

SEYMOUR, IN 47274

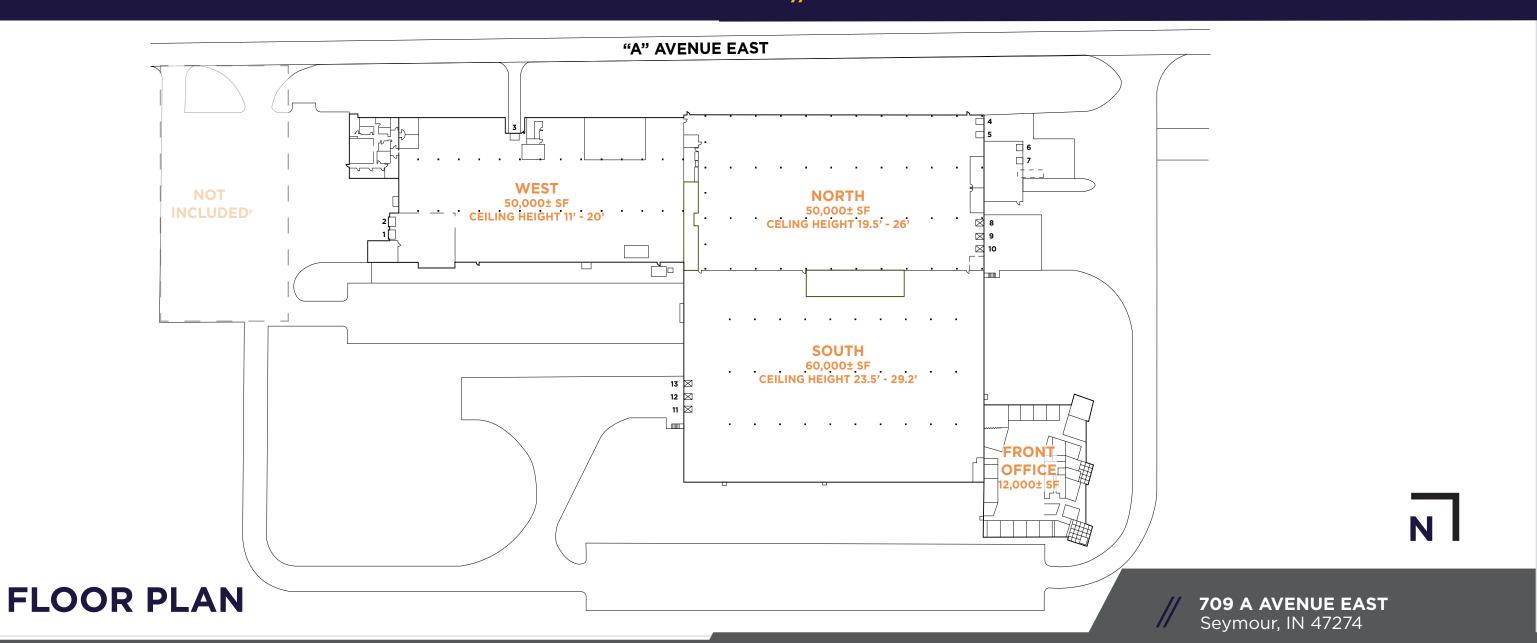
FOR SALE 170,000± SF 12.024± ACRES



# **// PROPERTY FEATURES**

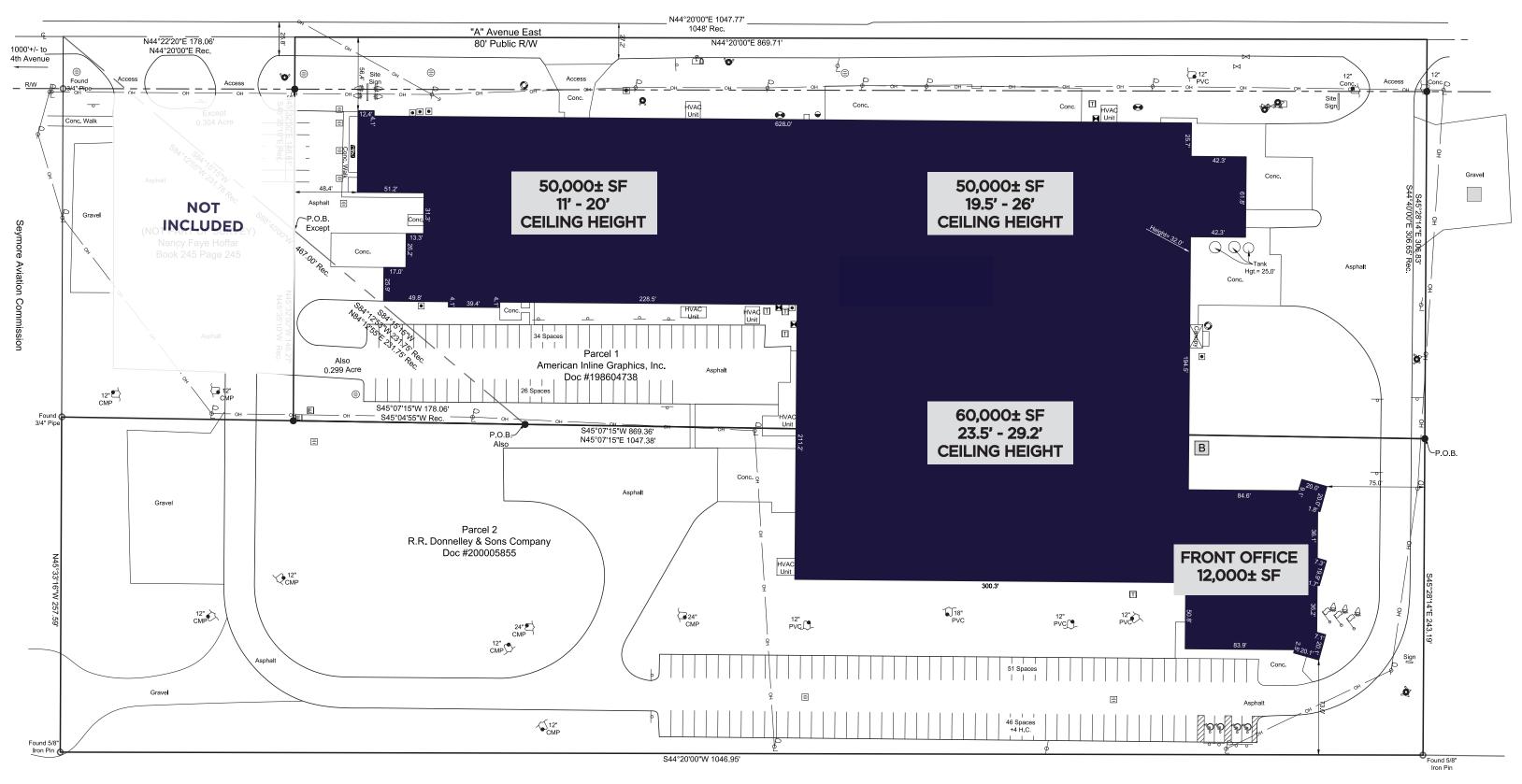
170,000± SQUARE FEET 12.024± ACRES MULTIPLE CLEAR HEIGHTS 13 DOCKS | 3 DRIVE-INS **HEAVY POWER** WET SPRINKLER SYSTEM

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



# WATER - INDIANA AMERICAN WATER

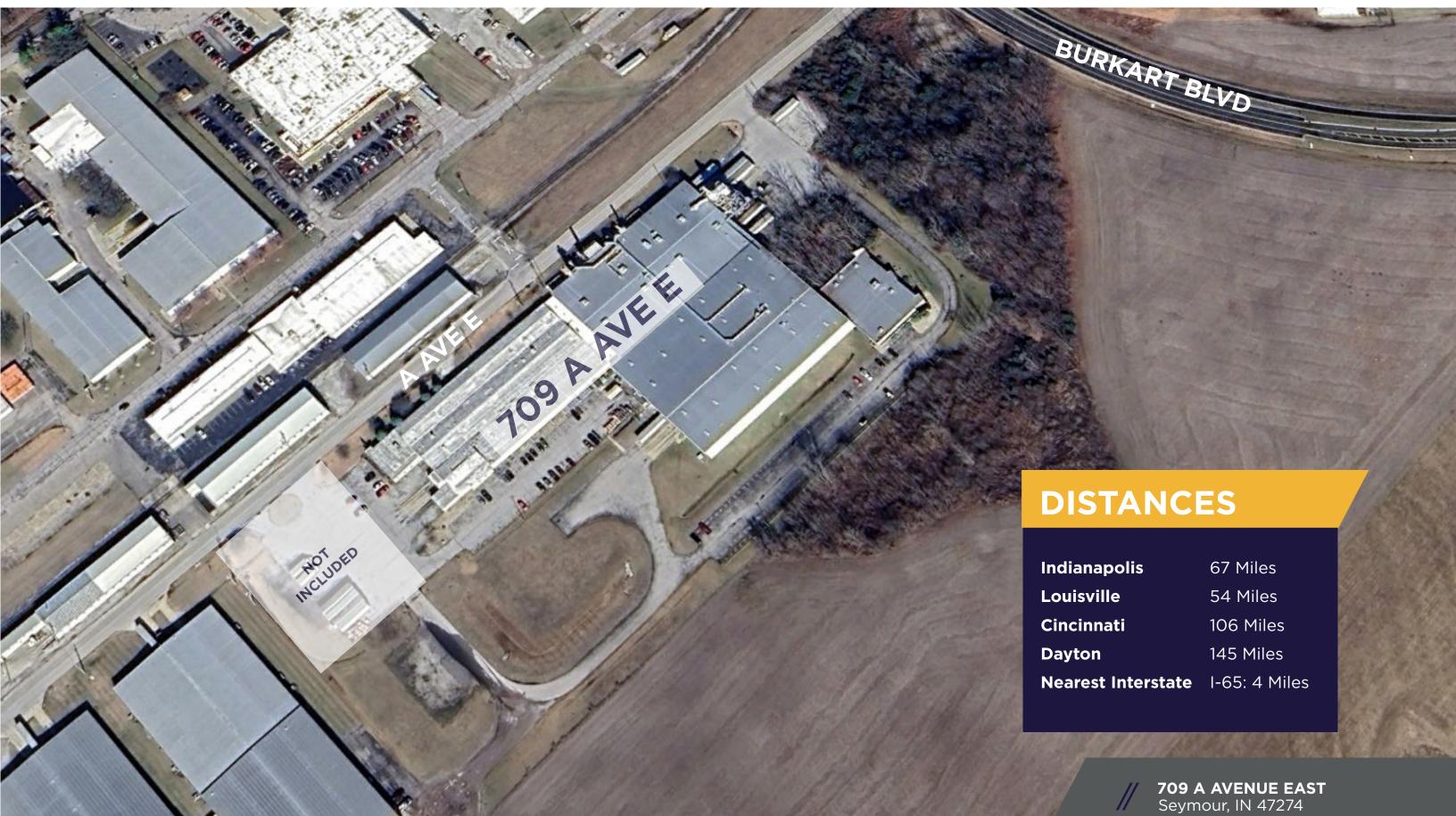




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**709 A AVENUE EAST** Seymour, IN 47274

### // AERIAL

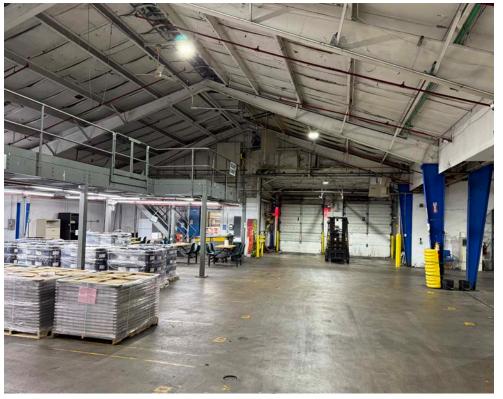


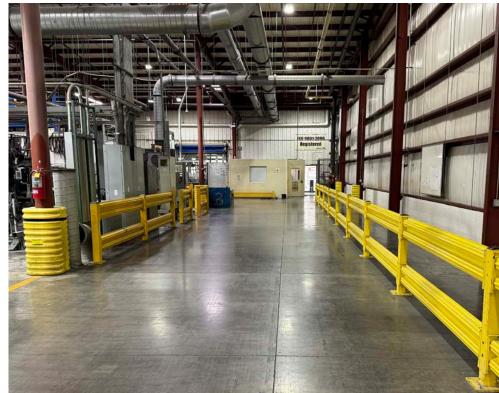
ianapolis	
isville	
cinnati	
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arest Interstat	e

### **// GALLERY**









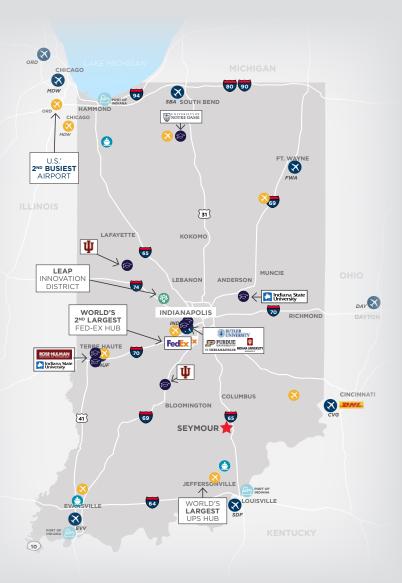




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## // THE INDIANA ADVANTAGE

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 <b>C</b>	0.000.000.000	ne MEDIAN f the U.S. ATION
<b>#1</b>	BUSIN		<b>#9</b>
In Midwest	TAX CLI		In the U.S.
<b>#1</b>	BEST S		<b>#5</b>
In Midwest	FOR BUS		In the U.S.
<b>#3</b> 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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