

Wright Industries Building

1701 Century Drive, Goshen, Indiana

BUILDING FOR SALE

PROPERTY DESCRIPTION

Conveniently located less than a mile from US 33, this well maintained 71,808 sf facility sits on 5.29 acres. The building features 5,988 square feet of office and 61,820 square feet of warehouse plus a 4,000 square foot building. Amenities include three phase power, two docks, multiple overhead doors, renovated offices, 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: \$3,995,000



PROPERTY FACTS

- 71,808 sf facility situated on 5.29 acres
- Constructed of steel in 1973
- Municipal water and sewer
- 1,200 amp three phase power
- Ceiling height is approximately 18' at the eave
- Multiple overhead doors and two loading docks allow for an efficient flow of goods
- Available January 1, 2027

**AFTON
KEYSER**

PETE LETHERMAN, SIOR, CCIM

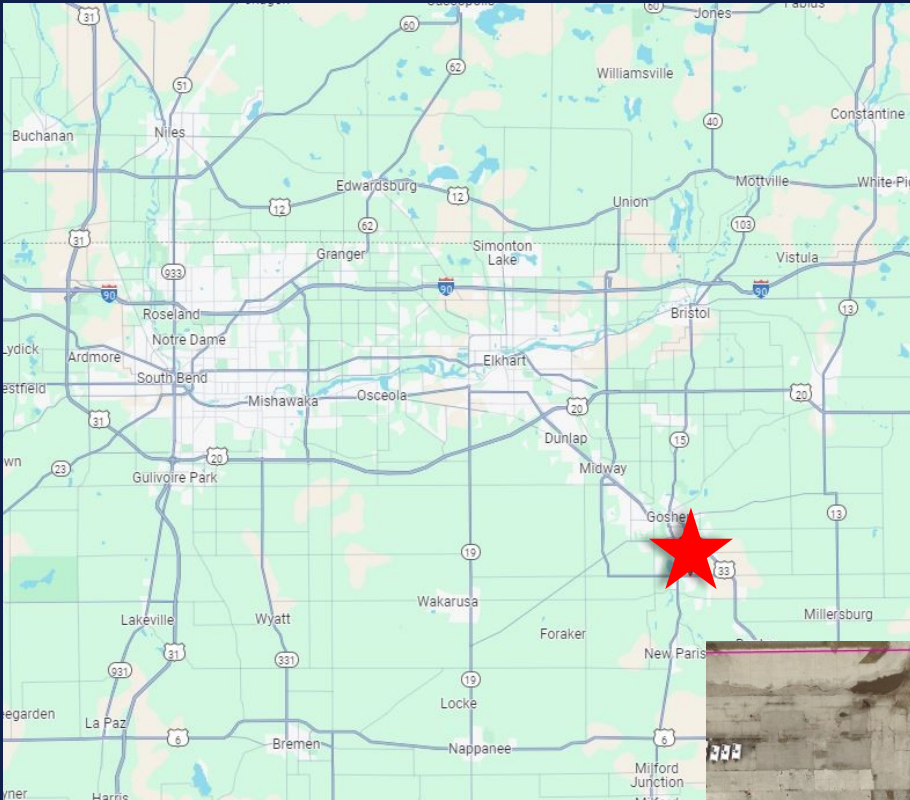
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WAREHOUSE



OFFICE



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BUILDING

Building SF:	71,808 SF
Office/Showroom:	5,988 SF (footprint)
Warehouse:	65,820 SF
Construction Status:	Existing
Primary Use:	Warehouse
Year Built:	1973
Year Refurbished:	2025
Construction Type:	Pre-engineered Steel
Roof Type:	Metal
Floor Type:	Concrete
Floor Thickness:	Unknown
Lighting Type:	LED
Sprinkler:	Fire Suppression
Security:	Yes
Restroom:	4 office & 2 warehouse
Heat:	Radiant
AC:	Office
Ceiling Height:	18' Eave
Column Spacing:	Varies
Bay Size:	Varies

SITE

Land Size (Acres):	5.29
Zoning:	Manufacturing
Access:	Century Drive
Topography:	Generally level

UTILITIES

Gas:	NIPSCO
Water:	Municipal
Sewer:	Municipal
Power:	1200 amp 480/3-Phase
Power Supplier:	NIPSCO

LOADING & DOORS

# Ext. Docks:	2
Total Overhead Doors:	Multiple
Loading & Doors Comments: 2 docks: two on the south side of the building with levelers	

CRANE

Crane Comments:	N/A
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RAIL

Rail Comments:	N/A
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PARKING

# Spaces:	TBD
Parking Comments: Ample parking	

TAXES

2024 pay 2025 Taxes:	\$58,378
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COMMENTS

Public Comments: Manufacturing and production building with a great location on the south side of Goshen.

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