

Foamcraft Building

703 Kercher Road, Goshen, Indiana

BUILDING FOR SALE

PROPERTY DESCRIPTION

Conveniently located less than a mile from US 33, this well maintained 47,643 sf facility sits on 5 acres. The building features 6,434 square feet of office/showroom and 41,209 square feet of warehouse. Amenities include 800 amp three phase power, skylights in the warehouse, dedicated break room, training/showroom, air conditioned warehouse and more.

Situated on the south side of Goshen, the building provides excellent access to major regional markets via US 33, SR 15, and US 6.

For Sale: \$2,880,000



PROPERTY FACTS

- 47,643 sf facility situated on 5 acres
- Constructed of masonry and steel in 1987
- Municipal water and sewer
- 800 amp three phase power
- Ceiling height is approximately 25' at the deck
- One overhead door and five loading docks allow for an efficient flow of goods
- The entire building has fire suppression
- Climate controlled warehouse

**AFTON
KEYSER**

PETE LETHERMAN, SIOR, CCIM

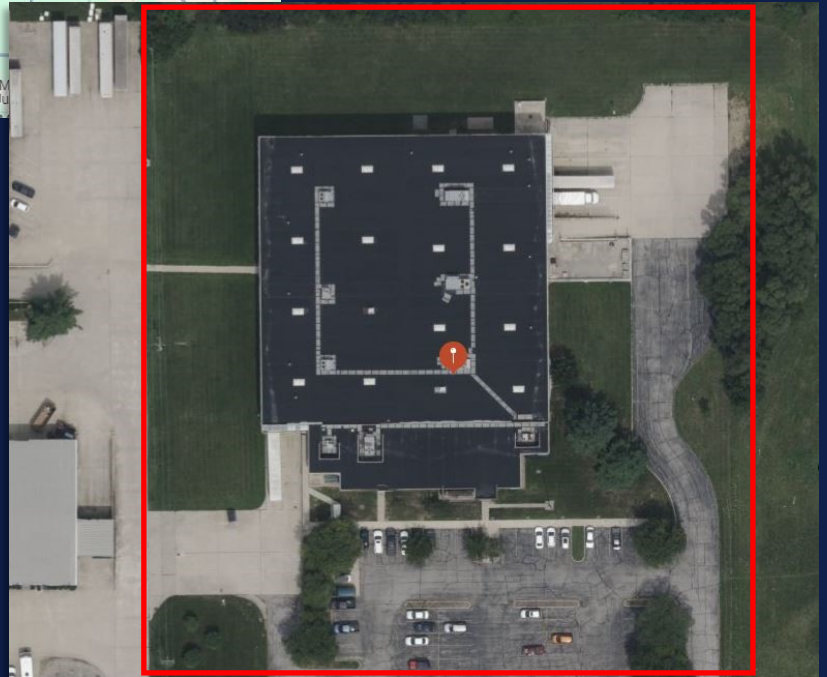
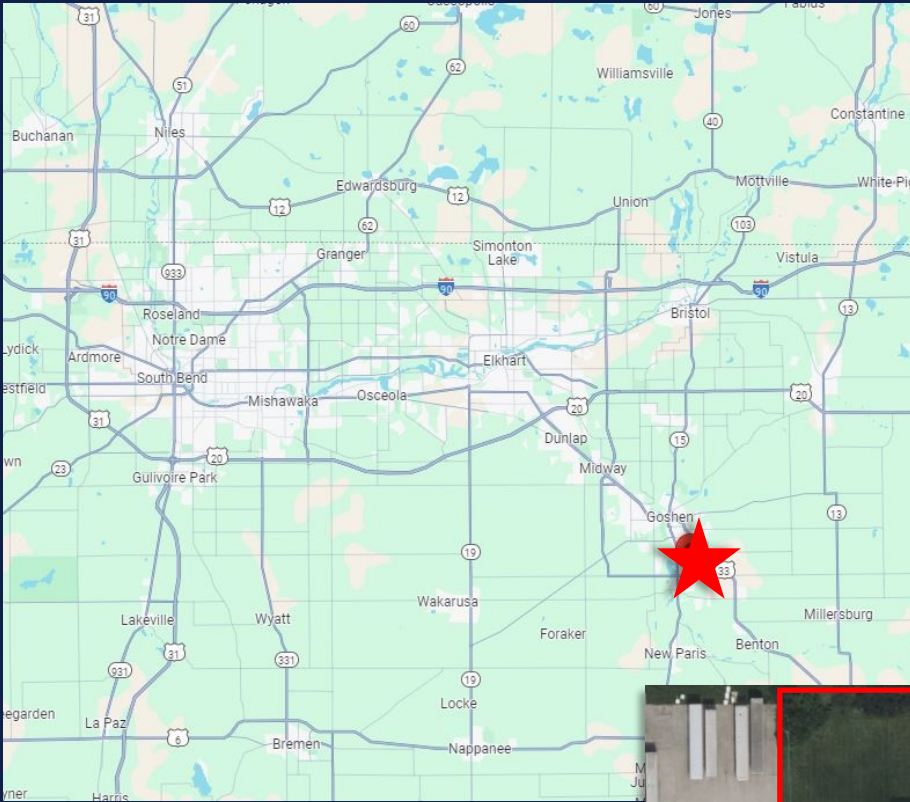
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WAREHOUSE



OFFICE



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BUILDING

Building SF:	47,643
Office/Showroom:	6,434
Warehouse:	41,209
Construction Status:	Existing
Primary Use:	Warehouse
Year Built:	1987
Year Refurbished:	2006
Construction Type:	Insulated Wall Panel & Masonry
Roof Type:	TBD
Floor Type:	Concrete
Floor Thickness:	Unknown
Lighting Type:	T-5
Sprinkler:	Fire Suppression
Security:	Yes
Restroom:	2 office & 2 warehouse
Heat:	Gas-forced air
AC:	Office and Warehouse
Ceiling Height:	25' deck; 22'-23' clear
Column Spacing:	50'
Bay Size:	50' x 50'

SITE

Land Size (Acres):	5
Zoning:	Manufacturing
Access:	Kercher Road
Topography:	Generally level

UTILITIES

Gas:	NIPSCO
Water:	Municipal
Sewer:	Municipal
Power:	800 amp/3-Phase
Power Supplier:	NIPSCO

LOADING & DOORS

# Ext. Docks:	5
Total Overhead Doors:	1
Loading & Doors Comments: Five docks: two on the south and three on the east	

CRANE

Crane Comments:	N/A
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RAIL

Rail Comments:	N/A
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PARKING

# Spaces:	50
Parking Comments: Ample parking with dedicated lanes for truck traffic	

TAXES

2023 pay 2024 Taxes:	\$96,042
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COMMENTS

Public Comments: Fully air-conditioned building with a great location on the south side of Goshen.

Building will be available for occupancy on May 1, 2025.

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