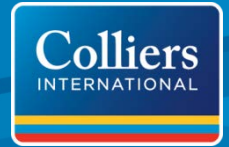


FOR SALE OR LEASE > INDUSTRIAL



200,645 SF on 30.44 acres

325 12th St Se Linton, IN 47441



Property Highlights

- > 200,645 SF on 30.44 acres (fully fenced) for sale or lease
- > Very clean and in excellent condition
- > Many upgrades: T-8 lighting, bridge cranes, well-maintained roofs, acres of parking and outdoor storage areas recently paved/stoned
- > Rail served by the Indiana Rail Road
- > Partially leased by AECOM, Pioneer, and EPSI
- > Offering price: For sale: \$1,950,000 (\$9.72 PSF)
For lease: \$2.50/SF gross plus utilities



DAVE HARSTAD
812 822 1122
dave.harstad@colliers.com

COLLIERS INTERNATIONAL
116 1/2 s College Avenue, Suite 14
Bloomington, IN 47404
colliers.com

Property Overview

PROPERTY DETAILS & BUILDING SPECS

Building Details	200,645.4 SF (95,645 SF in west building and 105,000 in east building)
Land	30.44 acres -fully fenced (4.44 acres of unimproved land on the far east side of the site is in flood plain). 2010 ALTA survey available
Loading Access	3 loading docks, 16 overhead doors <ul style="list-style-type: none"> • East Building: 3 loading docks (S), 10 full-height overhead doors (E), 1 full-height overhead door (W). • West Building: 3 full-height overhead doors (W), 2 full-height overhead doors (S). 4 2x3 bridge cranes (14' 8" to bottom of hook)
Parking & Outdoor Storage	2 large parking areas and several large outdoor storage/laydown areas
Construction	Steel frame
Ceiling Height	28' (23' to trusts, 21' to radiant heat) Roof raised in 2002 to accommodate cranes
Warehouse Floor	Concrete in very good shape
Column Spacing	Varies
Power	1,600 amp, 120/208 volt, three phase
Fire Protection	Wet sprinkler system, served by separate 10" main
Lighting	New T-8 lighting in warehouse areas
Utilities	Electrical – Linton Utilities Gas – Linton Utilities (2' line) Water – Linton Utilities (6' main) Sewer – Linton Utilities (8' line)
Zoning	None. Annexed into the City of Linton
Roof	East Building: Metal West Building: EPDM (2002)
Year Built	East Building: 1964 West Building: 1972 2002: approximately \$3 million rehab 2011: approximately \$500,000 rehab for AECOM
Tenants	AECOM: 51,800 SF w/ 5,600 SF of office, 8,500 SF climate-controlled secure area, upgraded warehouse with 3-phase electric, radiant heat, sealed floors, and many other upgrades. Pioneer: 25,000 SF of warehouse EPSI: 3,674 SF of warehouse





Maps



Contact

DAVE HARSTAD

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Distances:

22 mi
Westgate at Crane

40.1 mi
Bloomington

47 mi
Bedford

89.7 mi
Indianapolis