



# For sale or lease

4414 Bud Prather Road  
Speed, Indiana 47172  
218,316 SF manufacturing/distribution building

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## Building specifications

### Building features

- 218,316 SF; 214,756 SF warehouse
- 26.1 acres +/-
- 3,560 SF offices; 1,780 SF-1; 1,780 SF-2
- 3 dock doors; 8 interior docks
- 1 step van door; 2 interior step van doors
- 27' - 34'; 20' - 28'; 16' - 25' clear height
- 165 striped parking spaces
- 12 trailer parking spaces
- Wet sprinkler
- Metal construction
- 2" water service; 4" main; private line
- Private sprinkler water line
- 2 " - 4" gas services; 4" medium pressure main
- Private sewer service
- 1600 amps, 277/480 volts, 3 phase electrical
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- Zoned M-1
- Louisville & Indiana Railroad possible

### Location

- 3.9 miles to I-65 Exit 9 in Sellersburg
- 3.1 miles to I-65 Exit 16 in Memphis

