

SALE

INDUSTRIAL



MASSIVE AMOUNTS OF SPACE STORAGE & OPPORTUNITY!



97 NORTH 150 WEST, GREENFIELD, IN 46140

PROPERTY HIGHLIGHTS

- Beautiful location with tons of potential
- 2.6 acres of ground with nearly 30,000 SF of industrial/flex space; 8,000 SF of office and meeting use
- Residence on site included and completely remodeled
- This property has a rich history and is suited for many business opportunities!
- Distribution/Events/Contracting/Entrepreneur... endless possibilities!

SALE PRICE	\$850,000	\$799,000
Lot Size:	2.6 Acres	
Building Size:	38,000 SF	



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RESIDENTIAL COMPONENTS

The house has been renovated from top to bottom. Built in the late 1920's, it has all of the charm of an older farmhouse with the amenities of a newer home.

The downstairs master bedroom has a large walk-in closet, smaller closet and full bath. The bathroom has been updated with tile and has a heated tile floor. Two other bedrooms are upstairs along with another room that could be used for guests, a TV room or playroom. The upstairs has its own full bathroom as well as numerous closets and a walk-in entry door to the attic.

Downstairs, the living and dining rooms have built-in wood cabinets that are unique to the house. The living room also, has a built-in fireplace. Beautiful hardwood floors enhance the entire downstairs except for the two tiled bathrooms which have heated floors. In front of the living room is a large porch.

The remodeled kitchen is spectacular with lots of granite counter space, fairly new KitchenAid appliances and a skylight. The custom wood cabinets were constructed by Kline Cabinetmakers.

Adjoining the kitchen is a stairway to the basement which contains the furnace, air conditioner, gas water heater, washer and dryer and lots of room for storage. The house has a natural gas powered automatic electric generator.



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COMMERCIAL COMPONENTS

The complex contains a 40x40 shop that is heated and cooled, 84 x 90 barn with concrete color and a 60x40 upper level, another 32 x 32 barn with 15' clear and another 30 x 45 barn with tons of history in it! All barns have concrete floors and with one exception, all have electricity. The shop has an oil furnace, air conditioning, 220V current and a roll-up outside door. The two smaller barns have plenty of storage space for large equipment or other items. The big barn has multiple areas containing lots of space. There are 3 roll-up doors and an upstairs over part of the structure.

The office building has a 2-car garage with a roll-up door and a large room to store vehicles or use as a warehouse with 2 large roll-up doors. Adjoining is a large office with a restroom, followed by a 50 x 60 warehouse containing 2 roll-up doors and two additional restrooms. Upstairs there is a large room that can hold about 80 people for family gettogethers, club meetings, wedding receptions, etc. It includes a full kitchen, full bathroom, two beautiful large showcases with glass doors and lots of storage closets. Next to this room is another large room with built-in bookshelves, more storage closets and an entry door into the attic. Two staircases provide access to these upstairs rooms. Southeast of the office is another newly built large building with 6050 square feet of warehouse space downstairs and 5500 square feet of space upstairs. There are stairways at each end of the lower level along with a 16' roll-up door.



One's imagination can visualize many possibilities for this property. For many years it has served as the headquarters for Studebaker International, the world's largest manufacturer and supplier of parts for Studebaker cars and trucks. Most of the buildings on the premises were lined with shelving containing thousands of new Studebaker parts and many of these parts were sent regularly from this location to Studebaker owners in countries throughout the world. The potential future uses for this property are endless. It may contain construction equipment, plumbing supplies, an event center, a pre-school, a manufacturer's warehouse, a light manufacturing facility, an automotive repair shop, a church, a machine shop, a storage rental facility, a vehicle storage facility or could even be turned into apartments or a bed and breakfast.

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