

INDUSTRIAL BUILDING & BUSINESS

199 RAYMOND ST. | HOPE, IN 47246

23,774 SF APPROX. 3.00 ACRES*

FOR SALE

$1,200,000

REALESTATE + BUSINESS INCLUDED

PROPERTY & BUSINESS OVERVIEW

Opportunity to acquire a 23,774 SF industrial facility and an existing business together for $1,200,000. The property includes warehouse and production areas, offices, overhead doors and a loading dock. Additional office build-out potential provides flexibility for future use. Business asset list and additional information available upon reques

23,774	3.00	1
BUILDING SF	ACRES*	LOADING DOCK

*Acreage shown on supplied property-line exhibit; verify independently.

PROPERTY FEATURES & PHOTOS

- **Versatile Industrial Facility** – Functional warehouse and production areas suitable for a variety of industrial, manufacturing, storage, and distribution operations.
- **Multiple Overhead Doors** – One 14' overhead door, one 10' overhead door, and one 12' interior overhead door separating two sections of the building.
- **Loading & Material Handling** – One loading dock providing convenient access for shipping and receiving operations.
- **Flexible Building Configuration** – Multiple interior sections provide opportunities for separating warehouse, production, and operational activities.







Illustrative parcel boundary - not a survey; confirm exact limits.





LISTING CONTACTS:

COCKERHAM
COMMERCIAL REAL ESTATE & CONSULTING

Talk to Tucker REALTORS

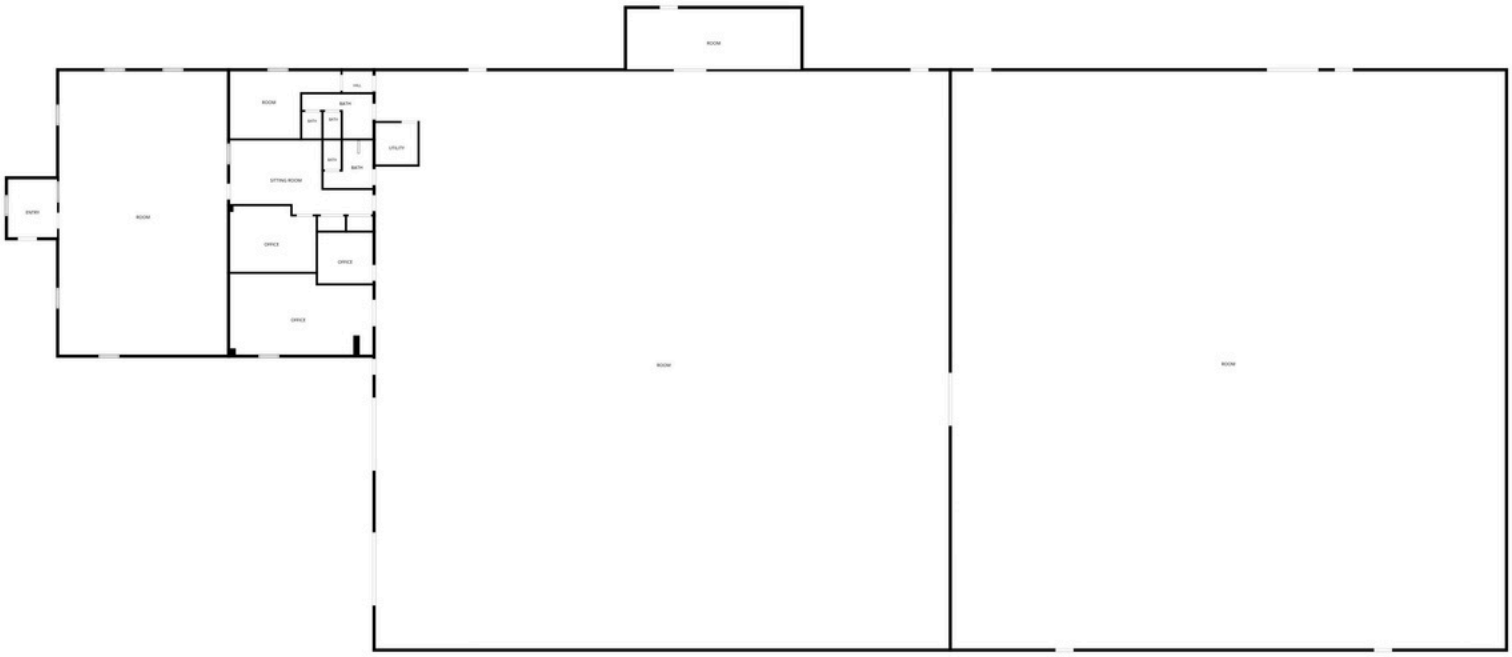
CHRIS COCKERHAM
CPM, GRI - COMMERCIAL BROKER
(812) 340-3083
CHRIS@COCKERHAM.US

MILLMAN Realty Partners
PROFESSIONAL REAL ESTATE SERVICES

ROB MILLMAN
CCIM, CRS, MANAGING BROKER | RB14023230
(812) 528-3028
robmillman@outlook.com

WWW.COCKERHAMCOMMERCIAL.COM

PROPERTY FLOORPLAN



Illustrative Floorplan - confirm exact measurements

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LISTING CONTACTS:

COCKERHAM
COMMERCIAL REAL ESTATE & CONSULTING

Talk to Tucker REALTORS

CHRIS COCKERHAM
CPM, GRI - COMMERCIAL BROKER
(812) 340-3083
CHRIS@COCKERHAM.US

MILLMAN
Realty Partners
PROFESSIONAL REAL ESTATE SERVICES

ROB MILLMAN
CCIM, CRS, MANAGING BROKER | RB14023230
(812) 528-3028
robmillman@outlook.com

WWW.COCKERHAMCOMMERCIAL.COM