



**CUSHMAN &
WAKEFIELD**

Commercial Kentucky

REDEVELOPMENT
OPPORTUNITY
IN DOWNTOWN
NEW ALBANY



86,136 SF AVAILABLE

1502 BEELE ST.

NEW ALBANY, IN 47150

FOR SALE \$2,000,000

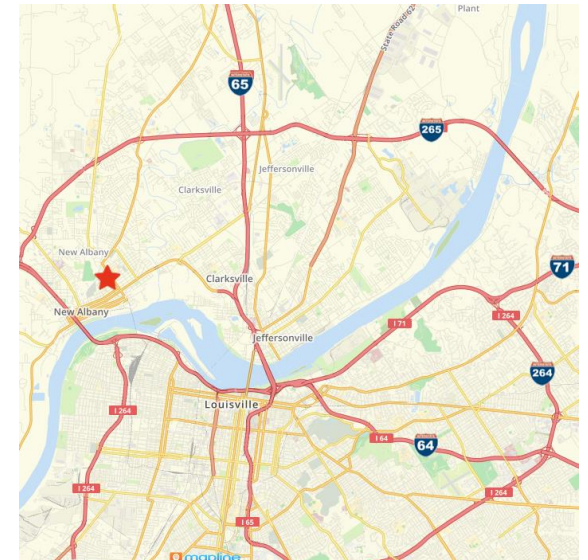


REDEVELOPMENT OPPORTUNITY IN DOWNTOWN NEW ALBANY

Cushman and Wakefield | Commercial Kentucky is pleased to present 1502 Beeler Street, a former packaging facility, for sale. The building measures approximately 86,136 sf and sits on 1.03 acres. The property is located across the street from New Albany High School. Zoned T-R.

HIGHLIGHTS

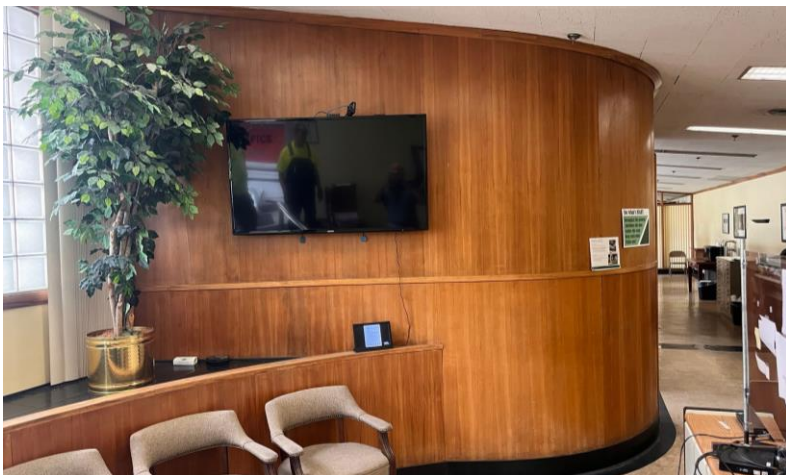
- Just north of downtown New Albany
- Excellent redevelopment opportunity
- 2-story building plus lower level



PROPERTY INTERIOR

1502 Beeler Street's floorplates measure approximately 35,625 sf. The two floors consist of approximately 60,000 sf of manufacturing area with columns spaced 18' running east and west, and 13' 6" running north and south. This area also features ceiling heights up to 20', one (1) loading dock, one (1) freight elevator, and multiple restrooms.

Additionally, there is 2,700 square feet of office space consisting of a main office with lobby, two (2) women's restrooms, two (2) men's restrooms, cafeteria, and supply room.





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