

SALE

INDUSTRIAL

WAREHOUSE/DISTRIBUTION



MIDWEST E-COMMERCE FACILITIES



SALE PRICE

\$5,816,500

CAP RATE

7.484%

BUILDING SF

± 141,591

Located thirty minutes north of Indianapolis via US-31, this investment opportunity has multiple tenants, is the home of Package Right, and has opportunity for increased rents and tenant growth. This offering consists of three industrial warehousing and manufacturing facilities that have easy access to I-465, I-65, I-69, I-70, and I-74.

- + One multi-tenant industrial buildings totaling ± 60,416 SF
- + One single-tenant industrial building totaling ± 81,175 SF
- + Total of ± 20.465 acres between the two locations
- + Properties may be sold together or separately

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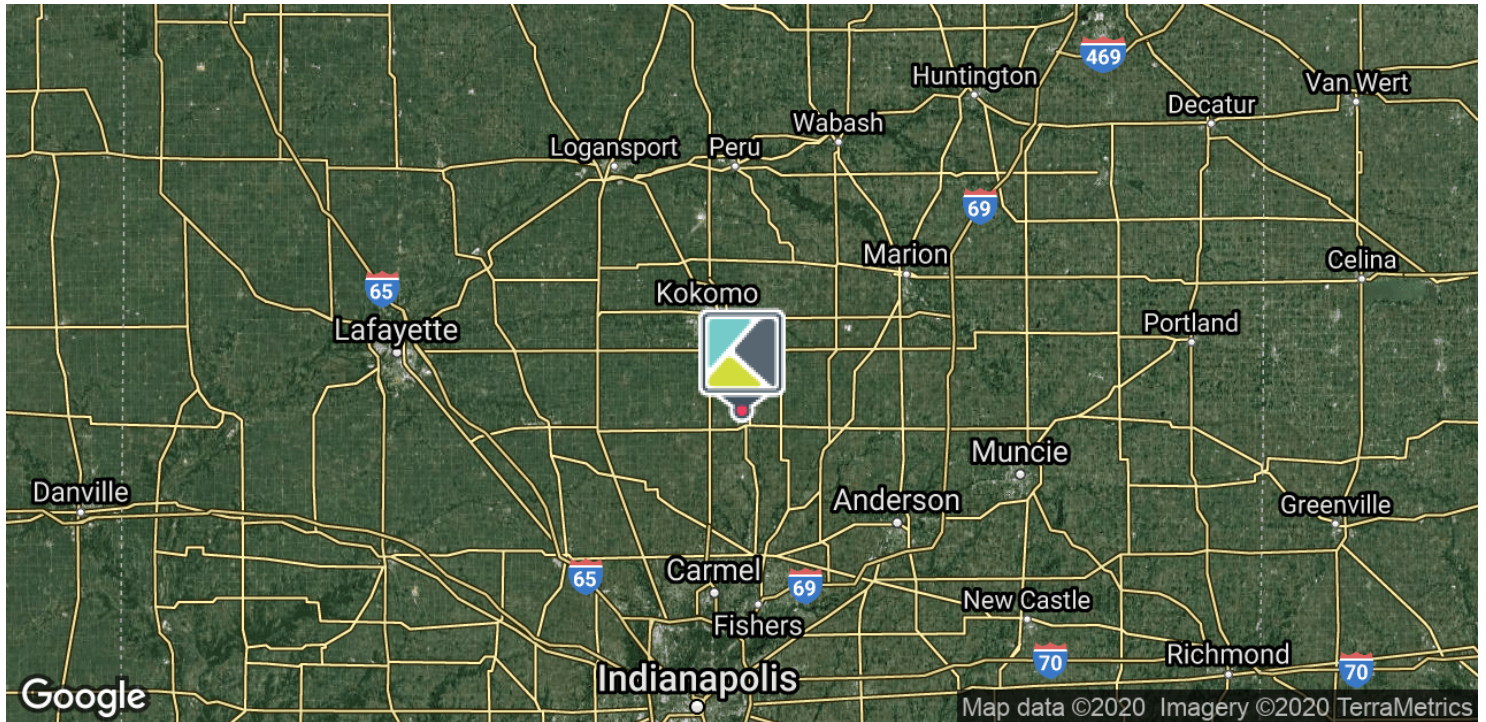
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811 DEVELOPMENT DRIVE & 802 BERRYMAN PIKE

TIPTON, IN 46072



OFFERING SUMMARY

Sale Price:	\$5,816,500
Building Size:	± 141,591 SF
Lot Size:	± 20.46 Acres
Price / SF:	± \$41.33
Cap Rate:	7.484%
Zoning:	I-2

NEARBY TENANTS

Some of the nearby companies include: Fiat Chrysler Indiana Transmission, Beck's Hybrids, DuPont Pioneer, Bottcher Systems, Steel Parts Manufacturing, International Paper, Delphi Electronics & Safety, Haynes International, Bona Vista Industries, Syndicate Sales, Red Gold, Elsa, Functional Devices, Hertz Farm Management, Nutrien AG Solutions, HP Alloys, and DC Coaters.

PROPERTY HIGHLIGHTS

- Rail access available (via 802 Berryman Pike)
- High-output florescent lighting (Interior) and LED & metal halide lighting (Exterior)
- Sprinkler system throughout
- 3-phase, 480-volt, 2000 Amp electrical service throughout
- Power factor correction capacitor banks for each building
- New roof for 802 Berryman Pike in 2016
- New heating system for 802 Berryman Pike in 2012
- Critical distribution/e-Commerce facility for Dowdle Folk Art

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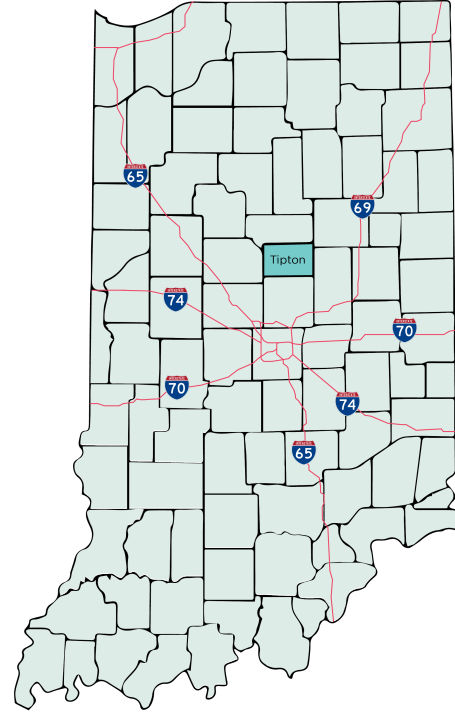
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CENTRAL INDIANA REGION

CROSSROADS OF AMERICA

- Indiana is first in pass-through highways and truck-trailer production (Indiana Economic Development Corporation > Logistics and Transportation)
- FedEx's second-largest air hub in the world is in Indiana (Indiana Economic Development Corporation > Logistics and Transportation)
- Indianapolis International Airport is the Best Airport in North America (Airport Council International, 2018)
- #1 in the Midwest and #2 in the nation for Best Infrastructure (CNBC, 2018)
- #5 on the list of Best Affordable Places to Live in the U.S. (Indianapolis) (U.S. News and World Report, 2018)
- #2 in Cost of Doing Business (CNBC, 2018)
- Top 10 Most Entrepreneur Friendly States (SBE Council, 2017)



MANUFACTURING

- Indiana has created over 93,000 manufacturing jobs in the past 10 years (Indiana Economic Development Corporation - Advanced Manufacturing, 2020)
- Over 25% of Indiana's economic output is based in the manufacturing sector (Indiana Economic Development Corporation - Advanced Manufacturing, 2020)
- 1 in 5 Hoosiers work in advanced manufacturing (Indiana Economic Development Corporation - Advanced Manufacturing, 2020)
- Indiana is the 2nd largest by GDP in the USA and the 2nd largest in overall USA production (Indiana Economic Development Corporation - Advanced Manufacturing, 2020)
- Indiana Manufacturers employ 17.24% of the state's workforce (National Association of Manufacturers, 2019)
- In 2018, Indiana's manufacturing business accounted for 27.84% of the state's total output, which was \$102.09 billion (National Association of Manufacturers)
- In 2017, Indiana was #1 in manufacturing employment (National Association of Manufacturers)
- Indiana has over 13,000 manufacturing businesses, 8,000 agriculture, forestry and fishing businesses, 10,000 transportation businesses and 16,000 wholesale/distributor businesses (Site To Do Business, 2020)

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