



**7518**

**S. Innovation Way**

Bunker Hill, IN 46914

**102,613 s.f. Available for Lease or Sale**

**Abigail Sievers**

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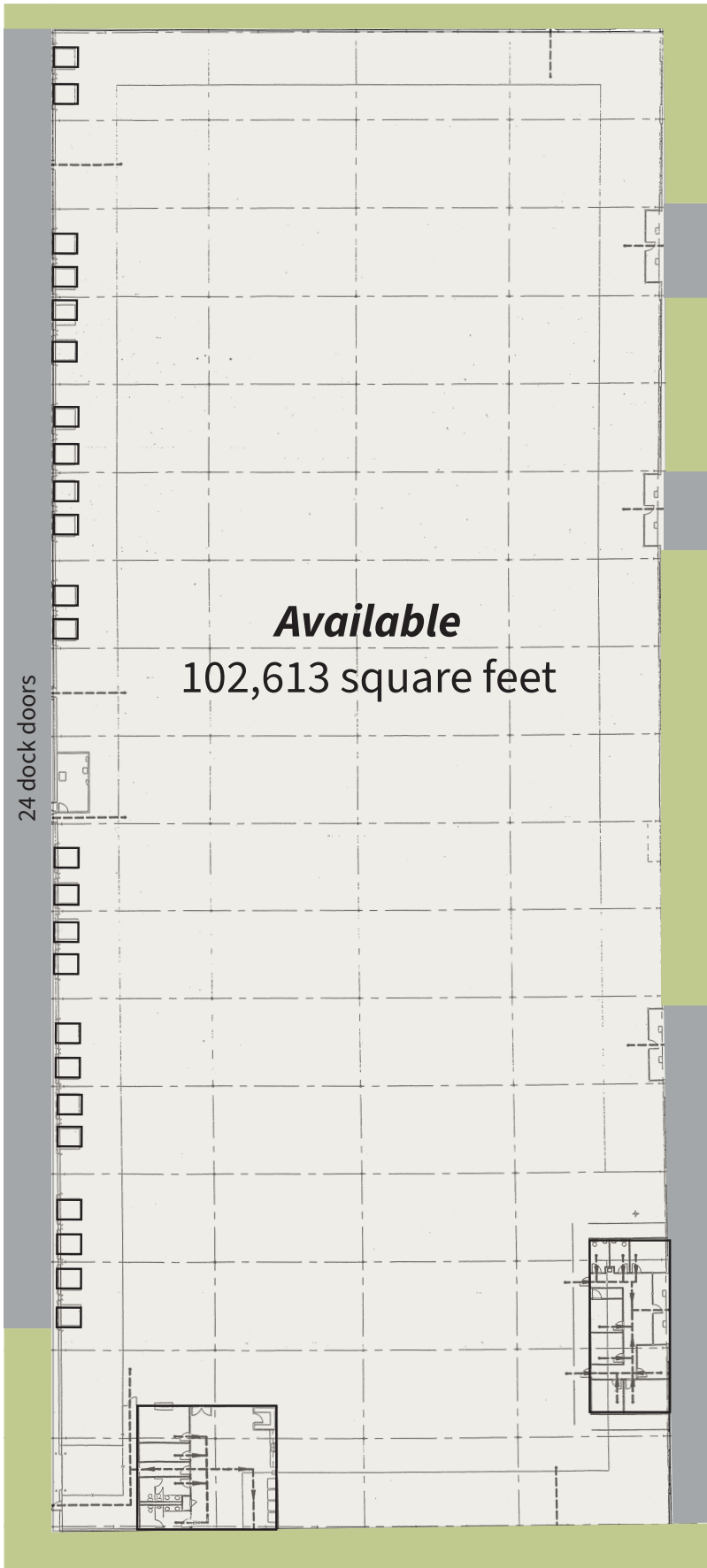
**Brian Buschuk**

Managing Director

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## Property Specifications

<b>Building size s.f.</b>	102,613
<b>Warehouse s.f.</b>	99,229
<b>Office space s.f.</b>	+/- 2,000
<b>Site size</b>	12 acres
<b>Column spacing</b>	30' x 50'
<b>Clear height</b>	28'
<b>Dock doors</b>	24
<b>Drive-in doors</b>	1
<b>Truck court depth</b>	+/- 200'
<b>Auto parking</b>	+/- 50
<b>Power</b>	1,200 amps/208 480 volts 3p
<b>Zoning</b>	Industrial
<b>Built</b>	2001

## General Description

- Freestanding industrial building with abundant auto parking
- Adequate loading capabilities
- 6 private offices
- Warehouse breakroom and restrooms
- 12 acres for expansion potential
- Fully secured truck court





## Location

- Direct access and visibility to US-31
- 1 hour from Indianapolis and less than 150 miles from Chicago
- Strong labor pool in surrounding area

### CONTACTS

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