

2500 UNION

PRIME INDUSTRIAL FACILITY IN **THE HEART OF KOKOMO** **FOR SALE OR LEASE**



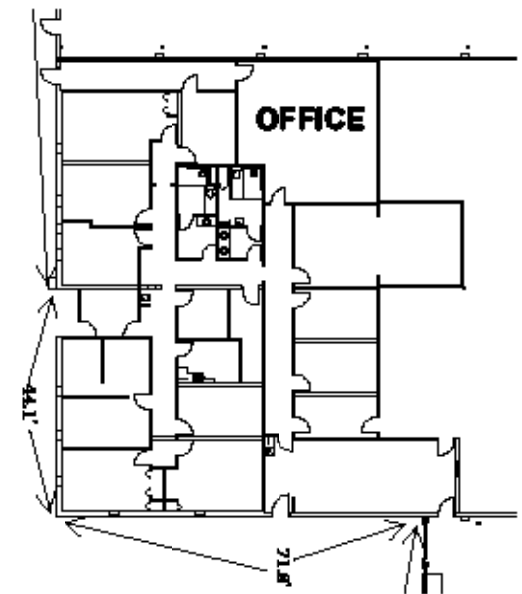
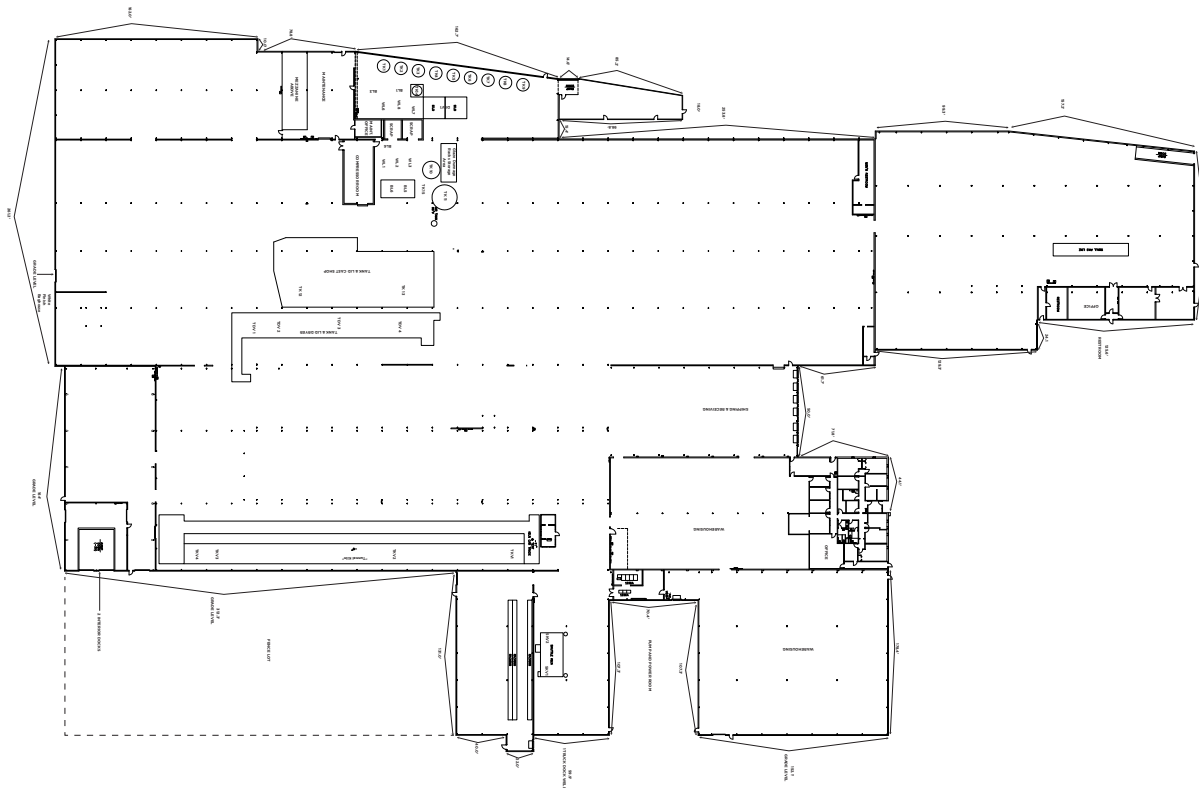
2500 N UNION STREET,
KOKOMO, IN 46901
±329,744 SF AVAILABLE
DIVISIBLE TO 30,000 SF

 **CUSHMAN &
WAKEFIELD**



SITE PLAN WITH FUNCTIONAL LAYOUT

Located in Kokomo's established industrial district, 2500 N Union Street offers a substantial footprint ideal for heavy manufacturing, assembly, or logistics. This HI-zoned facility is positioned near the **Star Plus EV development**, and benefits from proximity to the **Industrial Heritage Trail**, providing workforce-accessible infrastructure. With flexible building areas, varied ceiling heights, and multiple dock and drive-in doors, this site is ideal for a wide array of users.



PURPOSE-BUILT FOR PRODUCTION AND FLEXIBILITY

PROPERTY HIGHLIGHTS:



Total Building Area: **±329,744 SF**



Available SF: **±329,744 SF divisible to 30,000 SF**



Site Size: **13.225 Acres**



Clear Heights: **Various**



Structure Exterior: **Pre-cast Panels**



Office Area: **±8,700 SF**



Sprinkler: **Wet**



Lighting: **LED and T5**



Dock Doors: **11**



Drive-in Doors: **4**



Parking: **Fenced Yard Extra Lot for Car Parking Spaces**



Gas: **NIPSCO 4" Line**



Electric: **Duke Energy 3,200 Amp 3 Phase**



Zoning: **HI - Heavy Manufacturing**



Specialty: **Adjacent to Industrial Heritage Trail**





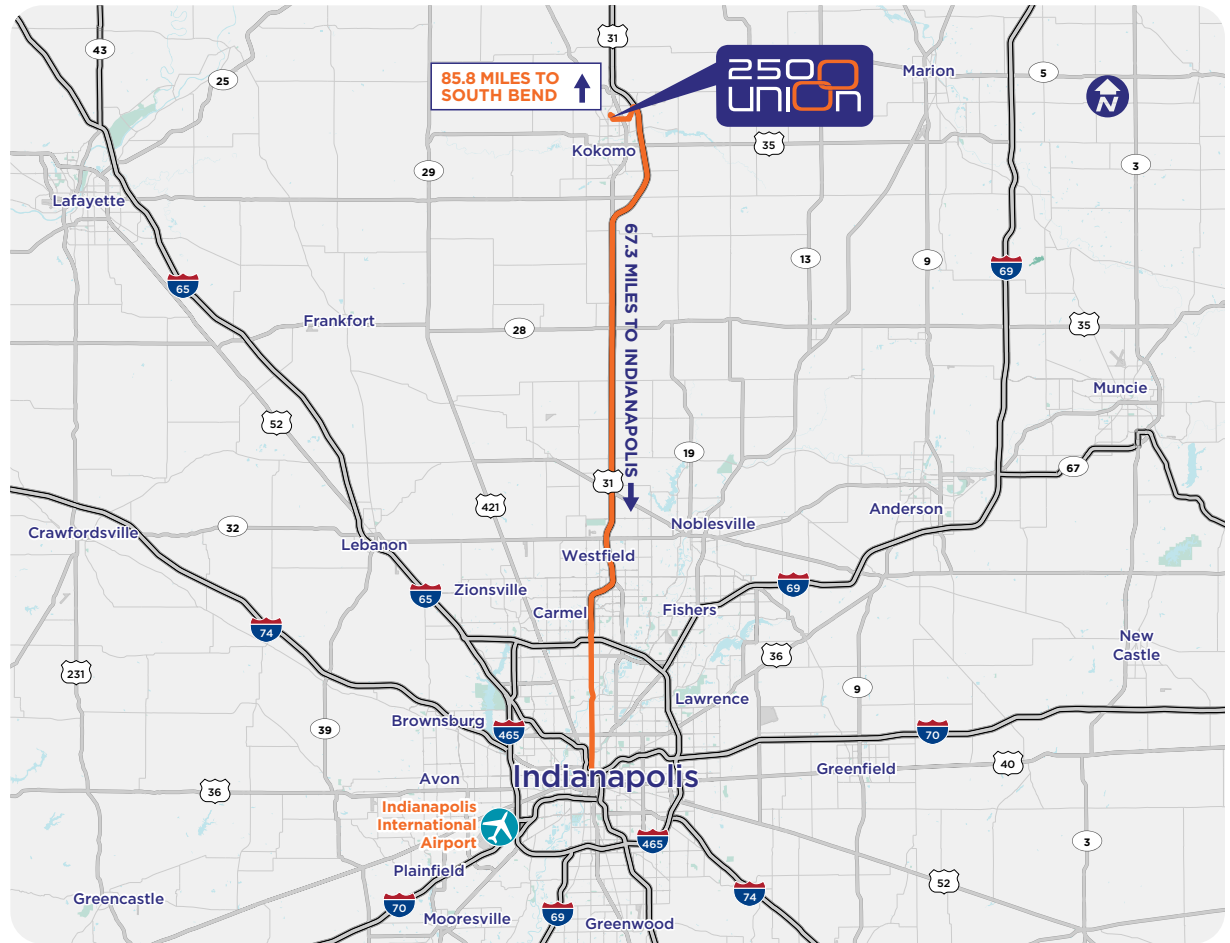
EXISTING CONDITIONS & FACILITY OVERVIEW

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AT THE HEART OF COMMERCE: KOKOMO'S PRIME CONNECTIVITY

Indiana is fast-paced and research-driven, boasting one of the most business-friendly climates in the nation. Known as the Crossroads of America, Indianapolis is intersected by more interstate highways than any other U.S. city—offering a strategic advantage that links the state to national and global markets



INDIANA ADVANTAGE: WHERE BUSINESS MEETS MOBILITY

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

LOCATED AT THE **MEDIAN CENTER**
OF THE **U.S. POPULATION**

#1
IN PASS THROUGH
HIGHWAYS

**BUSINESS
TAX CLIMATE**

#1
IN MIDWEST

#9
IN THE U.S.

**BEST STATE
FOR BUSINESS**

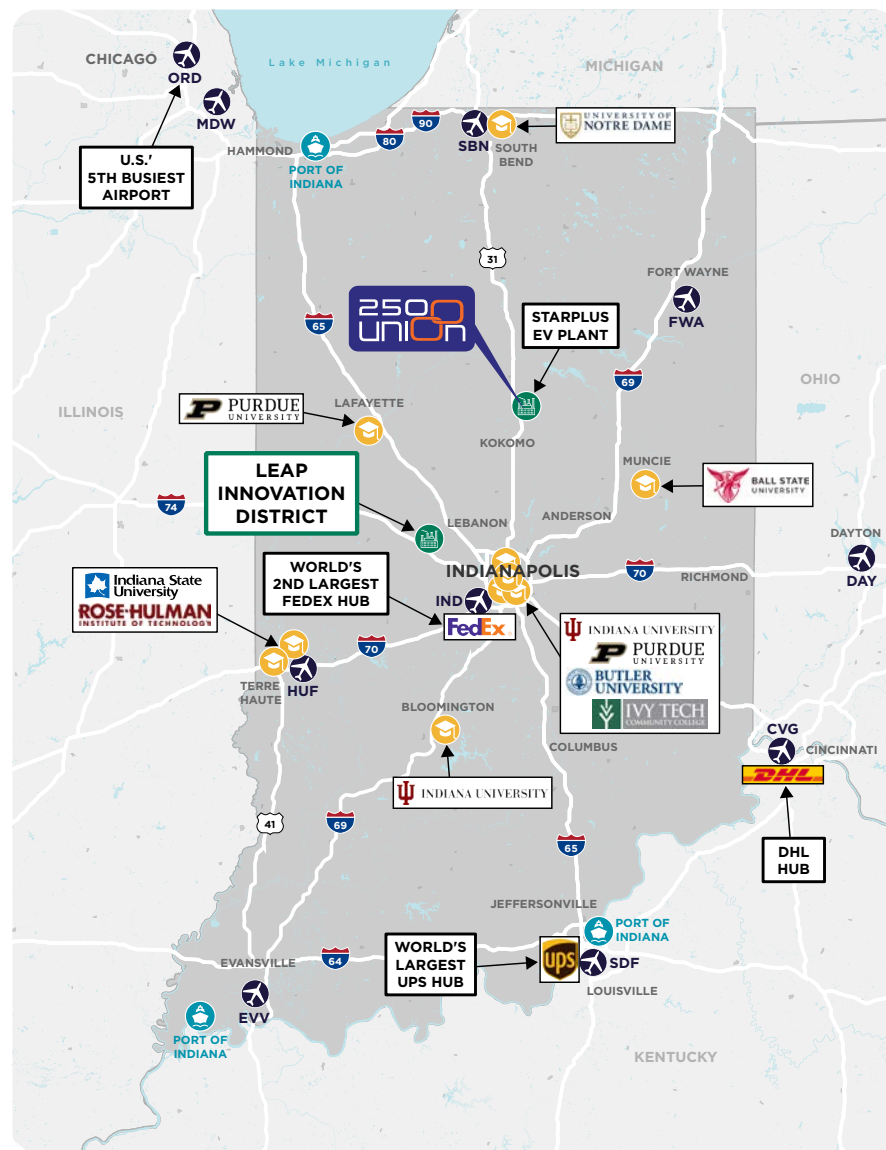
#1
IN MIDWEST

#5
IN THE U.S.

#3
INFRASTRUCTURE
America's Top
States for Business

1 in 5
IN THE U.S.
Work in Advanced
Manufacturing

#2
IN U.S. FOR
Worldwide lifesciences
exports





2500
Union

FOR MORE INFORMATION, PLEASE CONTACT:

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