

# for sale or lease

419 ransdell road lebanon, in 46052

property summary

available sf: 9,616 sf

lot size: 1.59 acres

bldg size: 5,616 sf warehouse, 2,448 sf office

zoning: pbc

Office – 2,448 SF, 6 private offices, lobby, reception, kitchenette, restroom

Warehouse Area 1: 1,552 SF – clear height 12'3"

Warehouse Area 2: 4,368 SF – clear height 16'

Open Warehouse Area 3: 1,248 SF - clear height 15'

- » In 2021 added warehouse area 2 & 3, reskinned building, insulated, new mechanicals
- » Excellent location  $\frac{1}{2}$  mile from exit 140 I-65
- » Close to numerous amenities including the new 20 acre Lebanon Gateway Marketplace Development

