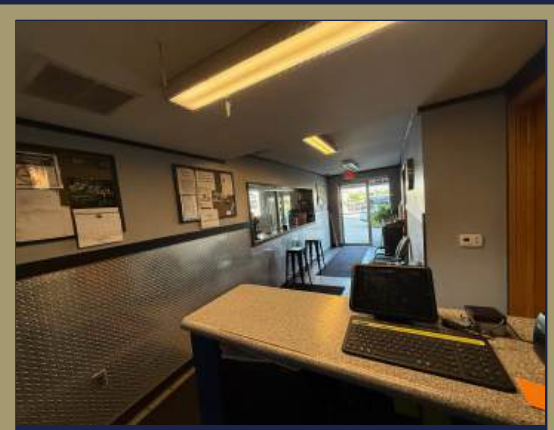




# FOR SALE

**602 FRIEND WAY**  
**LEBANON, IN 46052**

Prime Location with Interstate  
Frontage Bordering the  
LEAP District



**TAMMY V KELLY**

Broker Owner

317-358-6656 | [tammy@kellycommercialre.com](mailto:tammy@kellycommercialre.com)

[www.kellycommercialre.com](http://www.kellycommercialre.com)

PLEASE DO NOT DISTURB  
CURRENT BUSINESS.  
CONTACT BROKER FOR ALL  
SHOWINGS.

# PROPERTY SUMMARY

Unlock the potential of this highly visible building situated on a 1.79 acre lot just off I-65 at exit 140 with approximately 210 feet of I-65 frontage bordering the fast-growing LEAP Innovation District. 3 Wash bays, office, storage/conference rm, mezzanine for storage, equipment rm & break rm. Positioned along a major interstate corridor, with easy on /off access, this versatile property is ideal for a wide range of uses.

**Square Footage:** 10,400

**Lot Size:** 1.79 acres

**Zoning:** GB general business

**Year Built:** Original Building 1999

Expansion, 2016

**Sale Price:** **Reduced** \$2,250,000

## ADDITIONAL INFORMATION

**Drive-in Doors:** 4-14'x16', 2-14' x 17'

**Power:** 3 phase 400 amp 225 amp

**Clear height:** 16' and 17'

### DISCLAIMER

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/Tenant must verify the information and bears all risk for any inaccuracies.

# AERIAL



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