



# COMMERCIAL REAL ESTATE

FOR SALE

INVESTMENT OPPORTUNITY

HOPE, IN

## 24,000 SF Industrial Investment Opportunity

221 Raymond Street | Hope, IN 47246 — A meticulously maintained industrial flex facility ideally suited for light manufacturing, warehousing, distribution, or hybrid industrial-office operations. Available for purchase at \$2,700,000 with a tenant already in place and significant upside potential for future development or expansion.



Offering 24,000 SF of highly adaptable industrial space within the established Hope Industrial Park, this property delivers a 7% CAP rate, strong tenant credit, and a rare combination of small-town affordability and big-league Midwest logistics connectivity.

**\$2,700,000**

Sale Price

\$112.50 per SF

**24,000**

Building SF

22,676 SF warehouse

**7%**

CAP Rate

NOI: \$191,128



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## Property Summary & Overview

Thoughtfully designed and meticulously maintained, this 24,000 SF industrial flex facility was constructed in three functional phases between 1998 and 2005. The building blends durability, modern infrastructure, and room to expand — with one exterior wall engineered for effortless removal to support future growth.

### Building Specifications

- Building SF: **24,000** | Warehouse SF: **22,676**
- Lot Size: **5.98 Acres**
- Clear Height: **16'**
- Power: **3 Phase**
- Year Built: **1998**
- Zoning: **Industrial**
- Occupancy: **Single**

### Loading & Access

- Dock Doors: 2
- Grade Doors: 4
- Truck Doors: 3

### Property Overview

This is a low-maintenance, high-performance asset with a tenant already in place and significant upside potential for future development, tenant expansion, or reconfiguration to suit a new user. The property stands out in the market thanks to its versatile layout, proven industrial infrastructure, and strong tenant profile.

### Investment Highlights

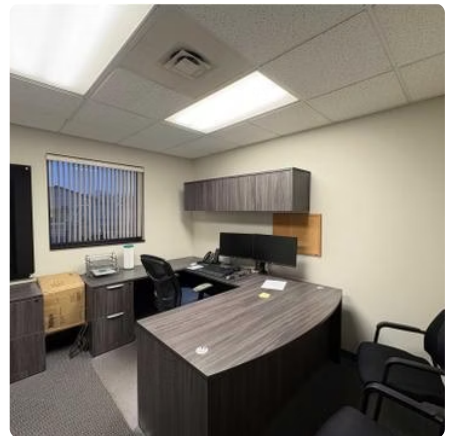
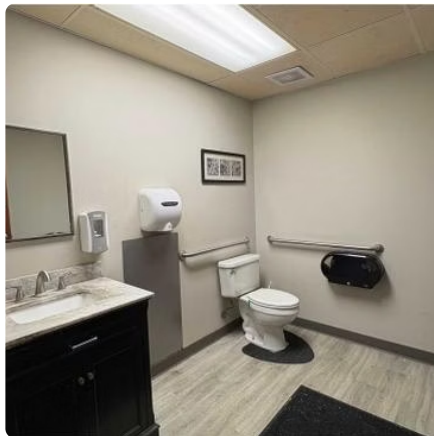
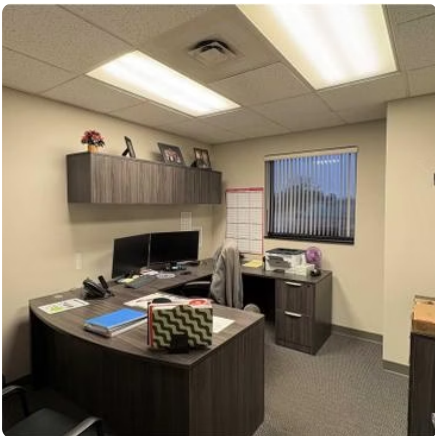
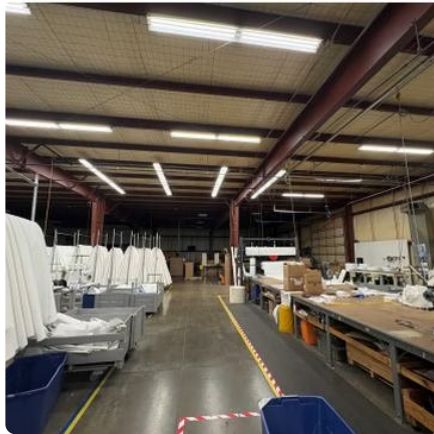
- Price: **\$2,700,000**
- Price / SF: **\$112.50**
- NOI: **\$191,128**
- CAP Rate: **7%**
- Lot Size: **5.98 Acres**
- Occupancy: **Single Tenant**



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## Property Photos

A look inside and outside this well-maintained industrial facility — featuring warehouse space, manufacturing areas, office suites, and loading infrastructure at 221 Raymond Street, Hope, IN 47246.





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## Tenant Profile & Location Overview

Micronics and Cleanova Group occupy the building, providing strong tenant credit and reinforcing the property's suitability for advanced industrial and manufacturing use. The property is located in the heart of Hope, Indiana — within the established Hope Industrial Park — offering a rare combination of small-town affordability and big-league Midwest logistics connectivity.

### About the Tenants

**Micronics Engineered Filtration Group** is a globally recognized manufacturer of engineered filtration solutions serving essential industries including mining, chemical processing, food & beverage, pharmaceuticals, and wastewater treatment. The company's long-standing operating history, technical expertise, and international footprint reflect a stable, high-quality industrial user.

### Tenant Value to the Property

- Proven functionality for advanced manufacturing and process-driven operations
- Occupied by globally active, credit-worthy industrial users
- Demonstrates adaptability, infrastructure capacity, and long-term industrial relevance

### Location Highlights

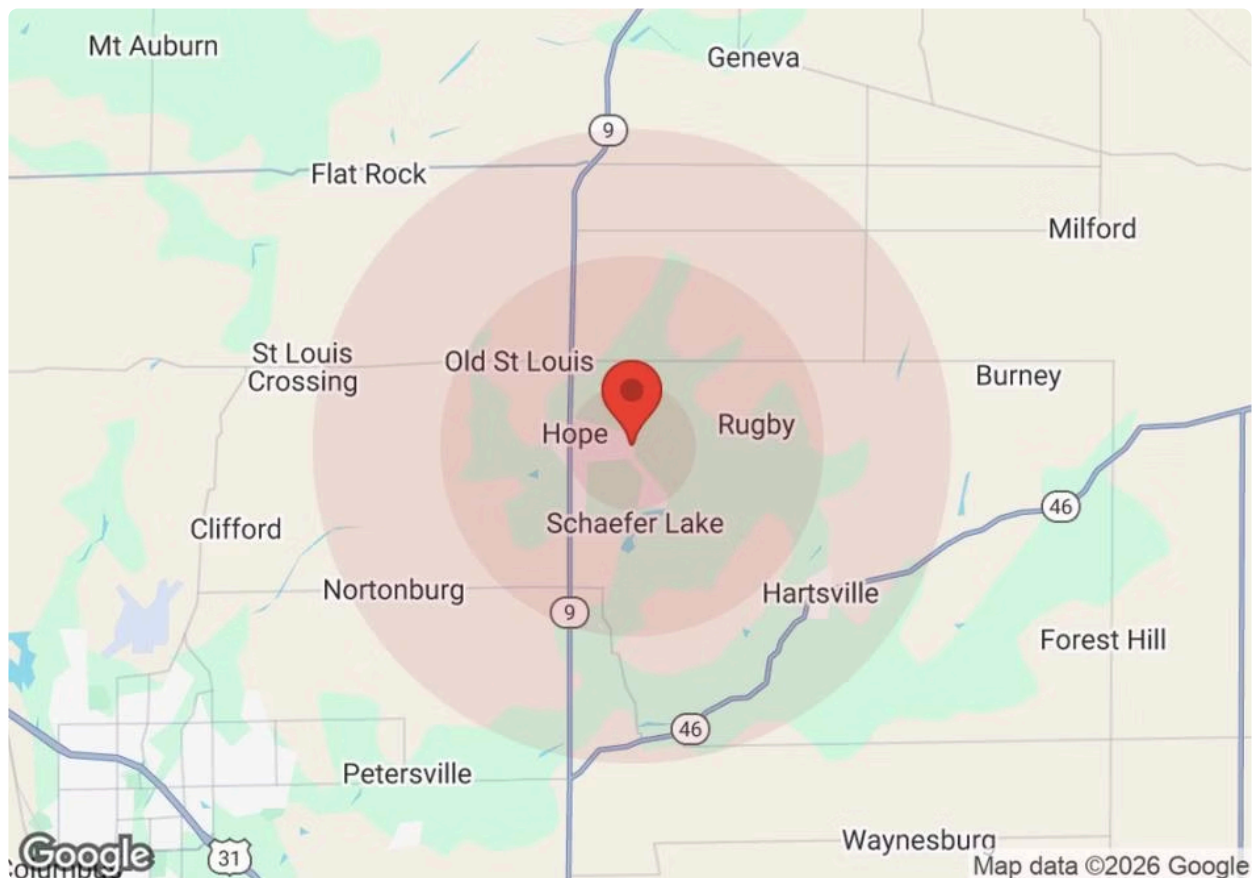
- Located in Hope Industrial Park, Hope, IN
- Minutes from Columbus, Indiana
- Well-connected to major Midwest logistics corridors
- Proximity to regional highways
- Reliable local workforce with competitive wage rates
- Low cost of living supports high employee retention



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## Market Demographics & Trade Area Analysis

Understanding the trade area around 221 Raymond Street, Hope, IN reveals a stable workforce community with consistent household incomes well-suited to support ongoing industrial and manufacturing operations. The following data highlights population, income, and housing characteristics across 1-, 3-, and 5-mile radii.



### 1-Mile Radius

- Total Population: **1,418**
- Median HH Income: **\$75,658**
- Total Housing Units: 572
- Owner Occupied: 421
- Renter Occupied: 114
- Ages 25–54: 481

### 3-Mile Radius

- Total Population: **3,416**
- Median HH Income: **\$80,538**
- Total Housing Units: 1,359
- Owner Occupied: 1,025
- Renter Occupied: 254
- Ages 25–54: 1,152

### 5-Mile Radius

- Total Population: **5,506**
- Median HH Income: **\$84,634**
- Total Housing Units: 2,196
- Owner Occupied: 1,711
- Renter Occupied: 361
- Ages 25–54: 1,871



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## Meet Your Broker — Ryan Brand

Ryan Brand brings deep roots, genuine community investment, and proven commercial expertise to every transaction. A Columbus, Indiana native, Ryan understands this market not just as a professional, but as a neighbor, civic leader, and longtime advocate for the region's economic potential. Whether you are a seasoned investor evaluating industrial assets or a business owner seeking your next location, Ryan will bring clarity, strategy, and results to the table.

### **Ryan Brand | Principal Broker**

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