

Marengo Warehouse & Distribution Center

300 E. Union St, Marengo, IN 47140

Listing ID: 30815655
 Status: Active
 Property Type: Industrial For Sale
 Industrial Type: Cold Storage, Food Processing
 Size: 1,300,000 SF
 Sale Price: \$26,000,000
 Unit Price: \$20 PSF
 Sale Terms: Cash to Seller
 Loading: 72 Doors
 Ceiling: 26 ft.



Overview/Comments

Opportunity Knocks !! Marengo Warehouse and Distribution center includes 270 ac +/- in which 58 ac has been developed underground into 13 individual warehouses which average 100,000 sqft each. Four of the warehouses are freezer units that are used for frozen foods. Some of the storage facilities are dehumidified as well. There are several other income streams for this property including a home and phone tower lease. Some of the benefits of having the storage underground are no heating or cooling bills since this stays between 55 and 58 degrees year round. No maintenance on roofs and exterior etc. This business operates both 3PL and Gross lease. Several government and state contracts are included in this sale of the property and business. Please reach out for more details and videos of the facility. This is a solid business that has been operating for 30 years with so much room for expansion as well as mineral rights for the remaining limestone quarry. Located in the heart of the Midwest just minutes from I-64 and less than 45 minutes from Louisville, Kentucky and close to several larger cities (St. Louis, Cincinnati, Indianapolis, Evansville, Lexington, Nashville, Chicago, Detroit). The property has a 50 car rail spur on site but would need to be improved prior to being used

More Information Online

<https://www.kcrea.com//listing/30815655>



QR Code

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General Information

Tax ID/APN:	130806300234000007	Property Use Type:	Business
Industrial Type:	Cold Storage, Food Processing, Warehouse/ Distribution	Building/Unit Size (RSF):	1,300,000 SF
Zoning:	COMMERCIAL	Land Area:	296 Acres
		Sale Terms:	Cash to Seller

Area & Location

Rail Access: Yes

Building Related

Total Number of Buildings:	13	Loading Doors:	72
Parking Type:	Other	Passenger Elevators:	0
Parking Description:	Above Ground	Freight Elevators:	0
Ceiling Height:	26		

Land Related

Legal Description: See Exhibit A in attached docs

Location

Address: 300 E. Union St, Marengo, IN 47140
County: Crawford
MSA: Louisville/Jefferson County



Property Images



GSP-300_Union_St-3



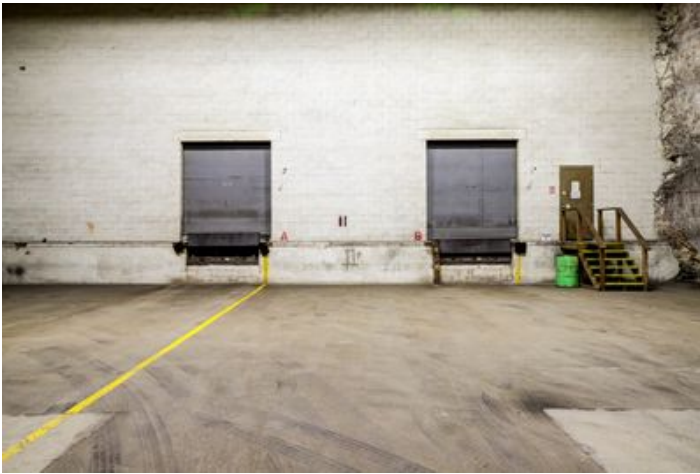
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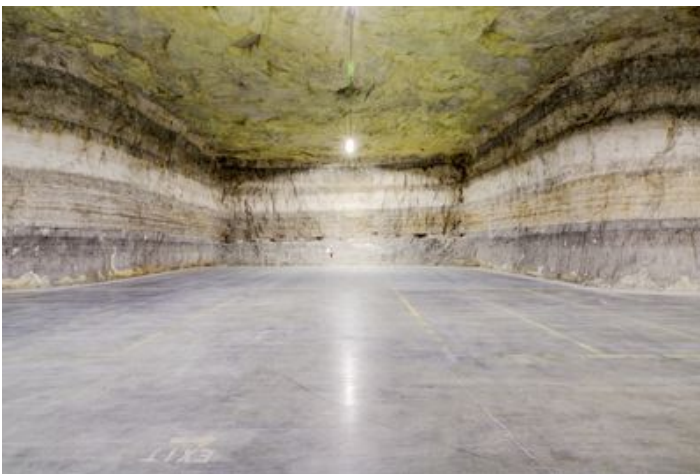
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GSP-300_Union_St-11



GSP-300_Union_St-9



GSP-300_Union_St-12



GSP-300_Union_St-13



GSP-300_Union_St-16



GSP-300_Union_St-14



GSP-300_Union_St-17



GSP-300_Union_St-15



GSP-300_Union_St-18



GSP-300_Union_St-19



Aerial of warehouse

Property Contacts



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