional buildings 14,112 SF
- 7 drive-in doors
- 7 dock doors
- Sprinkler system
- Great Manufacturing space
- Heavy Power
- New Roof
- New T-5 Lighting
- 6.5 miles from I-70 exit 23

The site is served for power through Duke Energy, with a phase 3, two 4500 and three 1200 KVA transformers. Vectren Corp. provides the natural gas service through a six inch main line and Brazil Water supplies service via a ten inch main. Sewer service is provided by Brazil Sewer.



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Corporate Commercial Group
11495 N Pennsylvania, Suite 225 Carmel, IN 46032
Office: 317-818-1941
Fax: 317-818-1943





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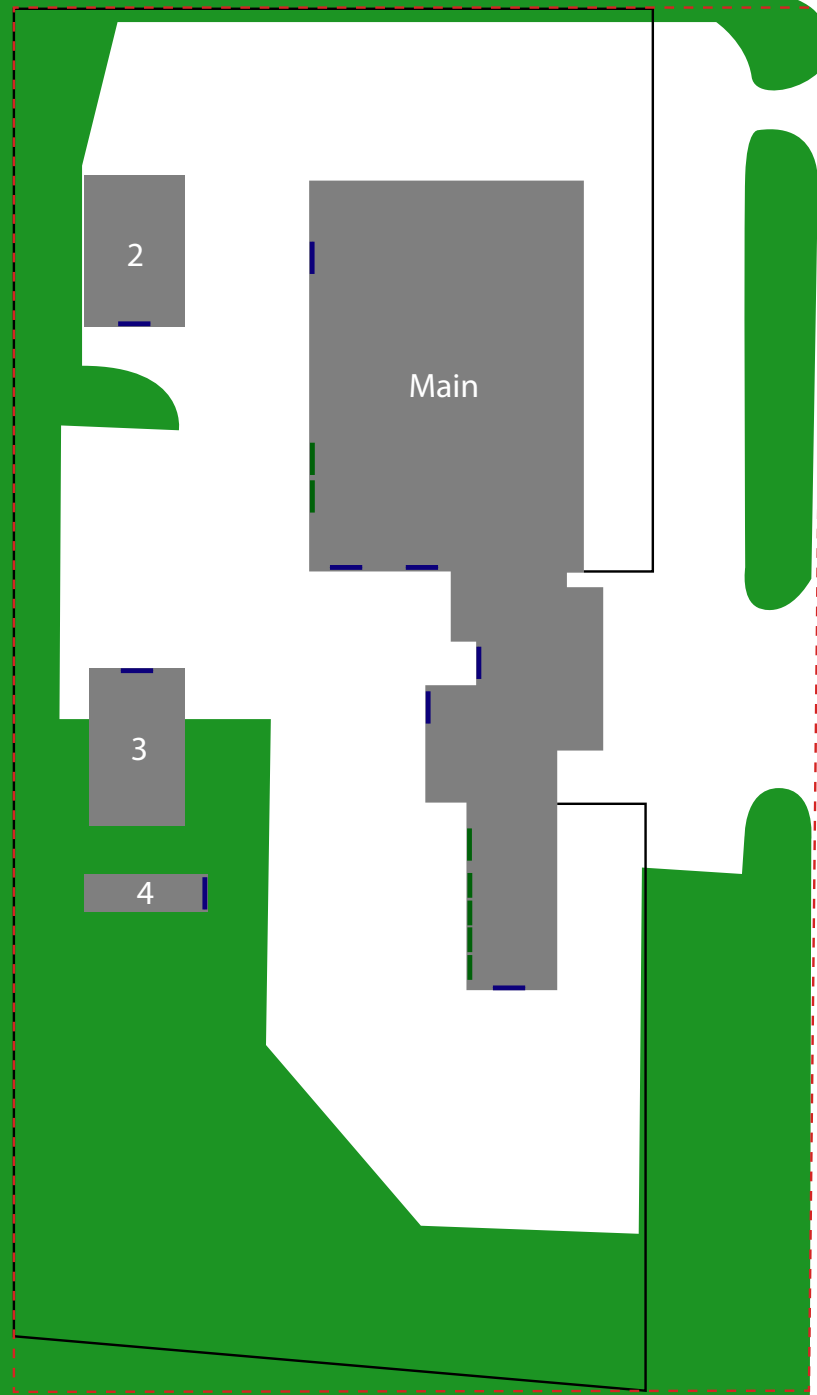
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Main	64,043 SF
2	5,926 SF
3	6,164 SF
4	2,022 SF
Total	78,146 SF

Property Line	---
6' Fence	—
Drive-in Door	—
Dock Door	—

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