

Check One: New Property X Changes on existing property _____

MERRILL MANUFACTURING

 (Name of Property)

AVAILABLE SF: 28,895 SF

Number	<u> 1056 </u>	Present Use	<u> Manufacturing </u>
Street	<u> South Bond Street </u>	Sale/Lease	<u> Sale or Lease </u>
County	<u> Scott </u>		
City	<u> Scottsburg </u>		
Zip	<u> 47170 </u>		

Specifications

Total S.F.	<u> 28,895 SF </u>	Existing Zoning	<u> I-2 </u>
Office Area	<u> 1,850 SF </u>	Acres-Approx	<u> 4.38 </u>
Construction	<u> Stone, Block, Metal </u>	Addl Acreage Avbl	<u> 0 </u>
Age	<u> 40 </u>	Rail	<u> Louisville & Indiana possible </u>
Ceiling Height	<u> 14' – 19' </u>	Water	<u> 5/8"; 10" Main </u>
Floor	<u> Concrete </u>	Sewer	<u> 6" </u>
Span, Bay Size	<u> 60' x 321' </u>	Gas	<u> 1 1/4" 5 Lbs Pressure; 2" 50 L </u>
Heat-Type	<u> Gas </u>	Electric	<u> 3 Phase </u>
HVAC	<u> Office </u>	Amps	<u> 200 </u>
Sprinkler	<u> Wet </u>	Volts	<u> 240 </u>
Docks	<u> 1 </u>	Parking Spaces	<u> 30 </u>
Doors	<u> 1 – 12' x 12'; 1 – 18' x 12'; 2 – 17' x 8'; 1 – 19' x 8' – Storage Building </u>		

Sale/Lease Information

Sale Price	<u> \$300,000.00 </u>	Lease Rate	<u> \$2.00/SF, Gross </u>
Owner	<u> The Merrill Trust </u>	Possession Date	<u> Immediate </u>
Listing Co.	<u> Jones Lang LaSalle Brokerage, Inc. </u>	Company Phone	<u> 502/426-1300 </u>
Agent	<u> Stephen C. Lannert, SIOR, CCIM, GRI </u>	Agent Phone	<u> 502/394-2508 </u>
Email	<u> steve.lannert@am.jll.com </u>		

COMMENTS: Functional wood waterbed frame manufacturing building with a 19,250 SF factory, an attached 4,860 SF metal warehouse, a 1,850 SF stone office, a 525 SF paint building and a 2,400 SF freestanding storage building that has one 19' x 8' drive-in door and two 17' x 8' drive-in doors. The 24,120 SF factory and warehouse has three rail doors and a disconnected railroad track for a possible Louisville and Indiana siding.