



AVAILABLE

INDUSTRIAL

14420 West Main Street
Daleville, Indiana 47334

SUMMARY

This Property for sale consists of five industrial buildings totaling \pm 21,660 SF on 1.08 Acres of Commercial Land in Daleville, Indiana. The building is currently not occupied but is in a great location off of Main St across from the City Hall. The property lends itself well to Investors and Developers focusing within the Industrial and retail space.



BUILDING 1

14432 W MAIN STREET

± 2,500 SF

OPEN FLOOR PLAN

10FT (H) X 9.5FT (W) BAY DOORS

BAY DOOR (WITH POWER OPENER)

CONCRETE FLOOR/SLAB

ATTIC ACCESS

ELECTRICITY/NATURAL GAS

100 AMP SERVICE

BUILDING 2

14430 W MAIN STREET

± 10,260 SF

- INCLUDES 3 FLOORS AND OFFICES

3 STORY BUILDING

- 1ST FLOOR OFFICE SPACE, 1,200 SF W 7FT DROP CEILING AND RESTROOM

- LOBBY, MAIN OFFICE, SECONDARY OFFICE

3 PHASE POWER

10 FT (H) X 9.5FT (W) BAY DOORS

BAY DOOR (WITH POWER OPENER)

CENTRAL AIR AND FORCED AIR FURNACE

WATER WELL

UTILITIES: ELECTRICITY, NATURAL GAS, CITY SEWER

ADDITIONAL STORAGE, WAREHOUSING AND SHOP 3,000 ± SF ON 1ST FLOOR





BUILDING 3

14420 W MAIN STREET

± 2,500 SF

OPEN FLOOR PLAN

10FT (H) X 8.5FT (W) BAY DOORS
(WITH POWER OPENER)

2 BAY DOORS, ONE FRONT AND ONE BACK

CONCRETE FLOOR

2ND LEVEL ATTIC STORAGE

UTILITIES: NATURAL GAS AND ELECTRICITY
AVAILABLE

BUILDING 4

7810 S WALNUT STREET

± 3,200 SF

OPEN FLOOR PLAN

7FT (H) X 15FT (W) BAY DOOR

BAY DOOR

CONCRETE FLOOR

UTILITIES: ELECTRICITY, NATURAL GAS, CITY
SEWER

RESTROOM

2 SERVICE DOORS





BUILDING 5

1405 W WASHINGTON STREET

± 3,200 SF

OPEN FLOOR PLAN

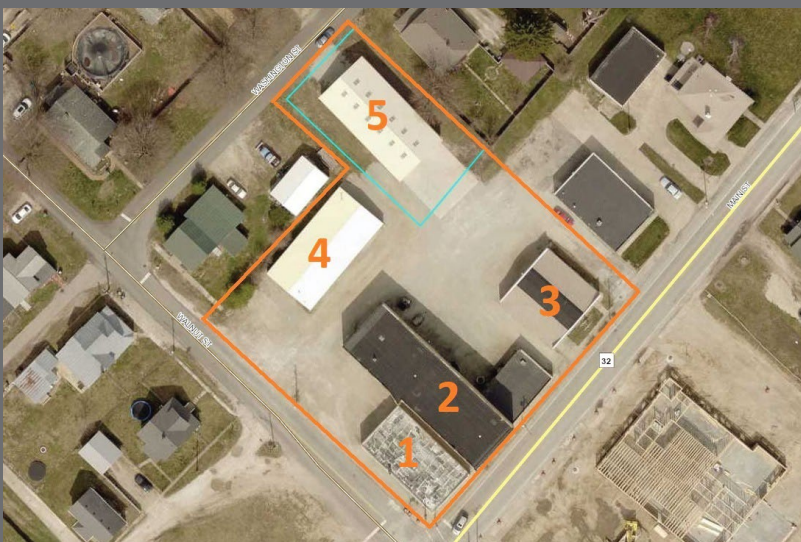
12FT (H) X 11FT 11IN (W) BAY DOORS (ONE FRONT AND BACK)

BAY DOOR (WITH POWER OPENER)

CONCRETE FLOOR

SKYLIGHTS IN CEILING

GRAVEL DRIVE OFF WASHINGTON STREET



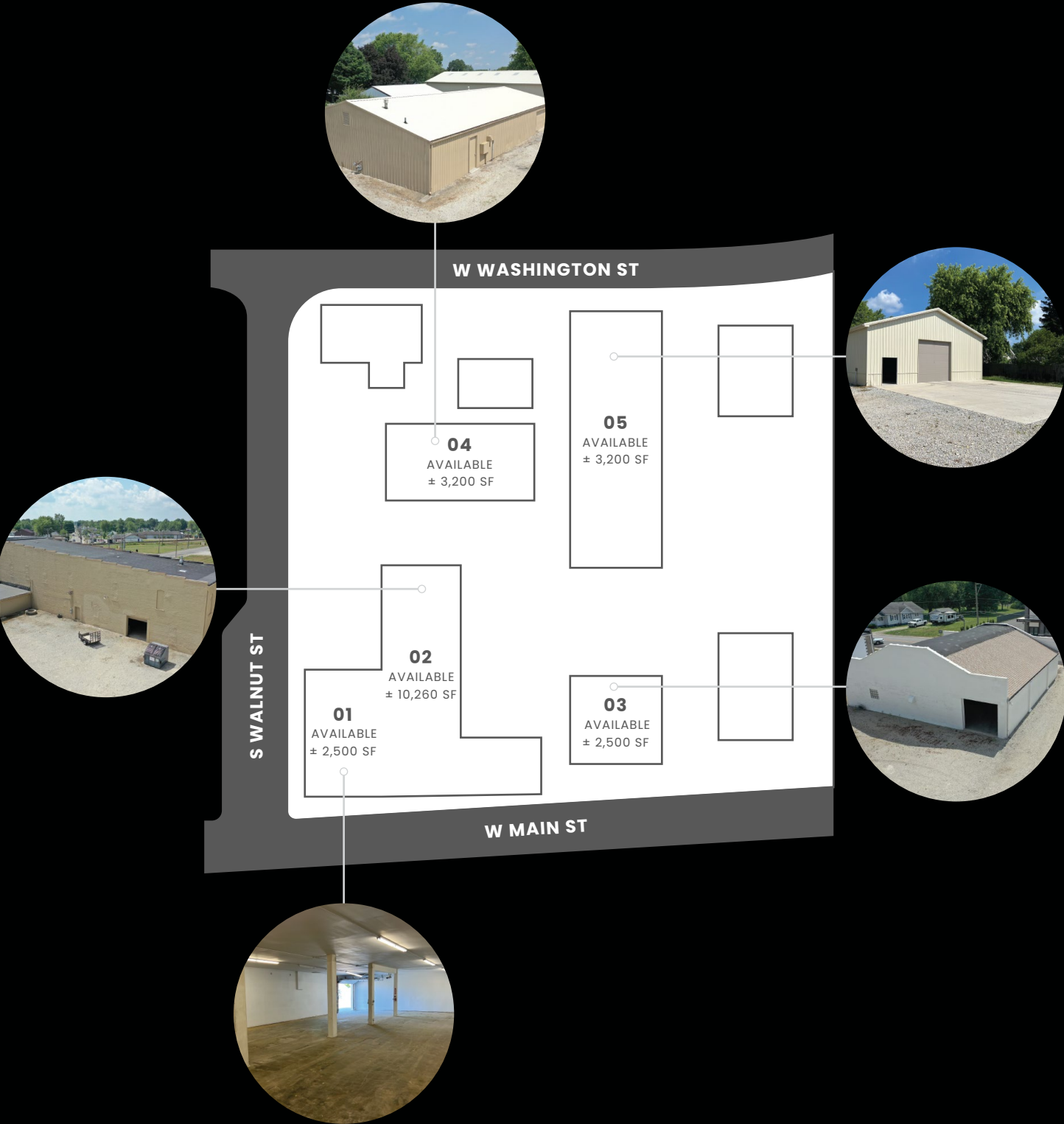
DEMOGRAPHICS

	1mi	3mi	5mi
Avg. Household Income	\$86,809	\$77,257	\$75,680
Population	1,713	7,010	21,307
Households	736	3,044	9,268
Avg. Household Size	2.33	2.29	2.28

MAJOR RETAILERS

MCDONALD'S	WAFFLE HOUSE	WHITE CASTLE
SUBWAY	ARBY'S	DOLLAR GENERAL
WENDY'S	TACO BELL	STARBUCKS
PIZZA HUT	BIRD'S SMOKEHOUSE	SHELL

LEASE OUTLINE DRAWING



NEIGHBORHOOD



ANDERSON
UNIVERSITY



ANDERSON, IN



BALL STATE
UNIVERSITY



BELGIUM HORSE
WINERY



DOUBLE A RANCH



FORT WAYNE,
INDIANA



HARRAH'S HOOSIER
PARK RACING CASINO



KOKOMO,
INDIANA



MUNCIE,
INDIANA



NOBLESVILLE,
INDIANA



THE LODGE AT
RIVER VALLEY FARM



THE PARTY BARN



WILLOW ACRES

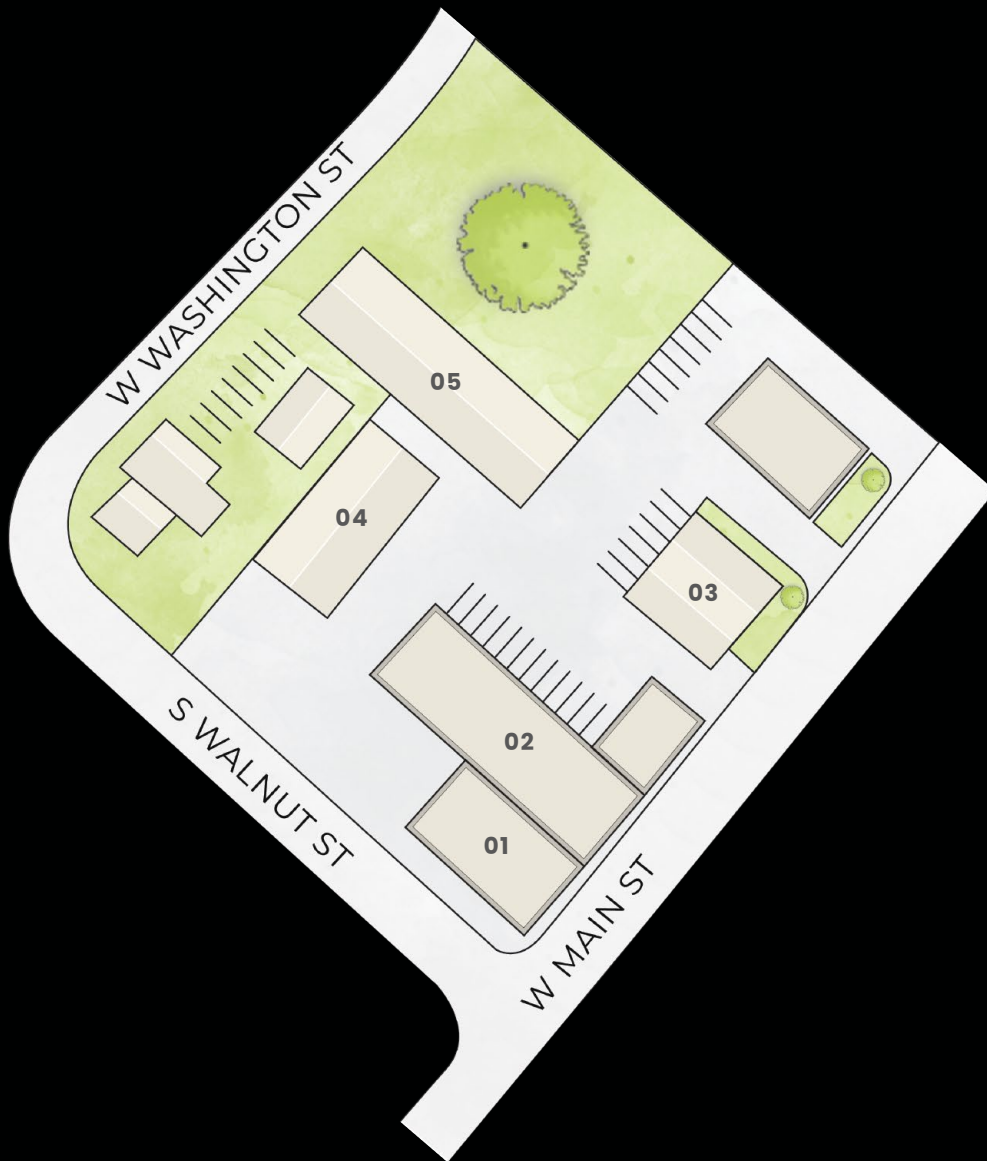


DOWNTOWN
INDIANAPOLIS



INDIANAPOLIS
AIRPORT

SITE PLAN



CONTACT

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