

SEYMOUR, IN 47274

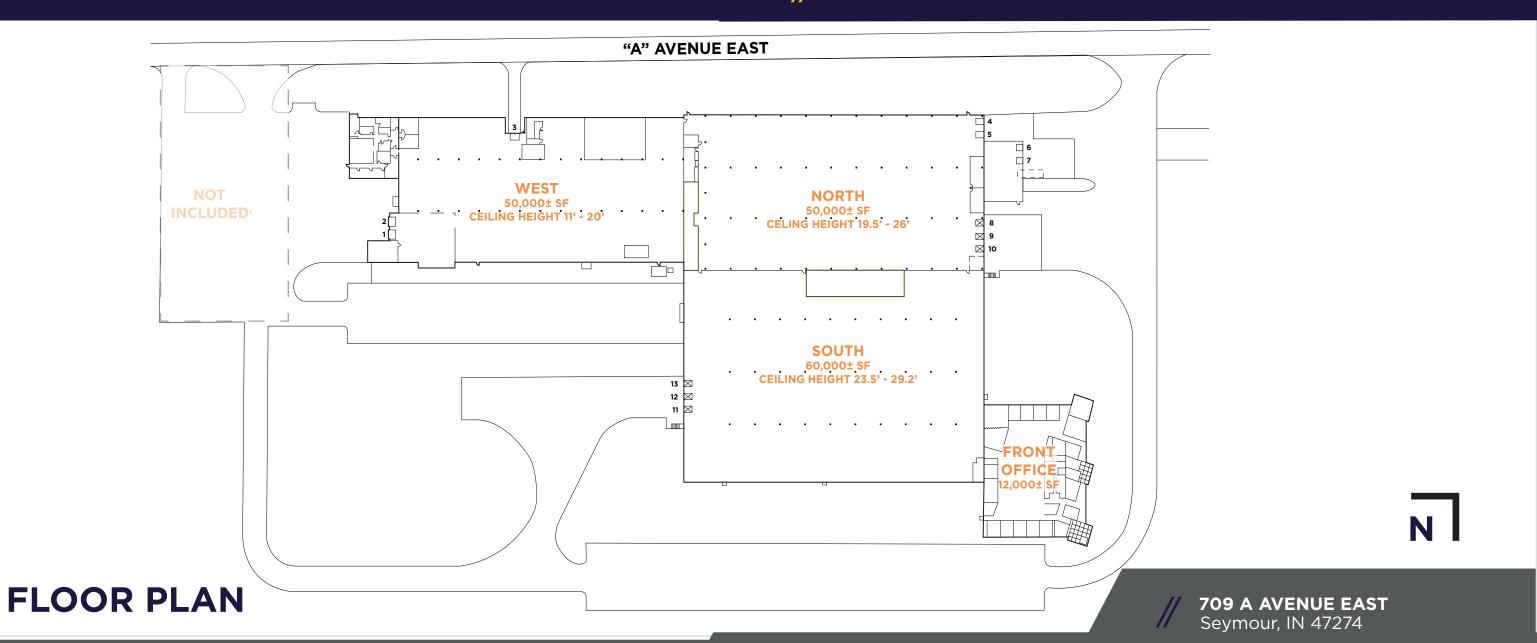
FOR SALE 170,000± SF 12.024± ACRES



// PROPERTY FEATURES

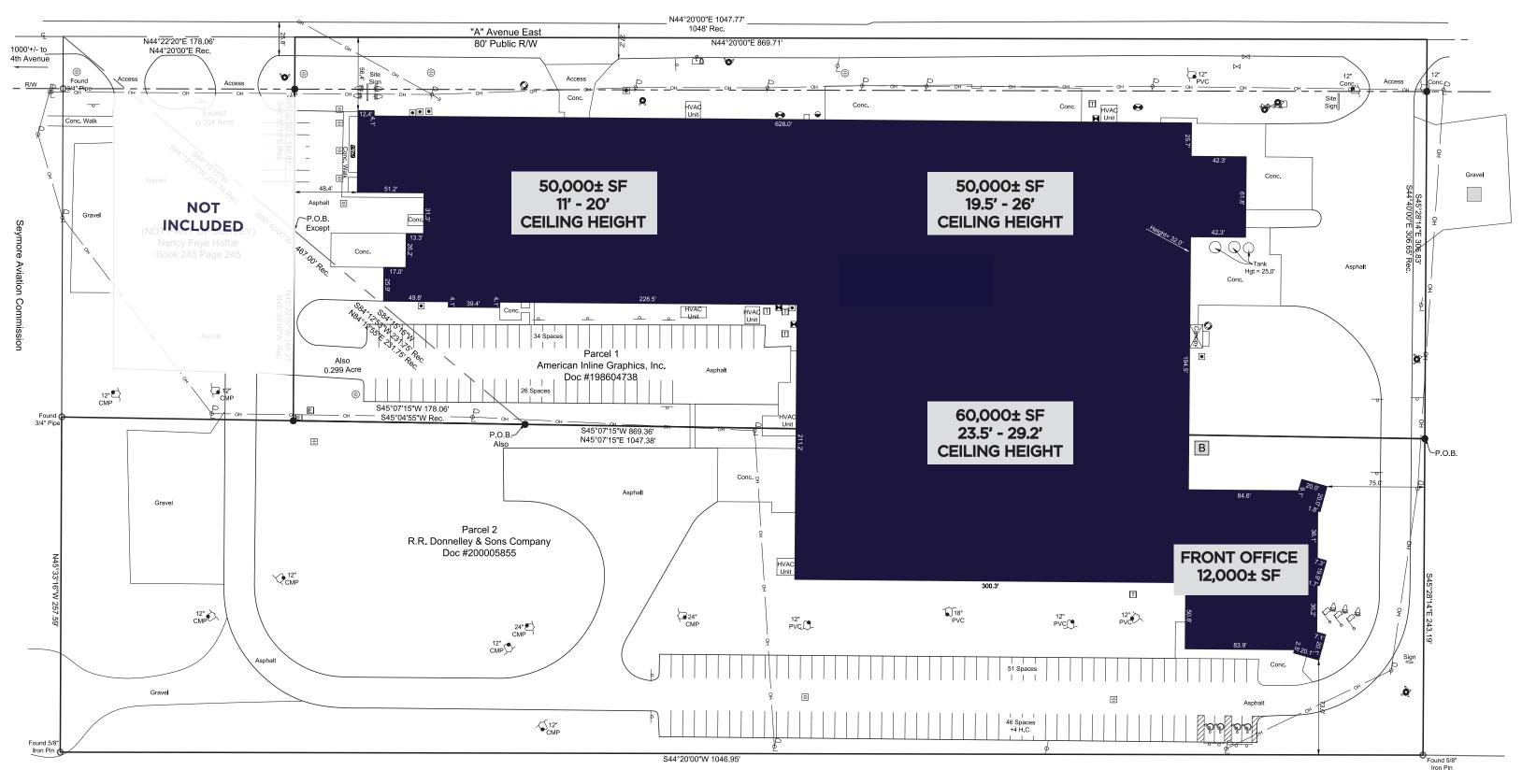
170,000± SQUARE FEET 12.024± ACRES MULTIPLE CLEAR HEIGHTS 13 DOCKS | 3 DRIVE-INS **HEAVY POWER** WET SPRINKLER SYSTEM

SUSPENDED GAS HEATERS **BLOCK & METAL CONSTRUCTION ELECTRIC - DUKE ENERGY** GAS - VECTREN AVAILABLE 4Q 2025



WATER - INDIANA AMERICAN WATER





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709 A AVENUE EAST Seymour, IN 47274

// AERIAL

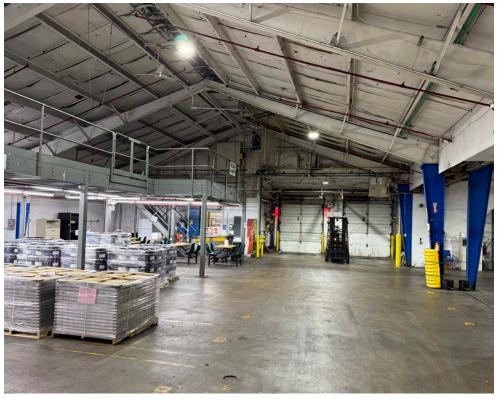


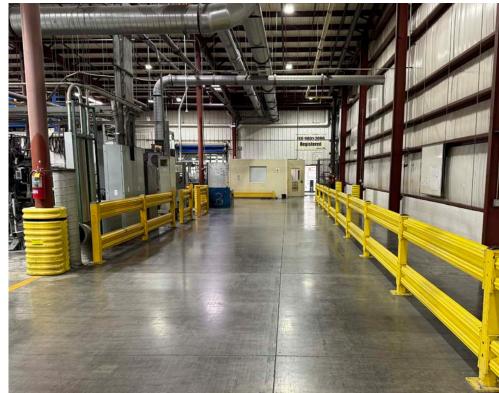
| ianapolis | |
|-----------------|---|
| isville | |
| cinnati | |
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| arest Interstat | e |

// GALLERY









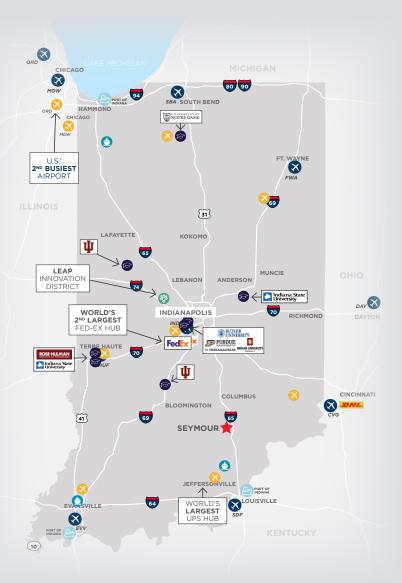




709 A AVENUE EAST Seymour, IN 47274

// THE INDIANA ADVANTAGE

Fast-paced and research-forward, Indiana has one of the best business climates in the nation. Known as the **CROSSROADS OF AMERICA,** more interstate highways converge in Indianapolis than any other city in the US, offering a strong competitive advantage by connecting the state with North America and world markets.



STRONG FUNDAMENTALS

4 8 12

- AAA bond rating
- Right to Work State
- 4.9% Corporate Income Tax Rate
- 1-3% Capped Property Taxes
- No Inventory Tax
- No Manufacturing Equipment Sales Tax

| #1 In pass throu highways | igh C | 0.000.000.000 | ne MEDIAN f the U.S. ATION |
|---------------------------------|--------------|------------------|----------------------------------|
| #1 | BUSIN | | #9 |
| In Midwest | TAX CLI | | In the U.S. |
| #1 | BEST S | | #5 |
| In Midwest | FOR BUS | | In the U.S. |
| #3 INFRASTRUCTURE | | | in 5 DSIERS |
| America's Top | | Work in Advanced | |
| States for Business | | Manufacturing | |

#2 in U.S. FOR Worldwide lifesciences exports

CONTACT

LUKE J. WESSEL, SIOR Vice Chair +1 317 639 0471 luke.wessel@cushwake.com JACOB SCHACKI Associate Broker +1 317 352 2440 jacob.schacki@cushwake.com



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