



# For Sale or Lease

## **28,895 SF Manufacturing/Distribution Building**

- 1,850 SF office
- 24,100 SF factory; 525 SF paint building; 2,400 SF warehouse
- 30 parking spaces
- 14' - 19' clear height
- Concrete floor
- Gravel drive and parking area
- 200 amp, 240 volt three phase electric
- 1 - 12' x 12'; 1 - 18' x 12'; 1 - 19' x 8' + 2 - 17' x 8' drive-in doors
- 1 dock and three rail doors
- 5/8" water meter; 10" main
- 1 1/4" 5 lbs. pressure gas line; 2" 50 lbs. pressure main
- 6" sewer main
- Stone, block and metal construction
- I-2 heavy industrial zoning
- 4.38 acres
- Wet sprinkler system

**1052 South Bond Street  
Scottsburg, Indiana 47170**

---

**Stephen C. Lannert, SIOR, CCIM, GRI**

+1 502 394 2508

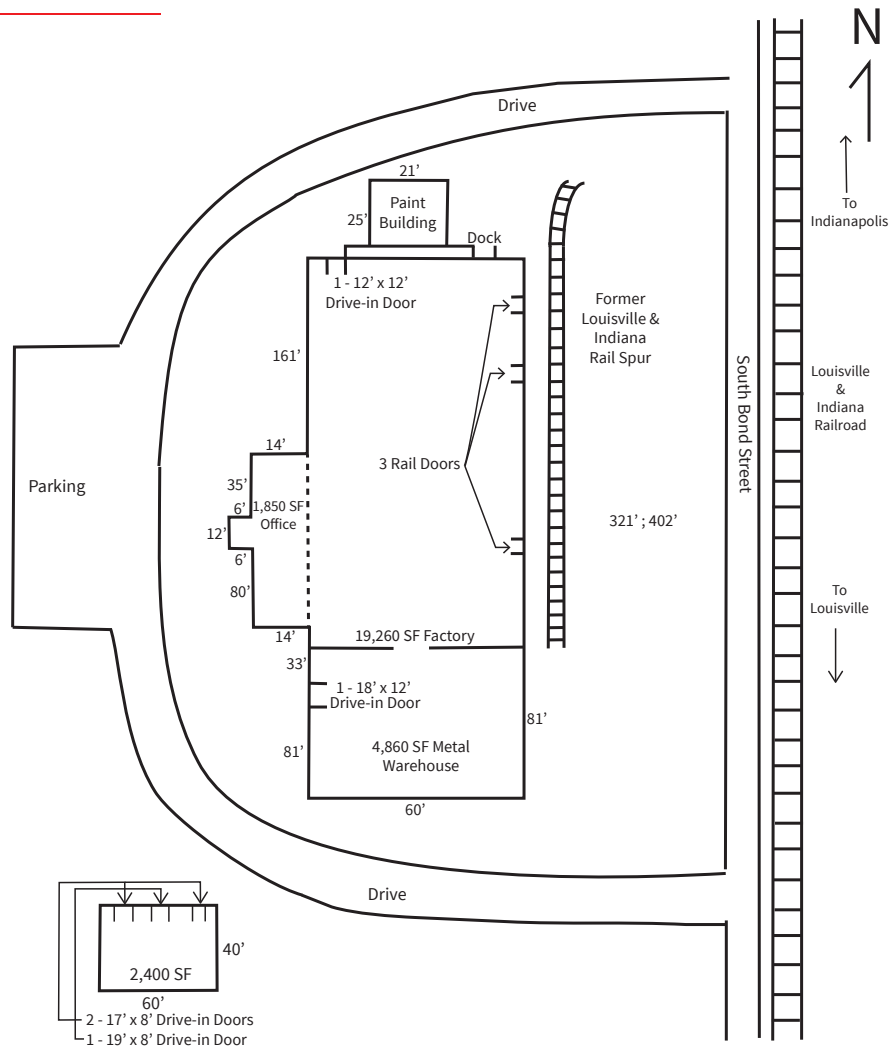
[steve.lannert@am.jll.com](mailto:steve.lannert@am.jll.com)

[jll.com/louisville](http://jll.com/louisville)

---



# Site plan

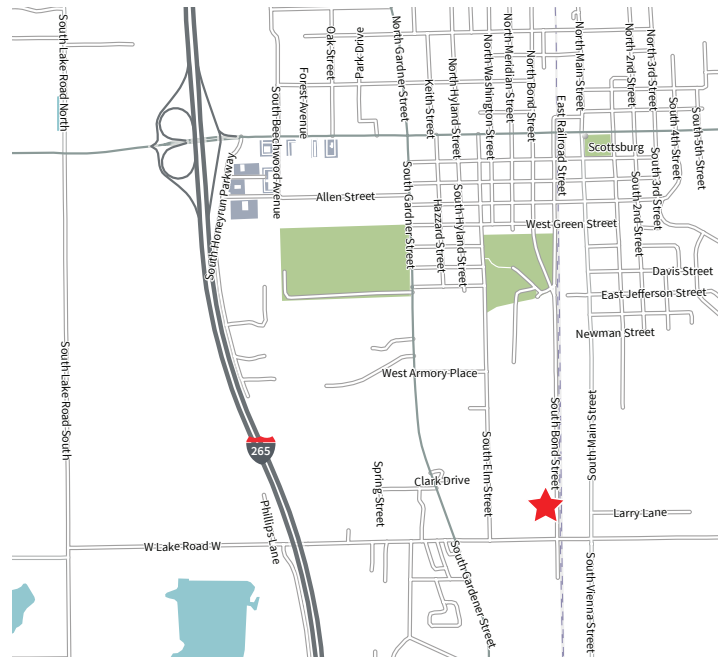


Site plan not drawn to scale

## 28,895 SF manufacturing/ distribution building

1052 South Bond Street is conveniently located:

- Possible Louisville & Indiana rail siding
- 3 miles from Interstate-65
- 1 mile from US-31
- 1 mile from downtown Scottsburg
- 32 miles from Louisville
- 84 miles from Indianapolis



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2019 Jones Lang LaSalle IP, Inc. All rights reserved.

