

Manufacturing Facility Available in the Milroy Industrial Park

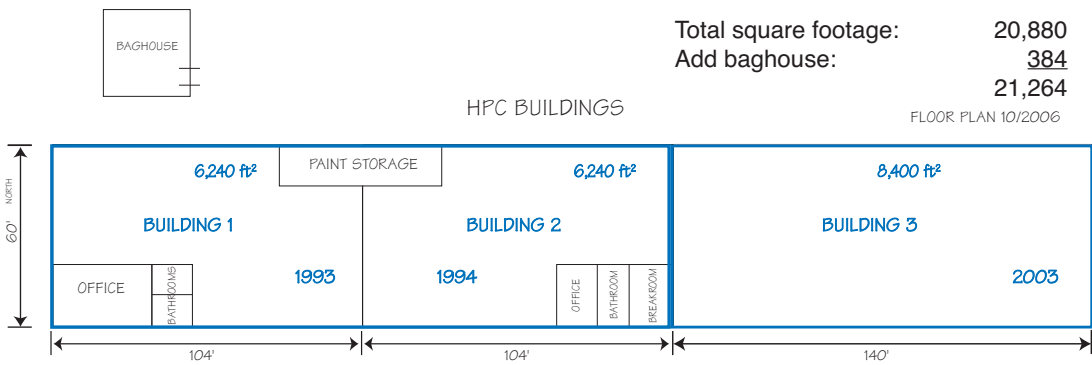
20,880 sq. ft. building – 348' x 60'

Milroy is located 50 miles Southeast of Indianapolis at the intersection of two state highways—St. Rd. 244 & St. Rd. 3. Milroy is 10 miles north of I-74 where the new HONDA plant in Greensburg is located and 12 miles east of I-74 near Shelbyville.



Building Specifications---built by Truster Buildings; all 3 buildings connected.
 Building 1 (North) – built in 1993; Length: 104' Width: 60' = 6,240 square feet
 Building 2 (Middle) – built in 1994; Length: 104' Width: 60' = 6,240 square feet
 Building 3 (South) – built in 2003; Length: 140' Width: 60' = 8,400 square feet
20,880 square feet
 Baghouse – exhaust system for sawdust attached 16' x 24' = 384 square feet
 Perkins Engineering, Indianapolis **TOTAL 21,264 square feet**

Building Summary
 Transaction Type: Sale
 Building Size (SF): 20,880
 Zoned: Manufacturing
 Front Office (SF): 288
 Back Office (SF): 132
 Break Room (SF): 216
 Acreage: 2
 Years Built: '93, '94, '03
 Ceiling Height: 12'
 Docks: 1
 Bay Size: 10 x 12
 Floor: 6" Reinforced Concrete
 Roof: Multi-Ribbed Steel
 HVAC: AC - Electric,
 Heat -Propane Gas
 Restrooms: 3 Total
 Parking spaces: 60+
 Utilities: Electric, Propane Gas,
 Sewer and Water
 Additional Comments:P/A &
 Phone system. All three buildings connected by overhead doors



These buildings are built on two acres of land – legal description available. City water and sewage lines run close to facility with a fire hydrant directly in front.
 North end of Building 1 has a Loading Dock with a load leveler plus a second overhead, oversized door at ground level (11' H x 12' W).

All 3 buildings are wood framed with steel ribbed siding and multi-ribbed steel roofing. Each building has 6" BAH insulation along with 7/16" OSB Liner Board and steel ceilings with R30 blown fiberglass. The concrete floors are 6" reinforced. The ceilings are 12' high in each building.

Milroy Manufacturing Facility – East or Backside of Buildings



Building 1 has nice office (16' x 18') and two restrooms plus half of a storage room for paint. The paint storage room is 15' x 25' = 375 square feet – half of this is located in building 2. This special room has 8' ceilings with 4 explosion proof lights, a 4" vent to outside, 1 earth ground; 5" lip to contain spillage plus two 36" doors – one in each building.

Building 1 also has three Trane furnaces--- two 100,000 btu heating units for production areas and one 60,000 btu heating unit for office. Trane air conditioning units are also in both office and production areas. This building has a 600 amp 3-phase electrical box along with both a 400 amp and 200 amp electrical boxes. Included are two Quincy QT5- 60 gallon air compressors, one 50 gallon hot water heater, and one ceiling dust collection system with outside Toritday vacuum.

Building 2 offers an office (12' x 11'), bathroom and employee break room (12' x 18'). Half of the special paint room is located in this building. Two Trane 100,000 btu heating units along with Trane air-conditioning units service this building. This building also has a 600 amp 3-phase electrical box along with both a 400 amp and 200 amp electrical boxes. Included are one 50 gallon hot water heater and McLain trash compactor (2 cubic yards) attached to the east side of the building.

Building 3 has double doors on the south end of the building along with several windows on the east side of the building. This is the largest building; therefore, serviced by three 100,000 btu Frigidare furnaces and three Frigidare air conditioners. This building also has a 600 amp 3-phase electrical box along with both a 400 amp and 200 amp electrical boxes. Between Buildings 2 & 3 there is an oversized automatic fire door.

These three buildings are connected by overhead doors. Air lines available in each building with adequate shut-off valves.

Inside Building



Building 3



Front Office View 1



Front Office View 2

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