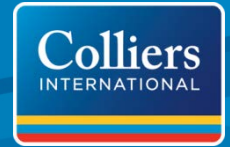


FOR SALE › INDUSTRIAL



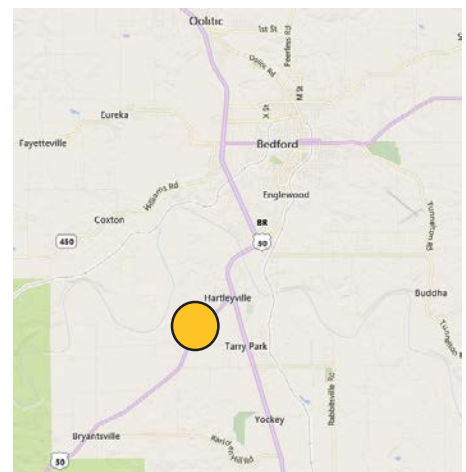
Limestone Fabrication Facility

11438 US 50 West, Bedford, IN 47421



Property Highlights

- › Four buildings totaling 26,328 SF on 9.91 acres
- › Offering includes saws, cranes, fork lifts, machinery, and other personal property
- › Convenient access via US-50 frontage
- › Clean Phase 1 (2014)
- › Former Indiana Stone Works facility
- › Offering price: \$850,000 (\$32.00 PSF)



DAVE HARSTAD
812 822 1122
dave.harstad@colliers.com

COLLIERS INTERNATIONAL
116 ½ S College Avenue, Suite 14
Bloomington, IN 47404
colliers.com

Property Overview



PROPERTY DETAILS & BUILDING SPECS

Building Details

Four buildings totaling 26,328 SF

Land

9.91 acres with fenced access from US 50 West

- **West Parcel:** 4.01 acres - \$9,890/year property taxes (PID: 47-11-04-400-084.000-004)
- **East Parcel:** 5.9 acres - \$478.90/year property taxes (PID: 47-11-04-400-096.000-004)
- Land is improved with a mix of buildings, yard/loading areas, settlement ponds, and waste stone areas

Utilities

Electrical – Duke Energy (heavy power: 480v 3-phase)

Gas - Vectren

Water – South Lawrence Water (2" line)

Sewer – Septic

Personal Property

2004 Toyota fork lift w/ 7,000-lb capacity

1996 Toyota fork lift w/ 7,000-lb capacity

1999 Toyota fork lift w/ 7,000-lb capacity

1988 Taylor fork lift w/ 26,500-lb capacity (poor cond.)

2007 Taylor for lift w/ 33,390-lb capacity

Misc. tools, heaters, compressors, equipment, etc.





Building 1:

- **Size:** 4,536 SF ($\pm 55' \times 82'$)
- **Constructed:** 1993
- **Clear Height:** 26' (peak), 20' (eaves)
- **Doors:** 16' x 14' and 12' x 14' sliders; 2 man doors
- **Equipment:** 15,000-lb over-head crane, Wilson Diamond Saw w/ 60" blade and 40' track, Park Jaguar Saw w/ 36" blade and 16' track



Building 2:

- **Size:** 9,879 total SF, with 1,200 SF of office ($\pm 20' \times 60'$ office; $\pm 120' \times 60'$ production, $\pm 32' \times 42'$ finishing shop)
- **Constructed:** 1970
- **Office:** 4 offices/workrooms
- **Restrooms:** 2 in office, 1 employee in production area
- **Clear Height:** 18'
- **Doors:** 14' x 14' OHDs (2 in production area); 16' x 14' OHD shop; 5 man doors
- **Equipment:** 40,000-lb and 3,000-lb over-head cranes, 60" Park Diamond Saw w/ 24' track, Park Infiniti Profiler w/ 48' track



Building 3:

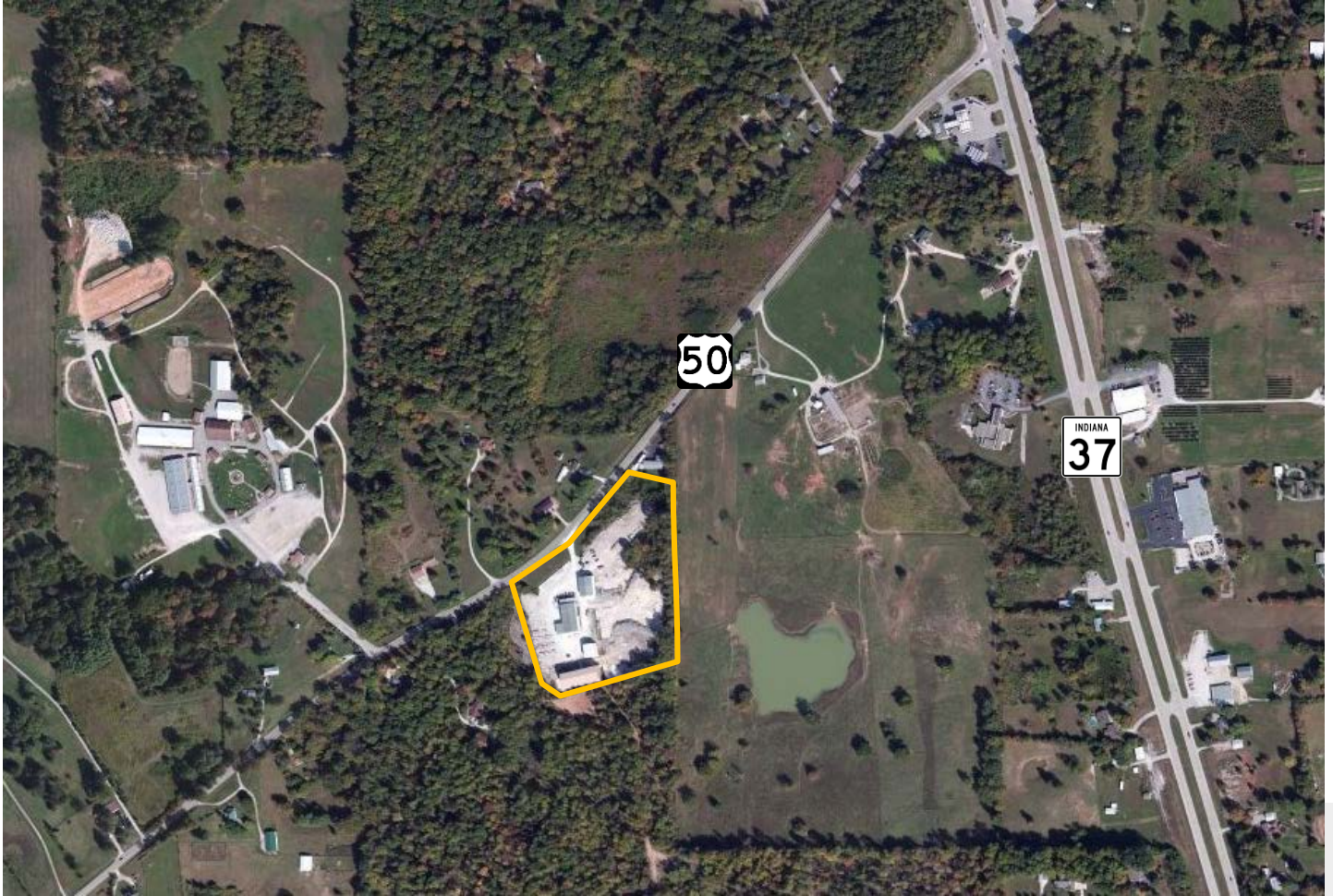
- **Size:** 2,070 SF ($\pm 43' \times 50'$)
- **Constructed:** 1993
- **Clear Height:** 25'
- **Doors:** 15' 8" x 15' OHD; 2 man doors
- **Equipment:** Standish Band Saw w/ 14' cutting width (for salvage or parts)



Building 4:

- **Size:** 9,843 SF ($\pm 62' \times 152'$)
- **Constructed:** 2009
- **Clear Height:** 38'
- **Doors:** 15' 8" x 15' 8" (2 OHDs); 4 man doors
- **Equipment:** 50,000-lb over-head crane

Maps



Contact

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