

FOR SALE

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**TURLEY
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Commercial Real Estate Services

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**499 East 300 South
New Castle, Indiana**

- **91,039 Square Feet
Manufacturing/Warehouse Facility**
- **30 Acres**
- **Expansion Room**



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499 East 300 South

General Specifications:

Building Areas:

91,039 sq. ft. total

75,271 sq. ft. manufacturing

15,768 sq. ft. office

Land: 30.1 +/- acres

Ceiling Height: See drawing

Loading: 8 dock doors

4 drive-in doors

Floor: 6" Concrete

(per construction plans)

Roof: Modified Bitumen System
by Siplast - 1997

Restrooms: 6

Heat: Gas Fired Roof top units
new 2003

Office hot water heat

Construction: Metal sandwich
panels with 4'
concrete kick wall

Sprinkler: Wet with diesel
pump new in 2004

Electrical: 4,459 amp, 277/480
volt (REMC)

Gas: Indiana Gas - Vectren

Zoning: (Industrial)

Parking: 200+/- spaces

Fence: Partial

Built: 1964 addition in 1999

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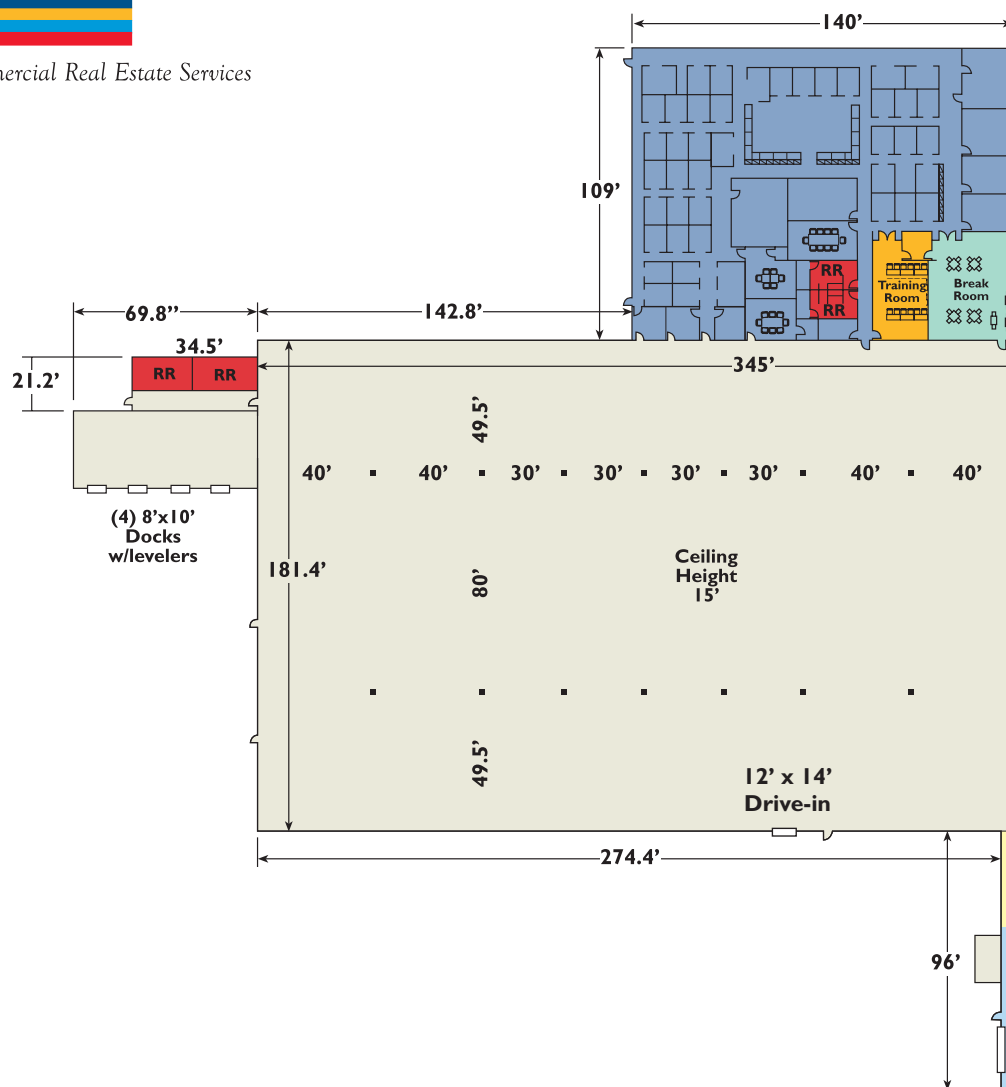
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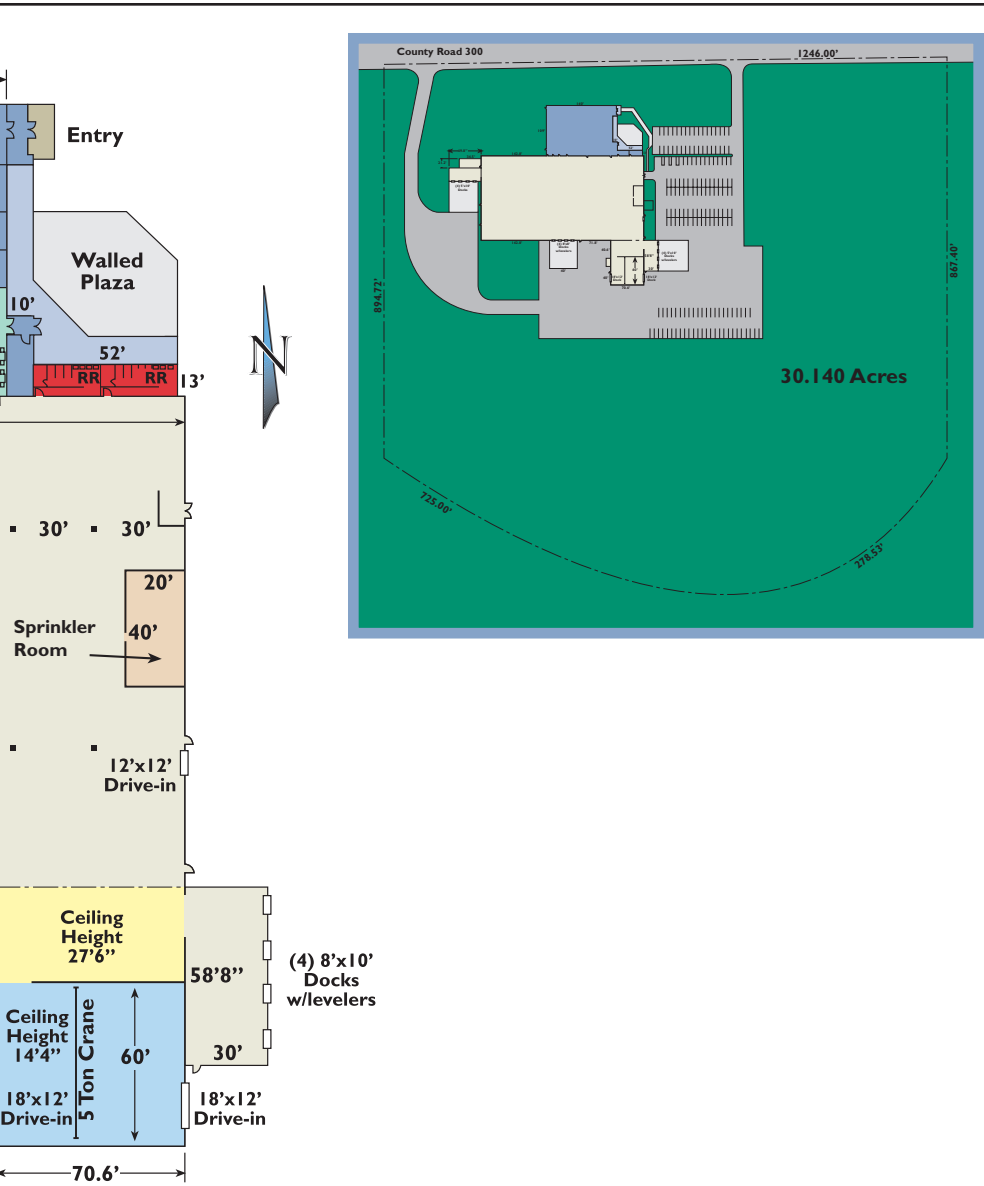


Plant



One of two air compressors, 1

New Castle, IN



Office



Diesel Pump new 2004



One of Four 800 Amp Buss Runs



25 horsepower



East dock doors



Electrical Main

499 East 300 South New Castle, IN

New Castle: Helping Business Grow and Succeed

What does the city of New Castle, Indiana and Henry County have that will help your industry create and sustain a niche in the marketplace in 2009 and beyond? A work force of 25,000, low cost of living, and close proximity to major metropolitan areas.

Ideal Location: Located 3 miles north of I-70, just 40 miles east of Indianapolis (population 1.7 million MSA). Other Midwest destination points as Cincinnati, Ohio (106 miles); Columbus, Ohio (145 miles); and Louisville, KY (145 miles).

Airports: 4,000' runway. Suitable for small jets.
Mt. Comfort Airport has a 5,500' runway 25 miles west.
Indianapolis International Airport is 50 miles west.

Work Force: There are approximately 25,000 labor forces in Henry County. A 40 mile commute would include the following counties: Delaware (61,000); Rush (10,000); Madison (67,000); Hancock (29,000); and Wayne County (39,000).

Health Care: Henry County Memorial Hospital would be a 107-bed acute-care facility.

Cultural/Recreational Resources: The natural beauty of Henry County is that it provides a wealth of recreational opportunities. There are 8 city parks with over 300 acres of family facilities, and 2 fishing lakes. Henry County Saddle Club has one of the finest equestrian facilities in the state. If golf is your game, there are 5 courses available throughout Henry County. The Indiana High School Basketball Hall of Fame is located in New Castle.



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