



**CUSHMAN &
WAKEFIELD**

FOR SALE

**5440 E. County Road 450 N.
Albany, IN 47320**



Property Highlights

- 46,862 sf Central Indiana office facility
- Former studio and production facility for Paws Incorporated, which was founded by the cartoonist Jim Davis
- Consists of two non-contiguous land parcels located on the north and south side of County Road 450 N
- Located six miles (or about a 15-minute drive) northeast from the Muncie CBD and Ball State University
- Primary highway access to the area is via S.R. 67
- Main facility contains 34,608 sf; additionally there is a 4,126 sf freestanding studio building and auxiliary buildings include a 5,440 sf warehouse/maintenance building and a 2,688 sf commercial greenhouse



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Site Plan





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Property Overview

Address:	5440 E. County Road 450 N. Albany, IN 47320
Building Size:	Main facility: 34,608 square feet Studio facility: 4,126 square feet Warehouse/Maint.: 5,440 square feet <u>Greenhouse:</u> 2,688 square feet Total: 46,862 square feet
Owner:	Paws Inc., and James R. Davis
Parcel Size:	19.36 acres
Property Type:	Office - Creative/loft
Year Built:	1982 & 1990
Zoning:	Limited business & farming
County:	Delaware

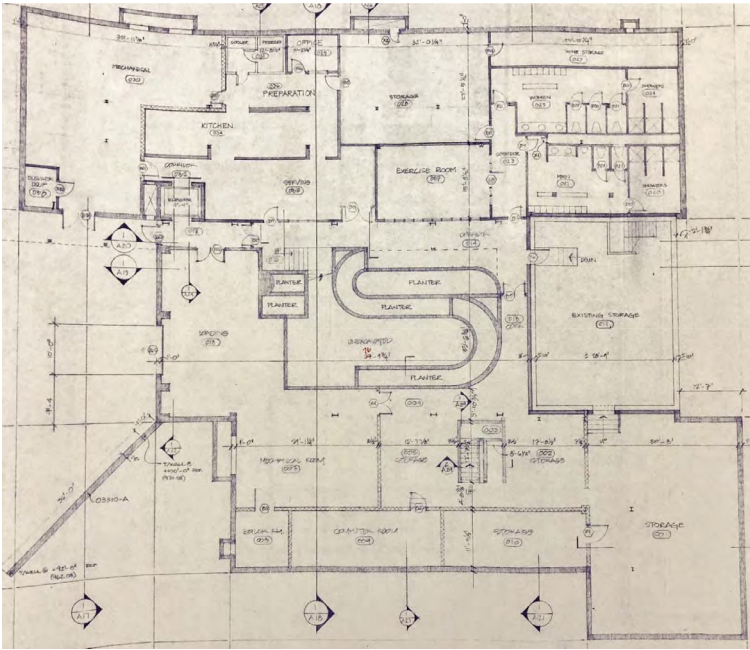


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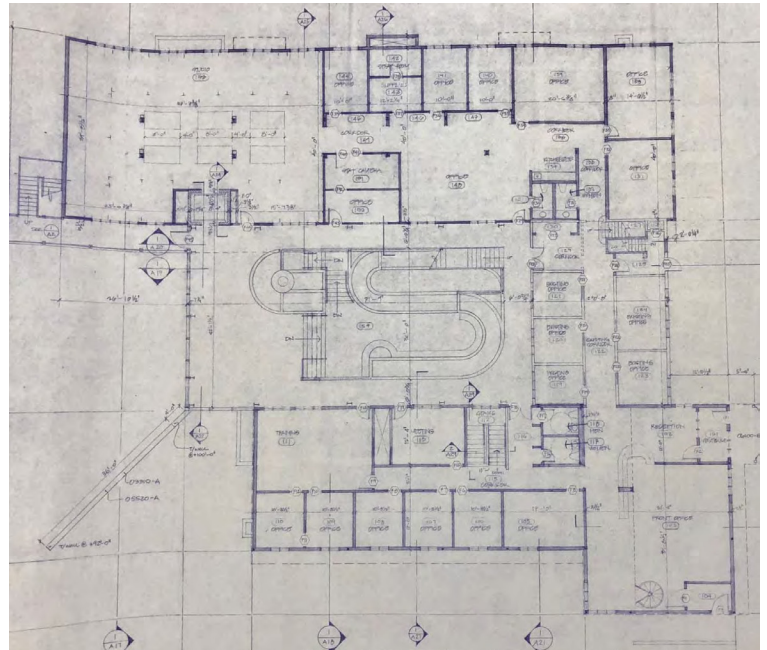
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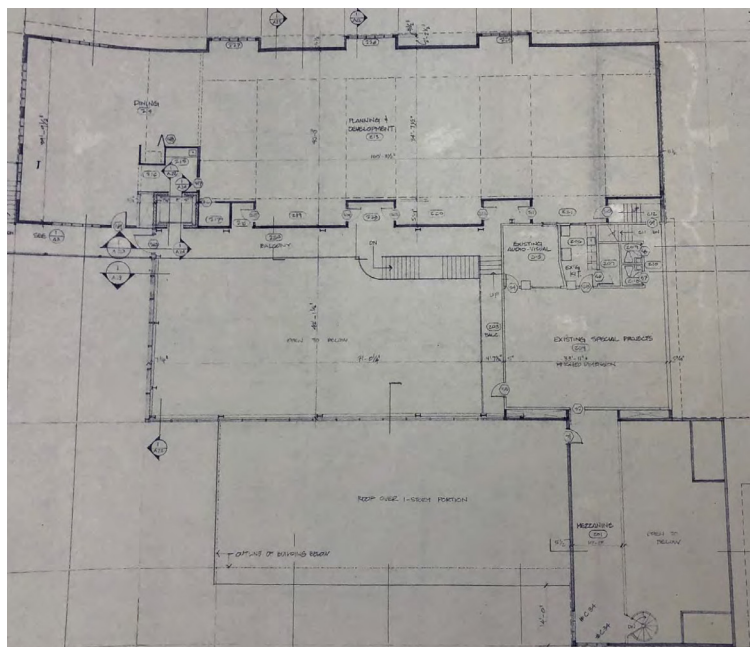
Floorplans



Main Facility Lower Level



Main Facility Second Level



Main Facility Third Level



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Private Office



Kitchenette



Large Atrium



Locker Area



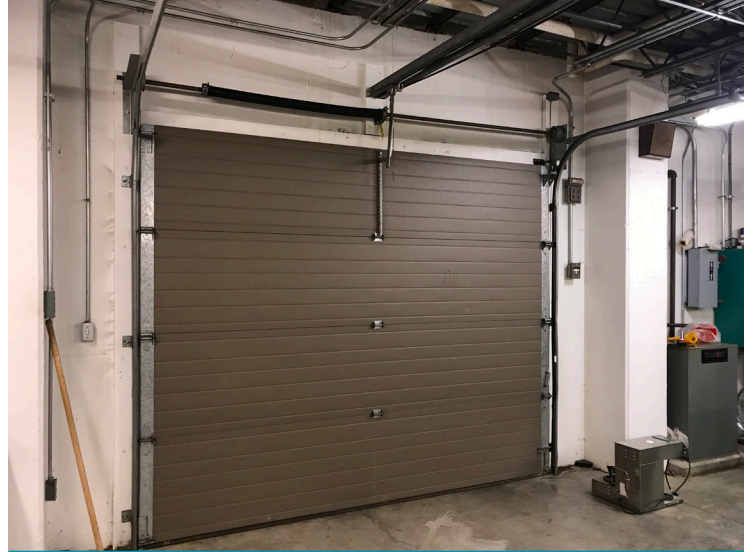
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Workout Facility



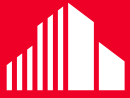
Overhead Doors



Pole Barn



Commercial Greenhouse



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Conference Room



Outdoor Break Area



Work Area



Private Office

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