Industrial Buildings For Sale

17189 COUNTY ROAD 22 | GOSHEN, IN 46528

Property Contains Three Main Buildings

NAI Cressy
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Property Overview

Industrial Buildings 1 & 2 – 11,360 SF / Building 3 – 7,800 SF

Property contains three main buildings. Two connected with a wash bay and then a stand alone building along with a separate office trailer. The main office building includes reception area with parts counter, multiple offices, parts/shelving area, a pair of restrooms, an air conditioned and heated shop area, utility room, and one 10' overhead door, and a 14' wash bay with wastewater storage tank that is maintained by Inserv. Building 2 is 60 x 130 with two 10' overhead doors. Part of the building has heat but the majority is cold storage. Building three is 60 x 130 with two 14' overhead doors to drive through on either side of building, one 10' overhead door, cold storage but two offices with air and heat.

VIEW LISTING ONLINE

Sale:
$865,000

Land:
4.92 AC

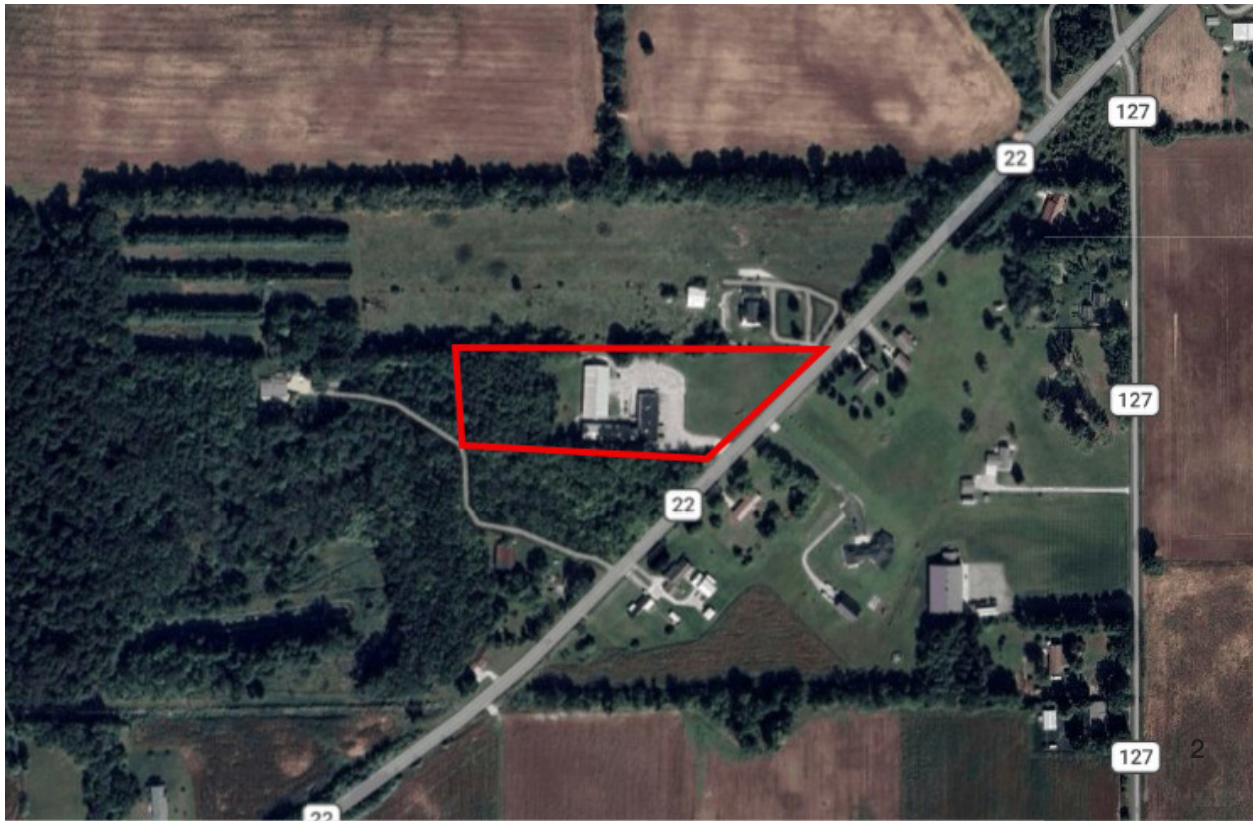
Property Gross SF:
19,160 SF

Industrial Buildings 1 & 2 - 11,360 SF
Building 3 - 7,800 SF
Office - 256 SF

Zoning:
A-1 (Agricultural)

Clearance:
12' - 13' Ceiling Height

GL Doors:
Six Grade Level Door



Property Photos



















Property Photos













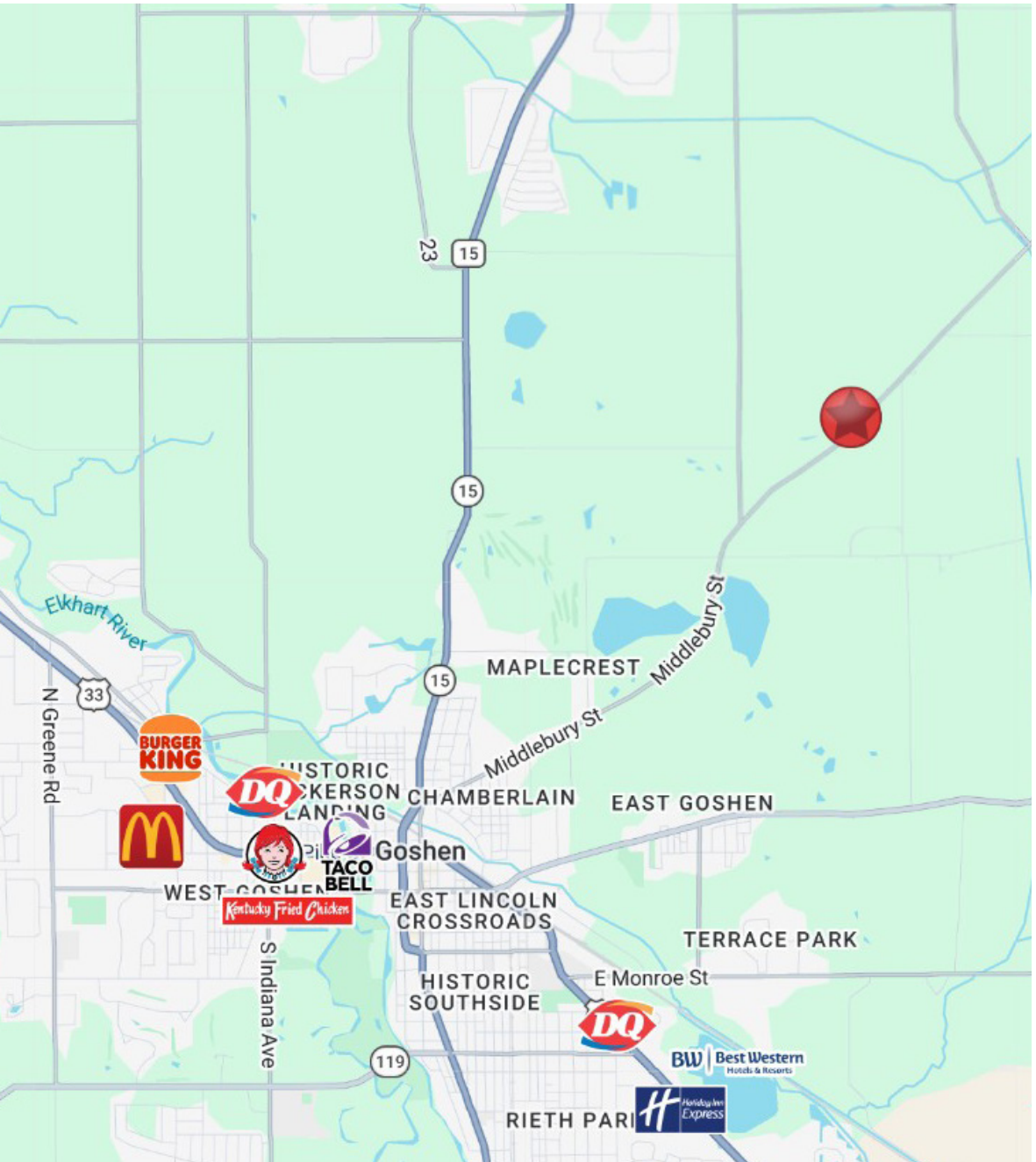




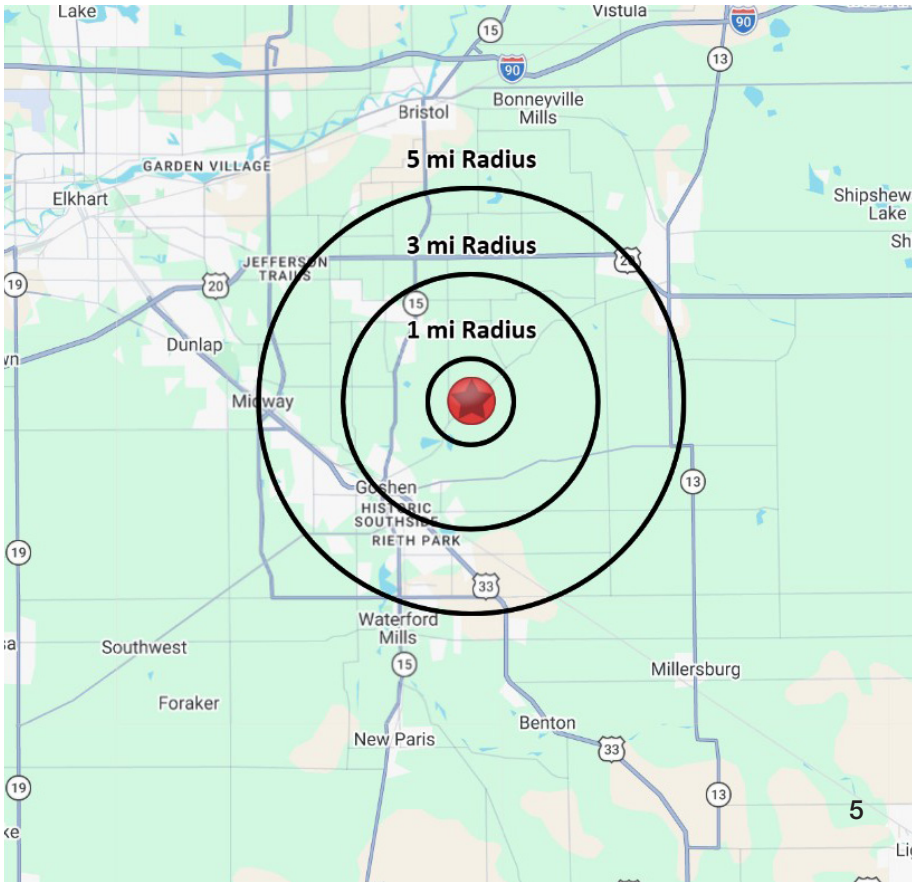


Location Overview

Located in Goshen, IN. On CR 22. Nearest intersection is CR 22 & CR 26.



2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	242	13,911	48,472
HOUSEHOLDS	48	3,024	11,500
AVERAGE HOUSEHOLD INCOME	$120,993	$99,195	$97,638
MEDIAN HOME VALUE	$277,450	$274,201	$266,374



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