

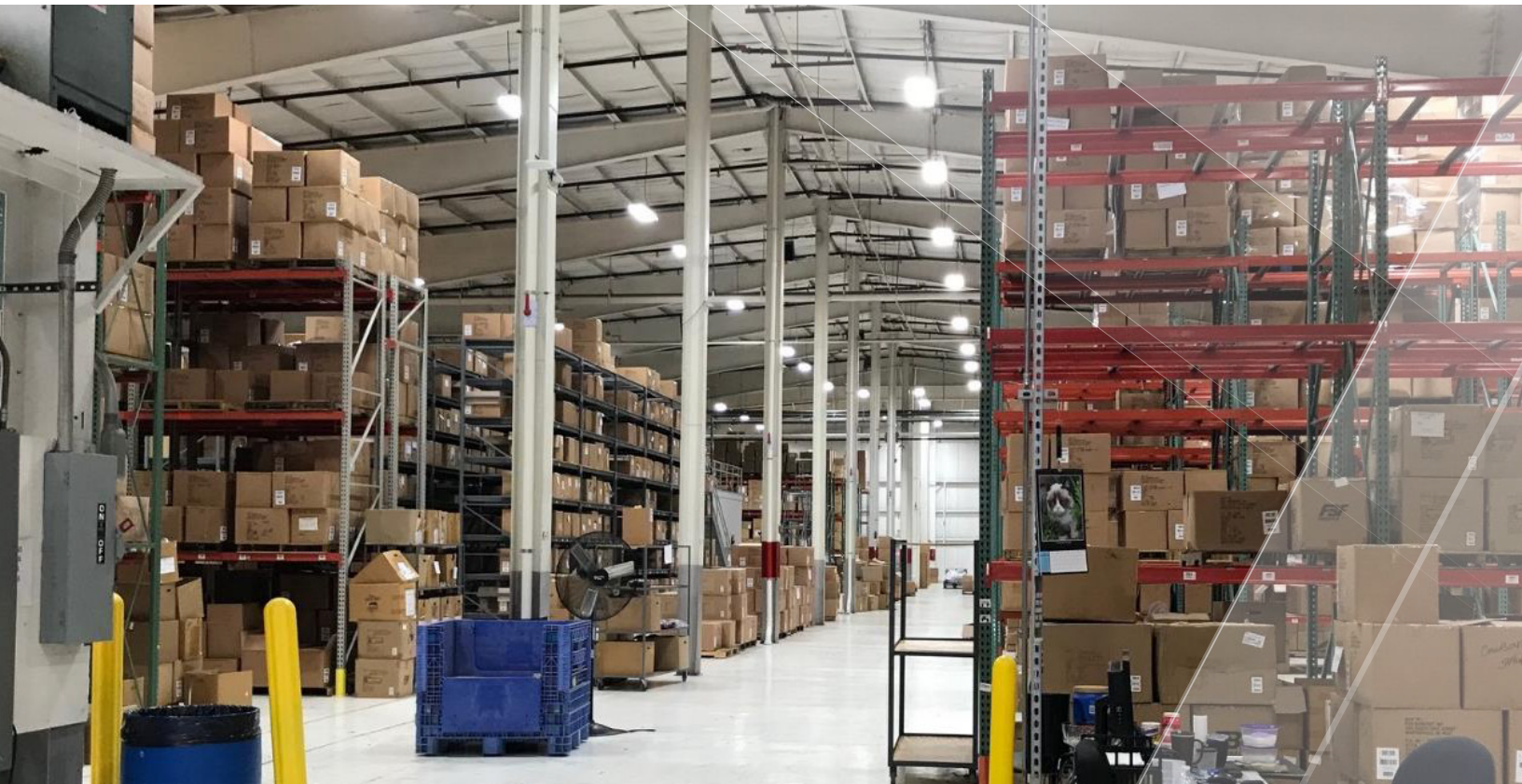


FOR SALE

1201 S. OHIO STREET

MARTINSVILLE, IN 46151





ABOUT THE BUILDING

225,000 SF

67,500 SF office

464 Parking spaces

13 drive-ins (9 - 8'x10', 2 - 10'x10', 16'x16' and 14'x12')

6 docks (5 with levelers)

Situated on 17.41 Acres

I-69 Access

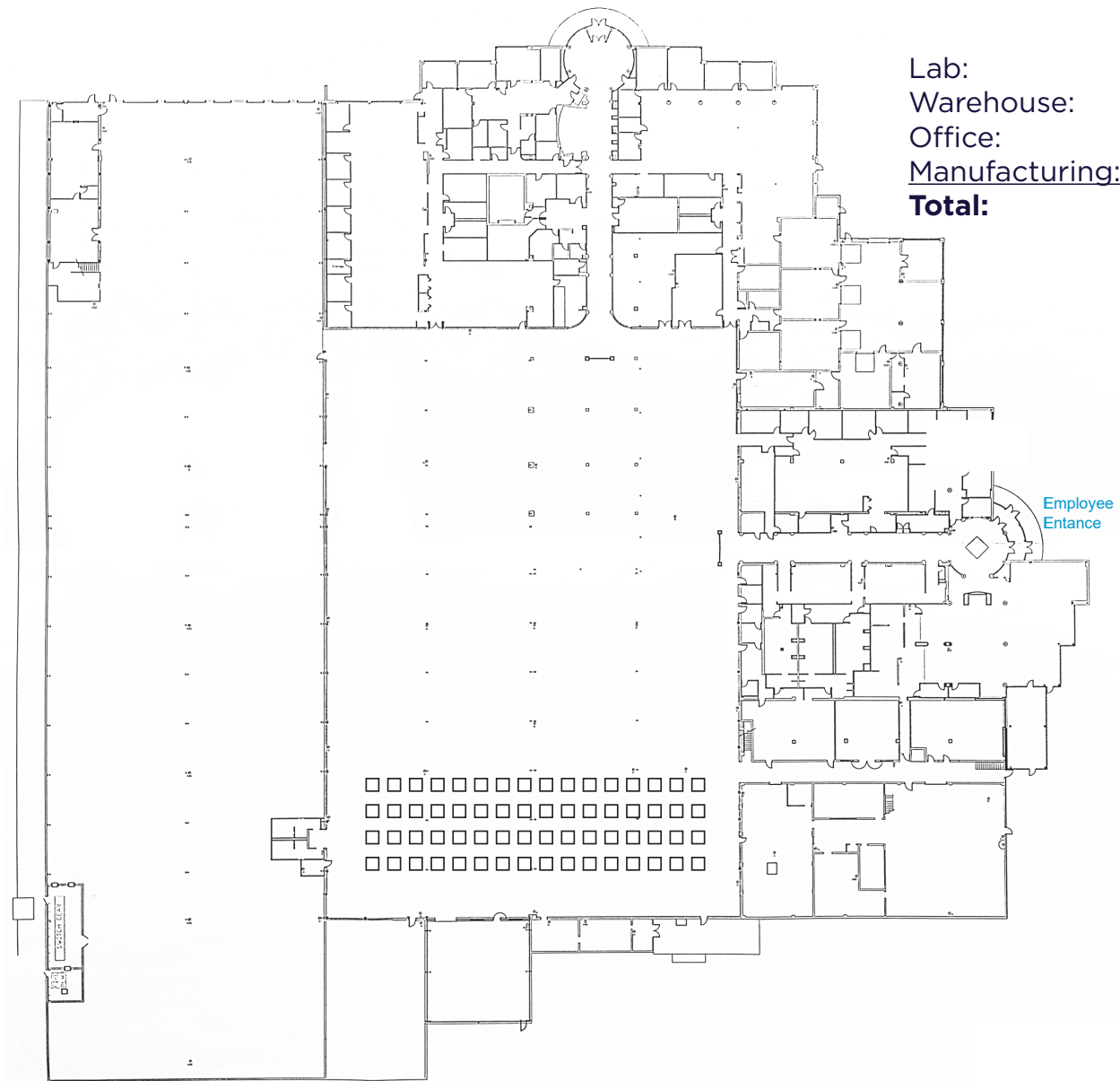
Zoned I-2

22' - 29' clear height warehouse

4,000 Amp, 480/277 Volt, 3 Phase 4 wire



SITEPLAN



Lab:	20,250 SF
Warehouse:	60,750 SF
Office:	67,500 SF
Manufacturing:	76,500 SF
Total:	225,000 SF





Martinsville, Indiana, is a welcoming community nestled in the heart of Morgan County, offering a perfect blend of small-town charm and modern convenience. With a population of nearly 12,000, Martinsville is known for its friendly atmosphere, scenic beauty, and strong community values. The city's historic downtown, vibrant local businesses, and easy access to both Indianapolis and Bloomington make it an ideal location for families, professionals, and retirees seeking a balanced lifestyle.

The town boasts a growing economy supported by healthcare, education, and manufacturing, with a median household income around \$75,000 and a cost of living that makes homeownership attainable. Martinsville's residents enjoy a high quality of life, with excellent schools, recreational opportunities, and widespread access to technology. Whether you're looking to put down roots, start a business, or simply enjoy a slower pace of life, Martinsville offers a warm welcome and a bright future.

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