

# 709

**A AVENUE EAST**

SEYMOUR, IN 47274

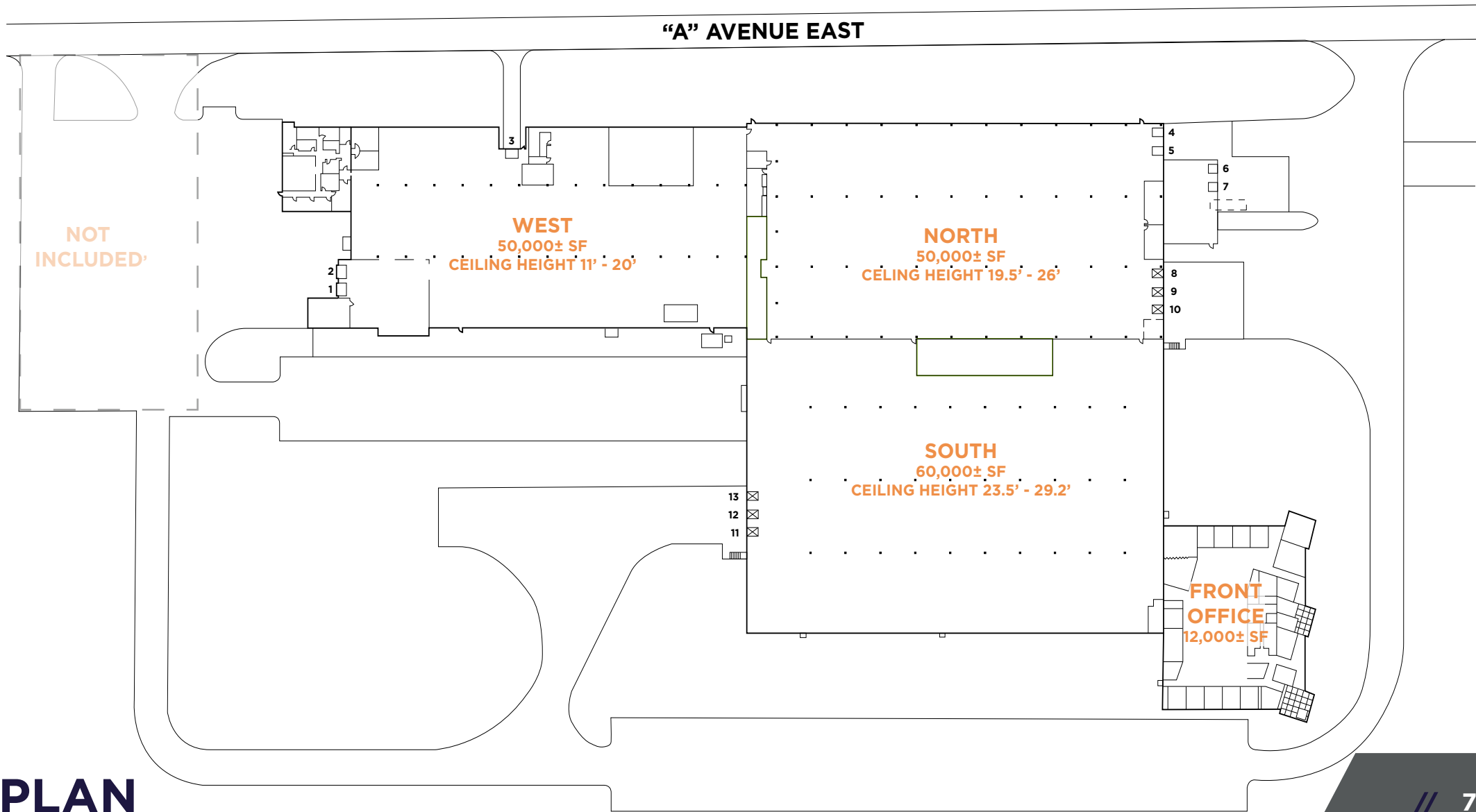
FOR SALE  
170,000± SF  
12.024± ACRES



**CUSHMAN &  
WAKEFIELD**

# // PROPERTY FEATURES

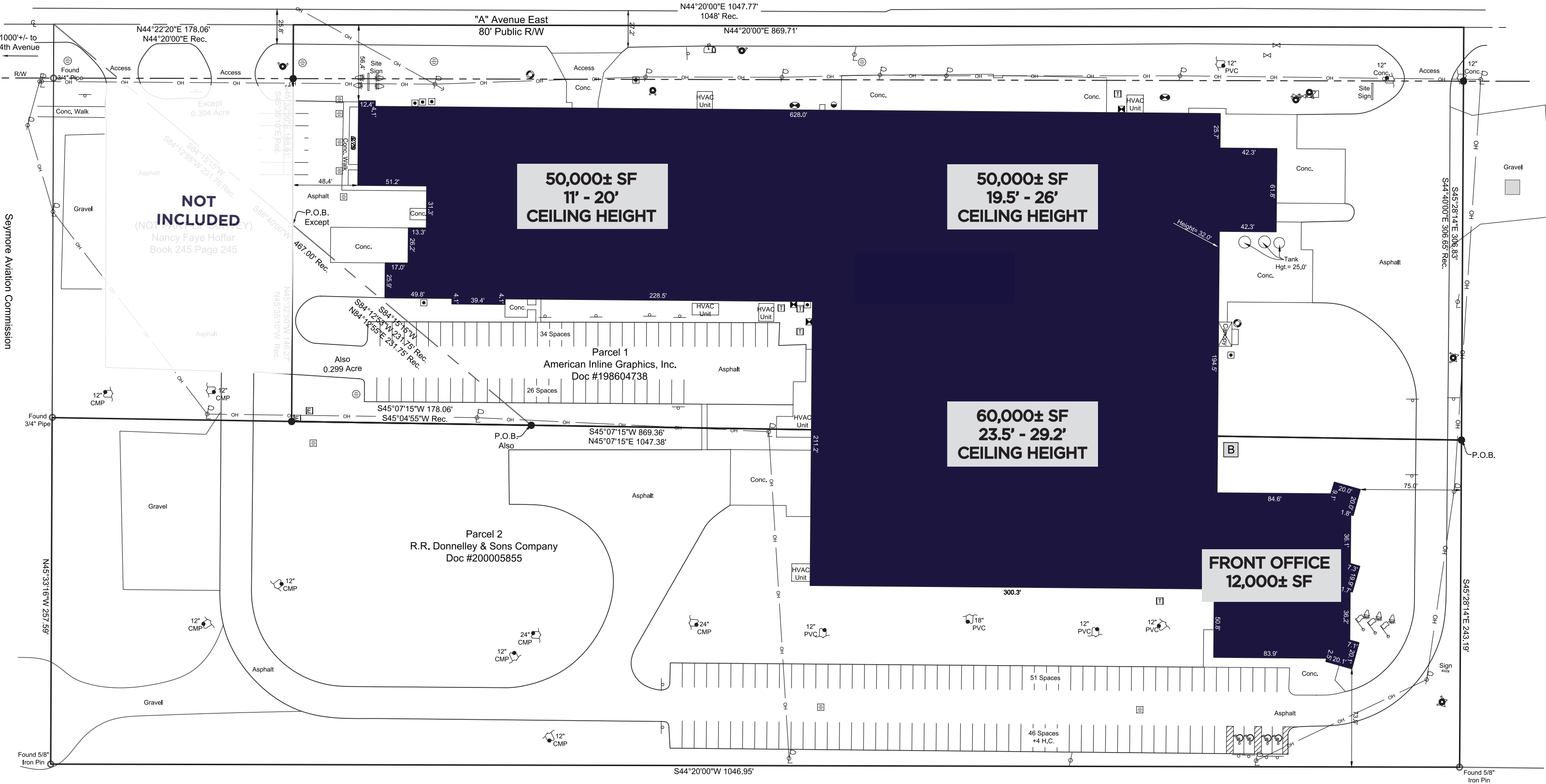
- // 170,000± SQUARE FEET
- // 12.024± ACRES
- // MULTIPLE CLEAR HEIGHTS
- // 13 DOCKS | 3 DRIVE-INS
- // HEAVY POWER
- // WET SPRINKLER SYSTEM
- // SUSPENDED GAS HEATERS
- // BLOCK & METAL CONSTRUCTION
- // ELECTRIC - DUKE ENERGY
- // GAS - VECTREN
- // WATER - INDIANA AMERICAN WATER
- // AVAILABLE 4Q 2025



// FLOOR PLAN

// 709 A AVENUE EAST  
Seymour, IN 47274







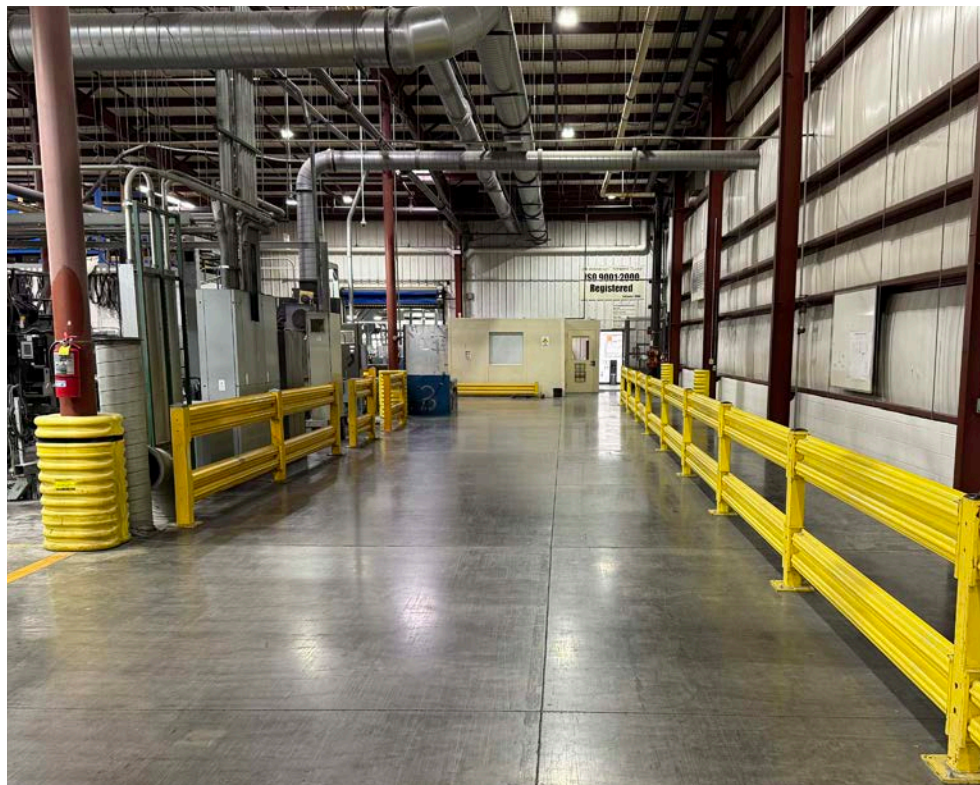
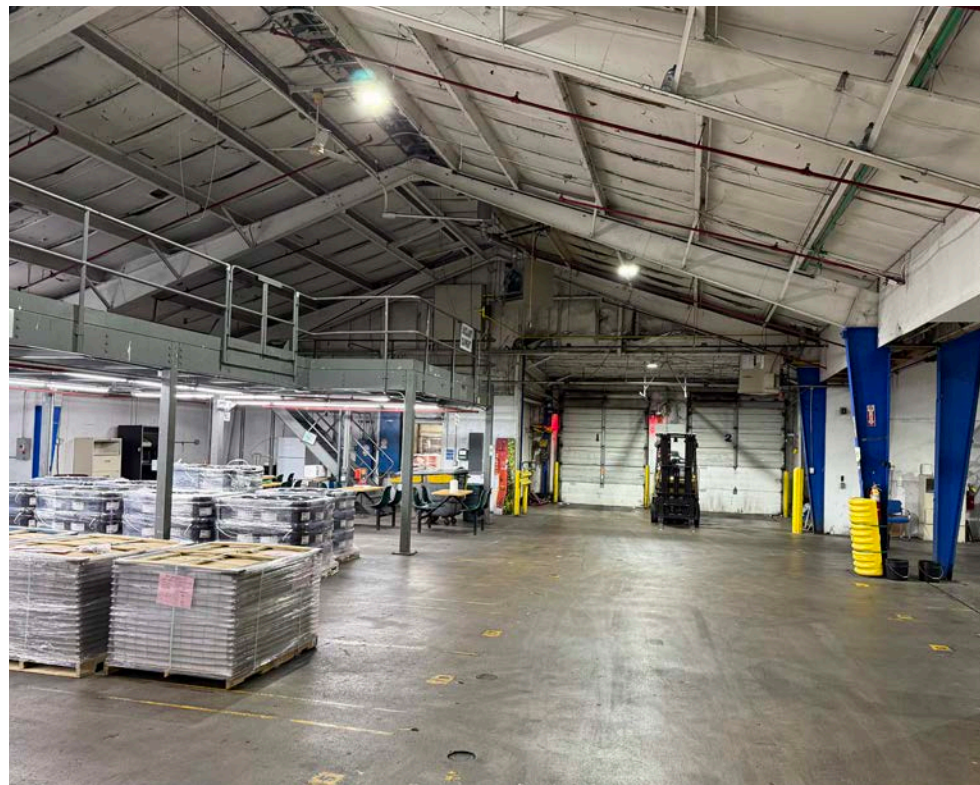
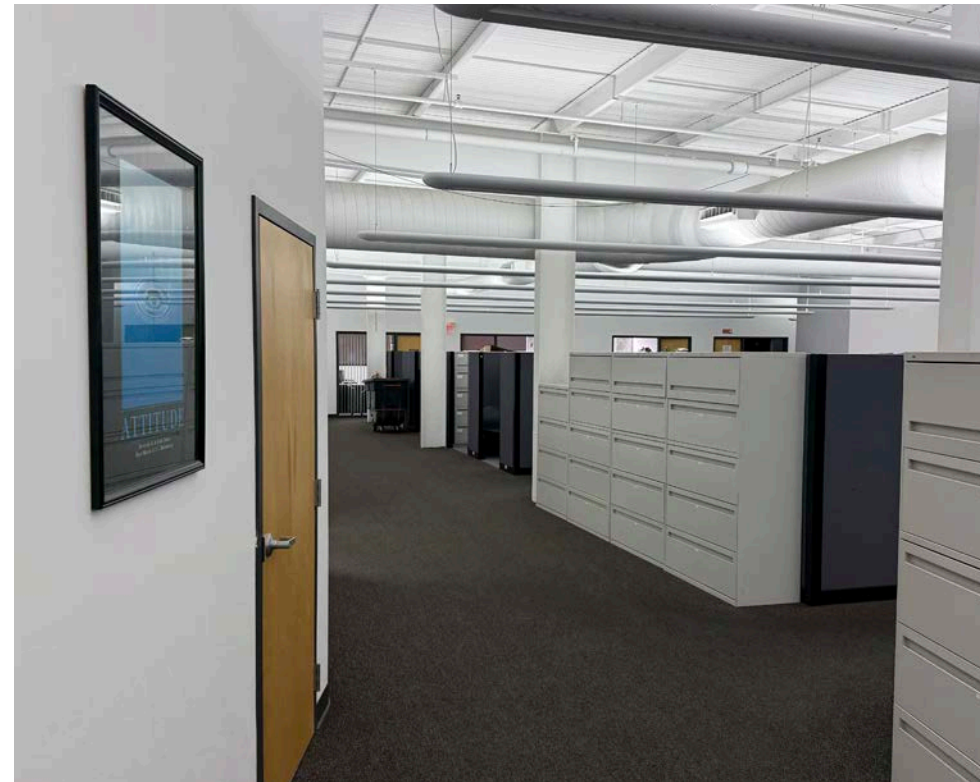


DISTANCES

Indianapolis	67 Miles
Louisville	54 Miles
Cincinnati	106 Miles
Dayton	145 Miles
Nearest Interstate	I-65: 4 Miles



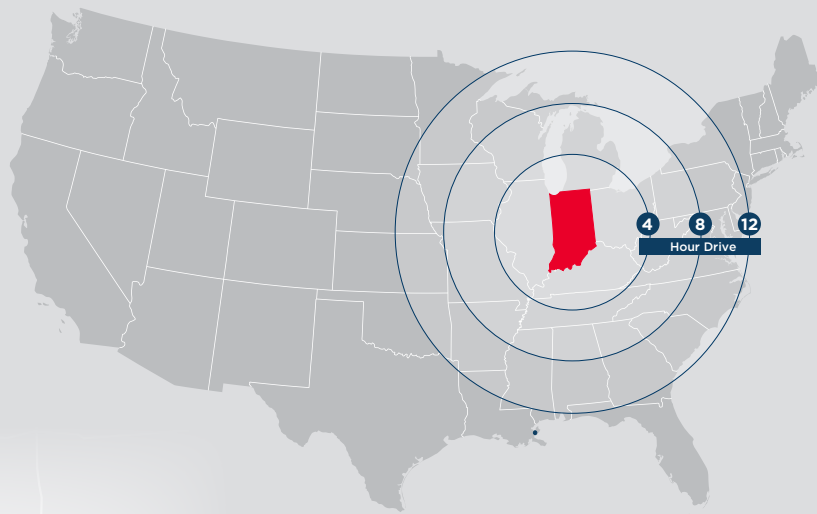
# // GALLERY





# // 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

- 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

<b>#1</b> In pass through highways	Located at the <b>MEDIAN CENTER</b> of the <b>U.S. POPULATION</b>	
<b>#1</b> In Midwest	<b>BUSINESS TAX CLIMATE</b>	<b>#9</b> In the U.S.
<b>#1</b> In Midwest	<b>BEST STATE FOR BUSINESS</b>	<b>#5</b> In the U.S.
<b>#3</b> <b>INFRASTRUCTURE</b> America's Top States for Business	<b>1 in 5</b> <b>HOOSIERS</b> Work in Advanced Manufacturing	
<b>#2</b> <b>IN U.S. FOR</b> Worldwide life- sciences exports		

## CONTACT

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