



**FOR SALE OR LEASE**

**750 S. Fillmore Rd. | Greencastle, IN**

# 750 S. Fillmore Rd. Greencastle, Indiana

## Available For Sale or Lease

OFFICE | FLEX | INDUSTRIAL | MANUFACTURING

<b>Total Acres:</b>	42.42 Acres
<b>Total Square Feet:</b>	Approximately 415,000 SF
<b>Additional SF:</b>	14,000 SF Sprinkled Tent & 3,100 SF Maintenance Building
<b>Total Office:</b>	10,000 SF
<b>Year Built:</b>	1988
<b>2019 Taxes:</b>	\$169,930 / \$0.41 PSF
<b>Construction:</b>	Concrete Precast & Steel Panels
<b>Building Style:</b>	Precast Warehouse Office
<b>Site Parking:</b>	36+ Trailer Spaces 450+ Passenger Vehicle Spaces Ample room at site for expansion
<b>Docks:</b>	20 Docks 1 Trash Compactor Door 5 Overhead Doors
<b>Building Height:</b>	20' - 36' clear. Bulk of warehouse is 30'-36' clear
<b>Rail Service:</b>	No
<b>Power:</b>	Heavy
<b>Cranes:</b>	(3) 30 tons (3) 20 tons (1) 5 ton



### General Comments About Physical Condition:

The property is just north of I-70 approximately 8 miles at the Greencastle exit. The location has good access to Indianapolis (the southwest quadrant). Nice looking building and grounds. Property is well maintained with no obvious deferred maintenance issues. Property is located in the Industrial business area of Greencastle. The building has steel roof. The building is not expandable but could be difficult to subdivide for multiple tenants.

### Fans/AC:

(11) Large Ceiling Fans  
(4) Large Air Conditioning Units on top of Building  
(2) Small Air Conditioning Units inside of Plant

### Lighting:

Mixture of LED and Metal Halide Warehouse Lights

### Outside Storage:

Permitted

# Site Plan Map



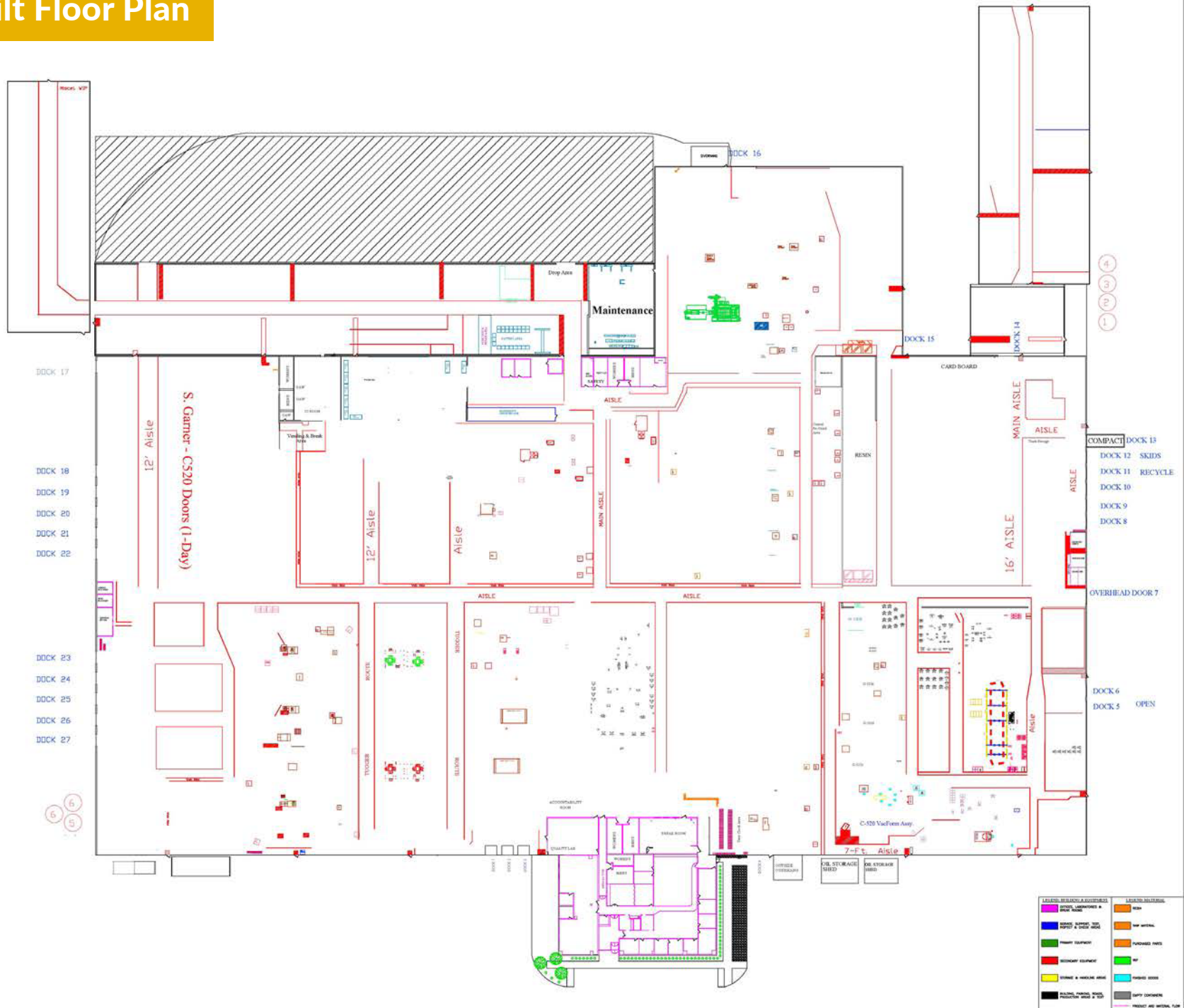
Subject Property



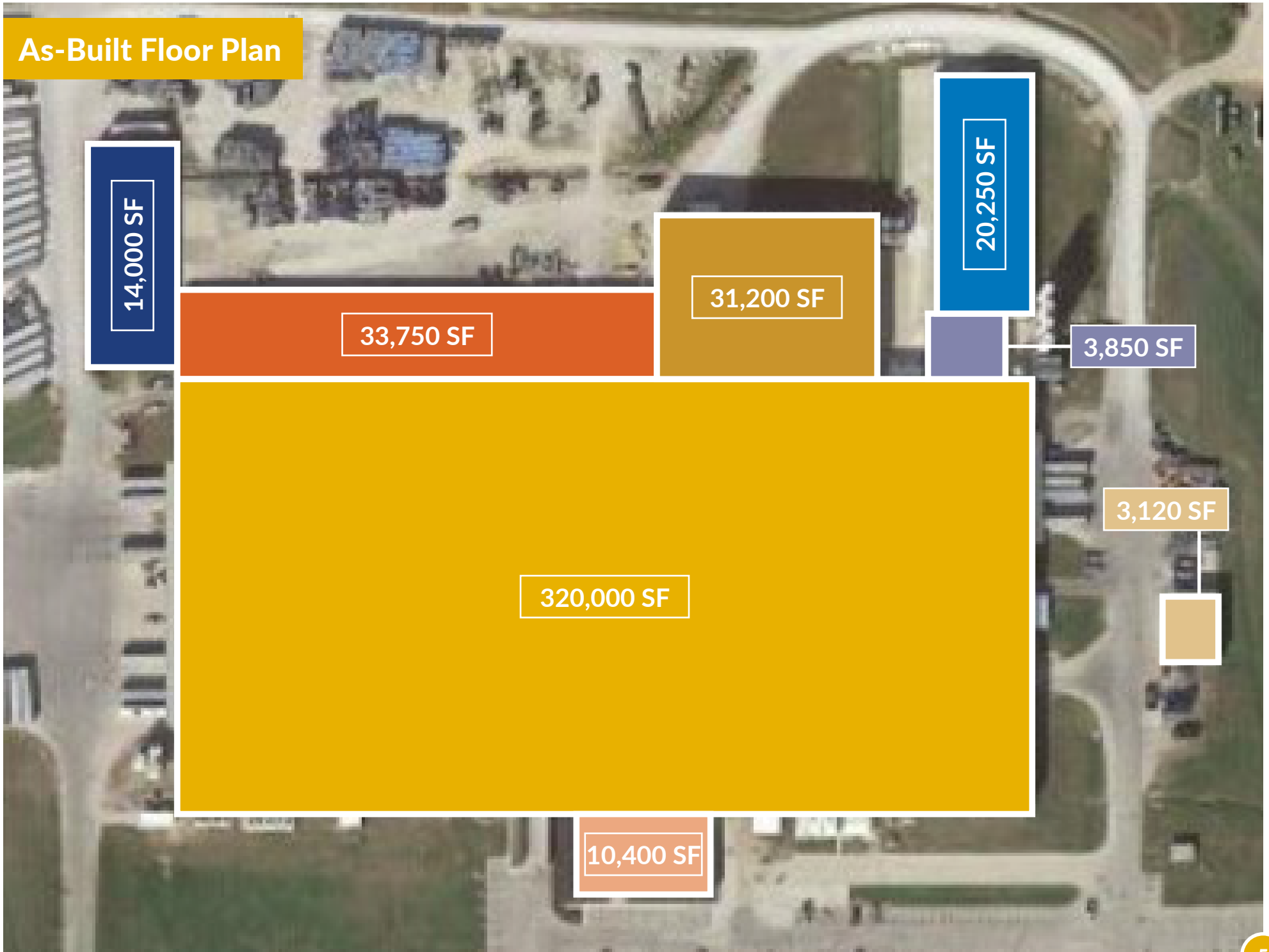
E STATE ROAD 240

S. FILLMORE ROAD

# As-Built Floor Plan



# As-Built Floor Plan



Exterior



Exterior



Exterior



Exterior



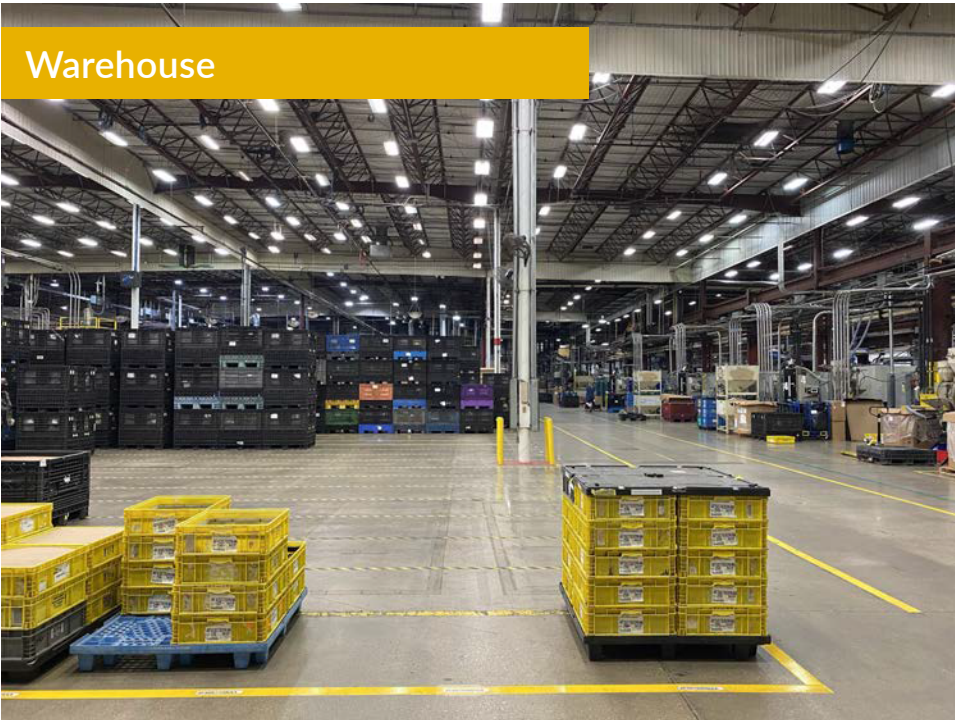
14K SF "Tent" Space



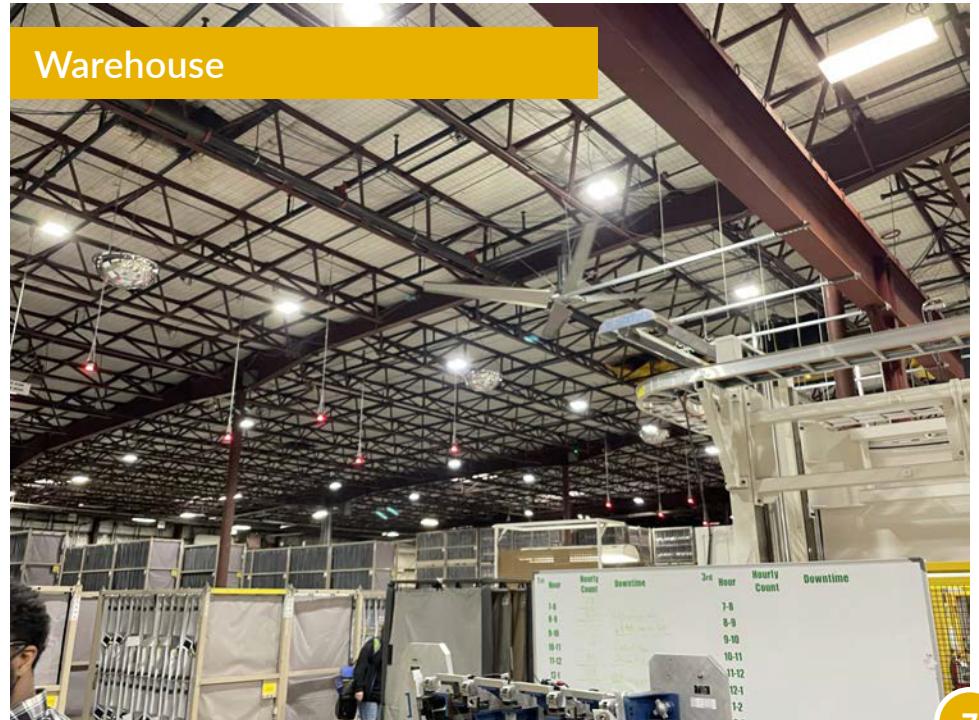
Warehouse



Warehouse



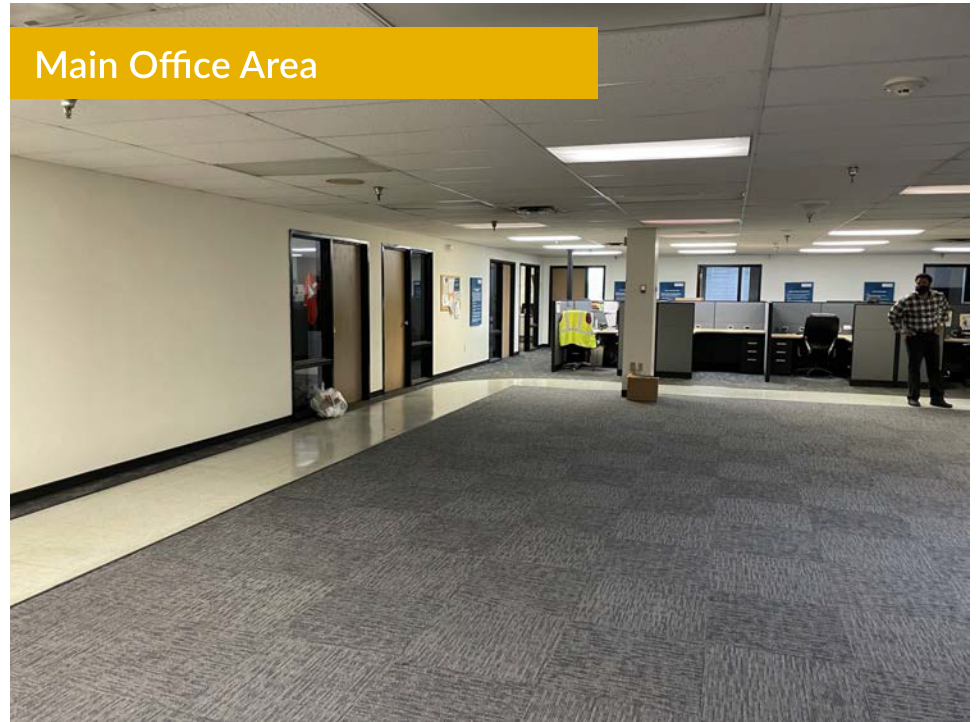
Warehouse



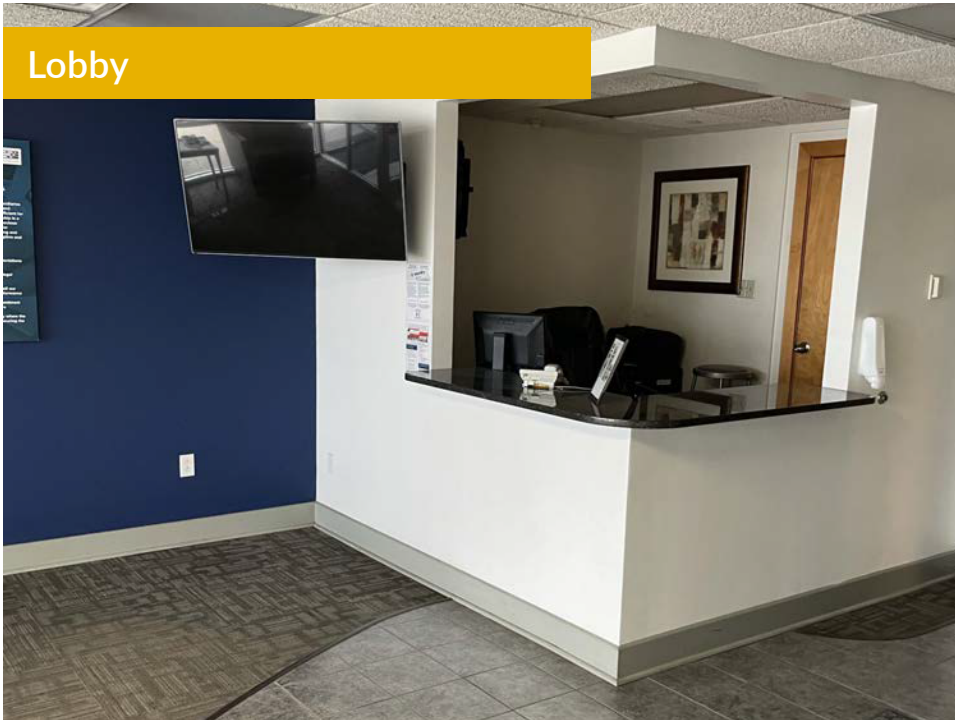
Conference Room



Main Office Area



Lobby



Cafeteria





# Location Map

CARY



Subject Property

FILLMORE

GREENCASTLE

240

FOX RIDGE

LIMEDALE



MT MERIDIAN

WESTLAND

BELL UNION

# Location Map



Subject Property



240



Walmart Supercenter



Walmart Distribution Center



Putnam County Regional Airport