

PRIME COMMERCIAL & INDUSTRIAL OPPORTUNITY

5,250 SQ. FT. COMMERCIAL FACILITY ON .92 ACRES FOR SALE

5,250 Sq ft
Office/Retail Space
0.92± Acre Lot
Spacious Workshop
Heated Shop Floors
19' Ceilings
Excellent Location
Immediate Possession

6405 GRIFFIN ROAD - NEW HARMONY, INDIANA



MORE INFO

OFFERED AT \$415,000

William Wilson
AUCTION • REALTY, INC.
AUCTIONS • REAL ESTATE • APPRAISALS



Andrew Wilson, Broker

812-682-4000

wilsonauctions.com

**SCHEDULE A
SHOWING TODAY!**

5,250 SQ. FT. COMMERCIAL FACILITY ON .92 ACRES FOR SALE

6405 GRIFFIN RD,
NEW HARMONY, IN

PUBLIC REMARKS / LISTING DESCRIPTION

Prime Commercial & Industrial Opportunity in New Harmony, IN – Turn-Key & Ready for Immediate Occupancy!

Positioned on a 0.92-acre lot, this versatile 5,250 sq. ft. commercial facility offers the ideal blend of high-efficiency workshop space and functional office/retail square footage. Zoned B-1 Business, this property accommodates a wide array of business operations, light industrial uses, trades, or commercial services. The building is currently vacant, offering immediate possession at closing so you can move in or start operations right away!



KEY FEATURES INCLUDE:

- Total Building Area: 5,250 sq. ft. versatile footprint.
- Immediate Possession: Move-in ready with zero lead time or tenant transitions required.
- Dedicated Office / Retail Space: 1,100 sq. ft. of climate-controlled space equipped with heating and central air, ideal for customer service, administrative staff, or a showroom.
- Restrooms: Equipped with two (2) half bathrooms.
- Spacious Workshop Area: A spacious 54' x 48' clear-span workshop designed for heavy-duty production, assembly, or storage needs.
- Exceptional Vertical Storage: High-volume workspace featuring 19-foot ceilings, a 14-foot clear height, and dual mezzanines to maximize inventory and overhead storage capability.
- All-Season Comfort: Premium heated shop floors ensure efficient heating and comfortable working conditions year-round.

AGENT & BUYER NOTES / PROPERTY EXCLUSIONS & EQUIPMENT DISCLOSURES:

Fire Safety Equipment: Leased fire extinguishers are currently installed throughout the building and will remain active for safety purposes through the listing period. These are leased units and will be removed by the seller prior to/upon transfer of possession.

Security & Surveillance Systems: Active interior and exterior security cameras are currently operating to monitor and protect the property. The camera units are excluded from the sale and will be removed by the seller upon transfer of possession; however, all wiring/cabling will remain intact in place for the buyer's future system setup.

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PROPERTY DATA SHEET

Address	6405 Griffin Rd, New Harmony, IN 47631
Property Type	Commercial / Industrial / Flex Building
Taxes	Estimated Annually at \$4,800
Lot Size	.92 ac
Total Sq. Ft.	5250 sq ft
Shop Amenities	Heated Shop Floors, Dual Mezzanines
Bathroom	Two Half Bathrooms/Restrooms
Office/Retail Space	1,100 sq. ft. (Climate Controlled: Heat & AC)
Workshop Dimensions	54' x 48' (2,592 sq. ft. floor print)
Storage	Small Utility Room/Area available plus two (2) Mezzanines for storage
Basement	n/a
Garage	Two overhead doors and stalls
Type of A/C	Central A/C office area only
Type of Heat	Forced Air office area only

PROPERTY DATA SHEET

IMPROVEMENTS

Handicap Accessible	Office and lower level/area
Internet Ready	Wired for internet and cable
Driveway	Gravel

UTILITIES

Electric Costs	Estimate at \$365.00/mo (Estimated \$4,380 yearly)
Electric Services	400 amp
Water	Well
Sewer	Septic
Gas	Propane

