

Offering Memorandum



2222 8th Street
717 X Street



Office and Warehouse Buildings For Lease

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01

Disclaimer

Disclosure & Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Cockerham Commercial, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Cockerham Commercial.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Cockerham Commercial.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Cockerham Commercial nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



02

Property Overview

PROPERTY OVERVIEW

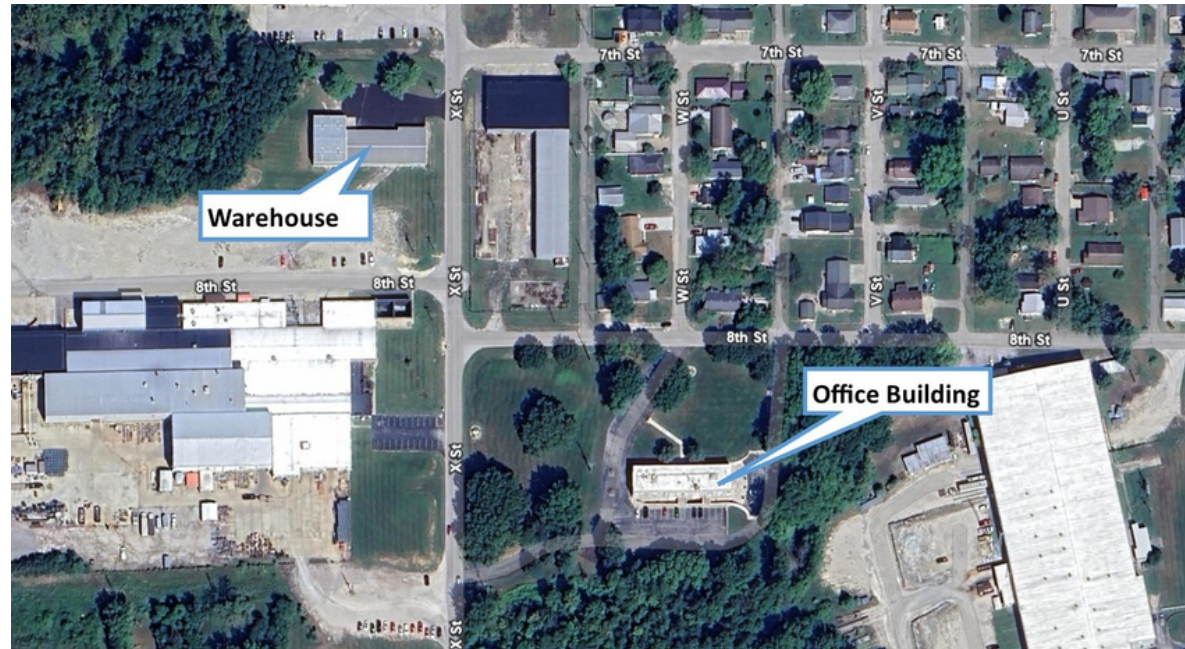
These properties offer affordable professional office spaces For Lease from 6,200 Sf to 18,000 SF. Plus there is a 9,500 SF Warehouse available For Lease.

Office Building

- 6200 SF to 18,000 SF
- \$8.00/SF NNN

Warehouse

- 9,500 SF
- \$9.00/SF NNN



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03

Office Building

2222 8th St, Bedford, IN

This three-story limestone office building comprises approximately 18,612 square feet and is strategically located in the heart of Bedford, IN. The property is currently 100% vacant and available for lease by individual floor levels, offering flexibility for single or multiple tenants. The building features a walk-out basement and benefits from solid limestone construction. While there is no elevator, the layout supports various professional, governmental, or service-based uses. Its prominent location and attractive façade make it a strong candidate for value-add leasing strategies.

Key Features:

- **18,612 SF total**
- **Vacant and lease-ready**
- **Walk-out basement**
- **Three stories, lease by floor**
- **Limestone construction**
- **No elevator**
- **Located in Bedford's core commercial area**



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Basement

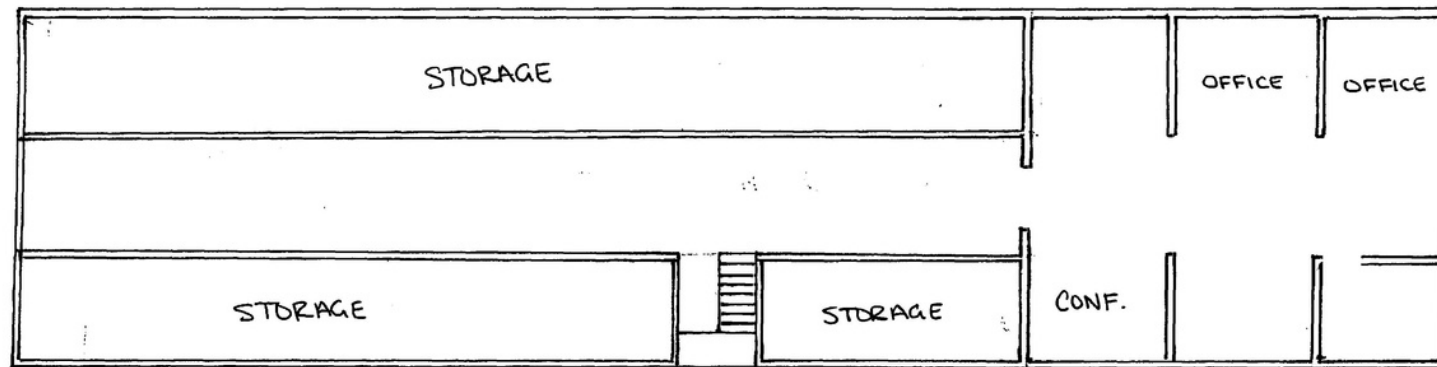
- 6 Offices
- Kitchenette
- Restroom



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Basement Floor Plan

BASEMENT FLOOR PLAN



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Main Level

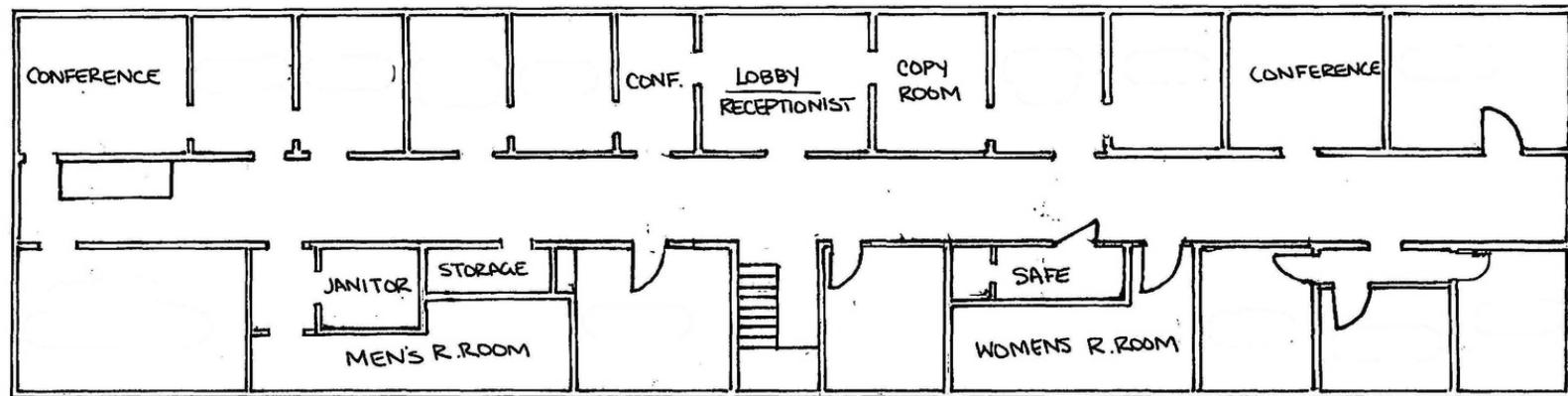
- 13 Offices
- 2 Conference Rooms
- Lobby/ Receptionist
- Kitchenette
- 2 Restrooms



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Main Level Floor Plan

MAIN FLOOR PLAN



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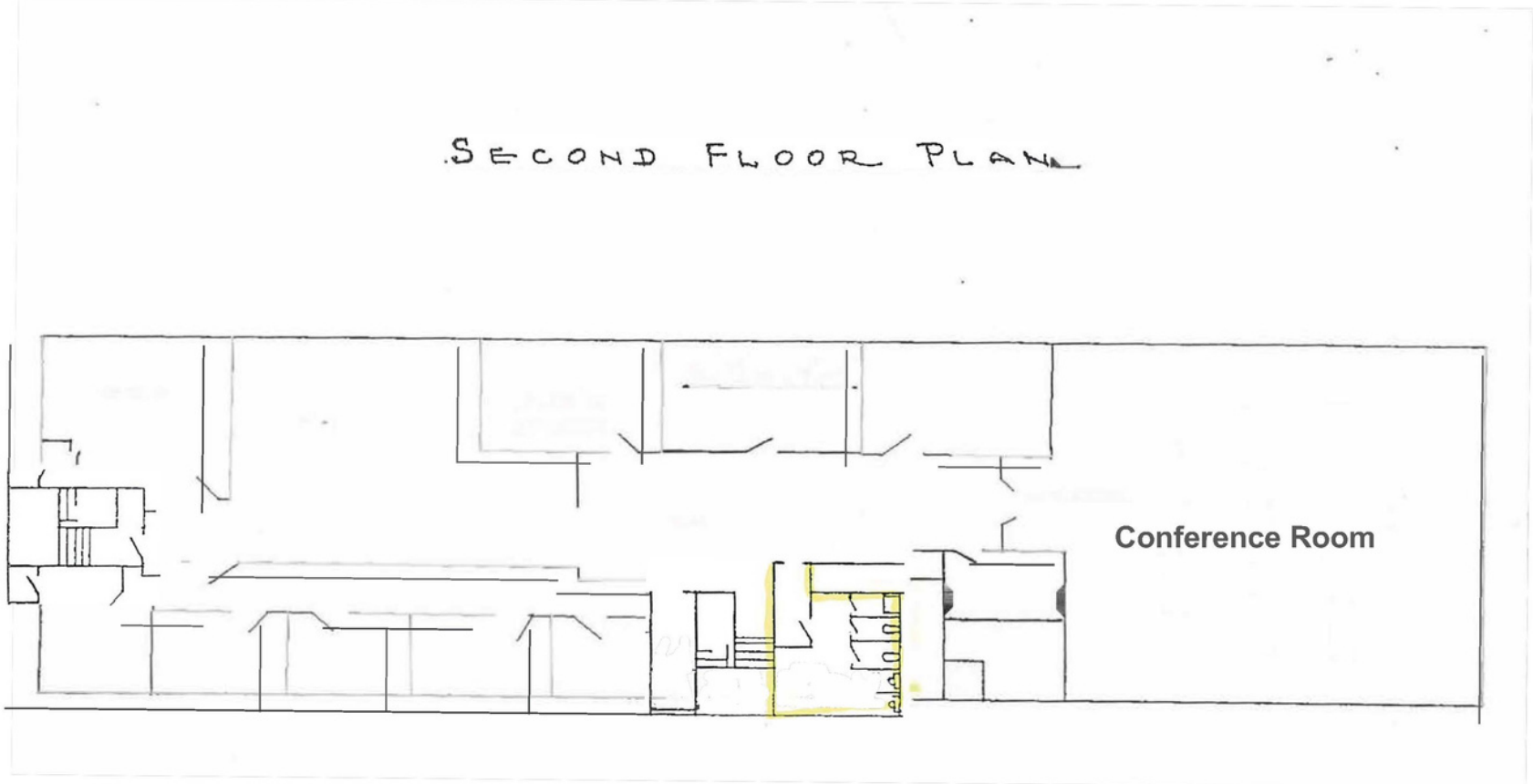
2nd Level

- 7 Offices
- 2 Conference/Seminar Rooms
- Kitchenette
- Restroom



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2nd Level Floor Plan



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04

Warehouse

717 X St. Bedford, IN

This 9,500 square foot industrial warehouse offers excellent functionality for a variety of industrial or storage users. The building is vacant and includes two overhead doors, an operational ceiling crane, and a 16-foot clear height, supporting a wide range of light manufacturing or warehousing operations. Its layout and features make it ideal for owner-users or investors looking to lease to industrial tenants.

Key Features:

- **9,500 SF warehouse**
- **Vacant and ready for occupancy**
- **Two overhead doors**
- **16' clear height**
- **Operational ceiling crane**
- **Excellent utility for light manufacturing or storage**



717 X St. Bedford, IN

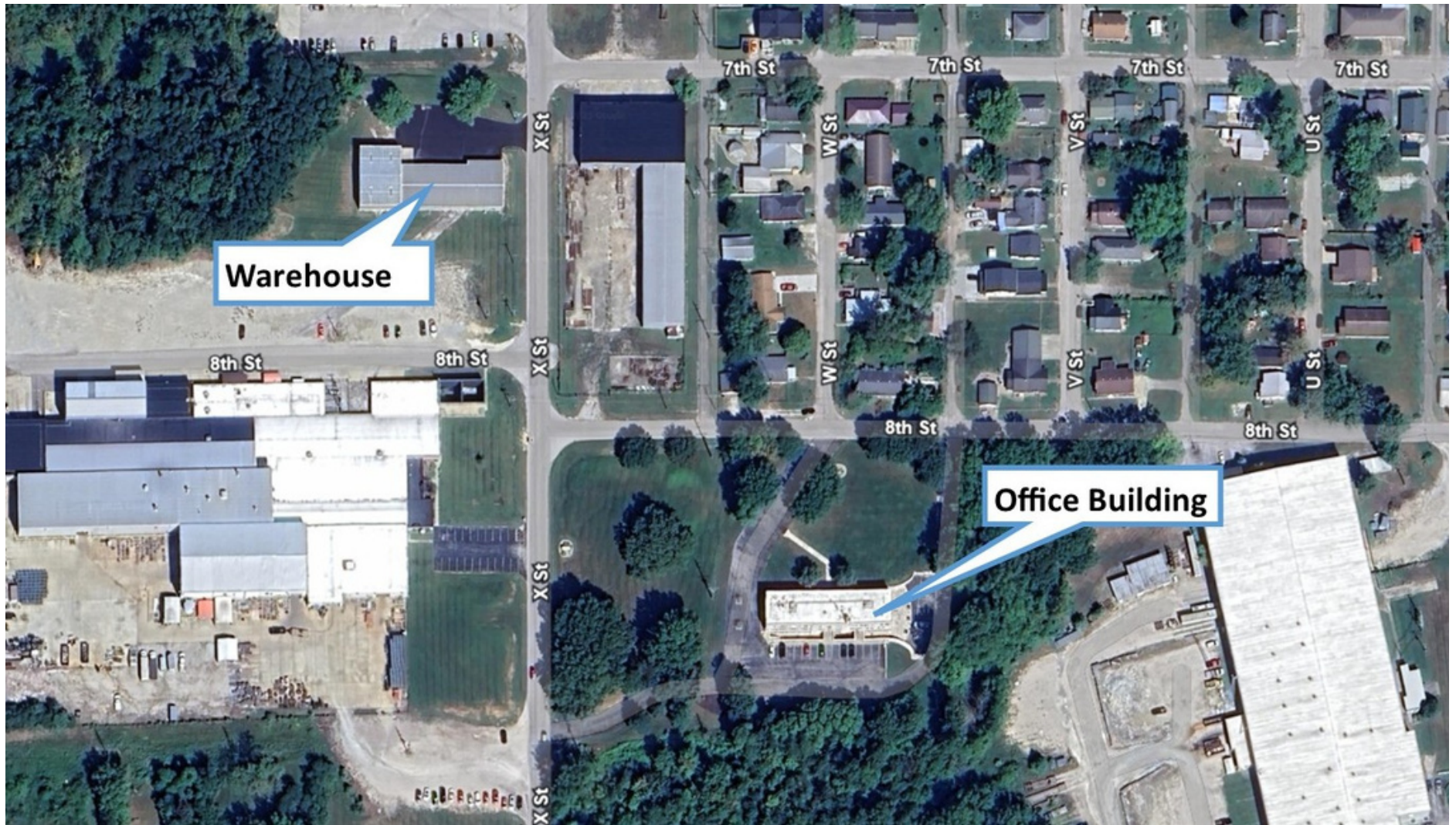


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04

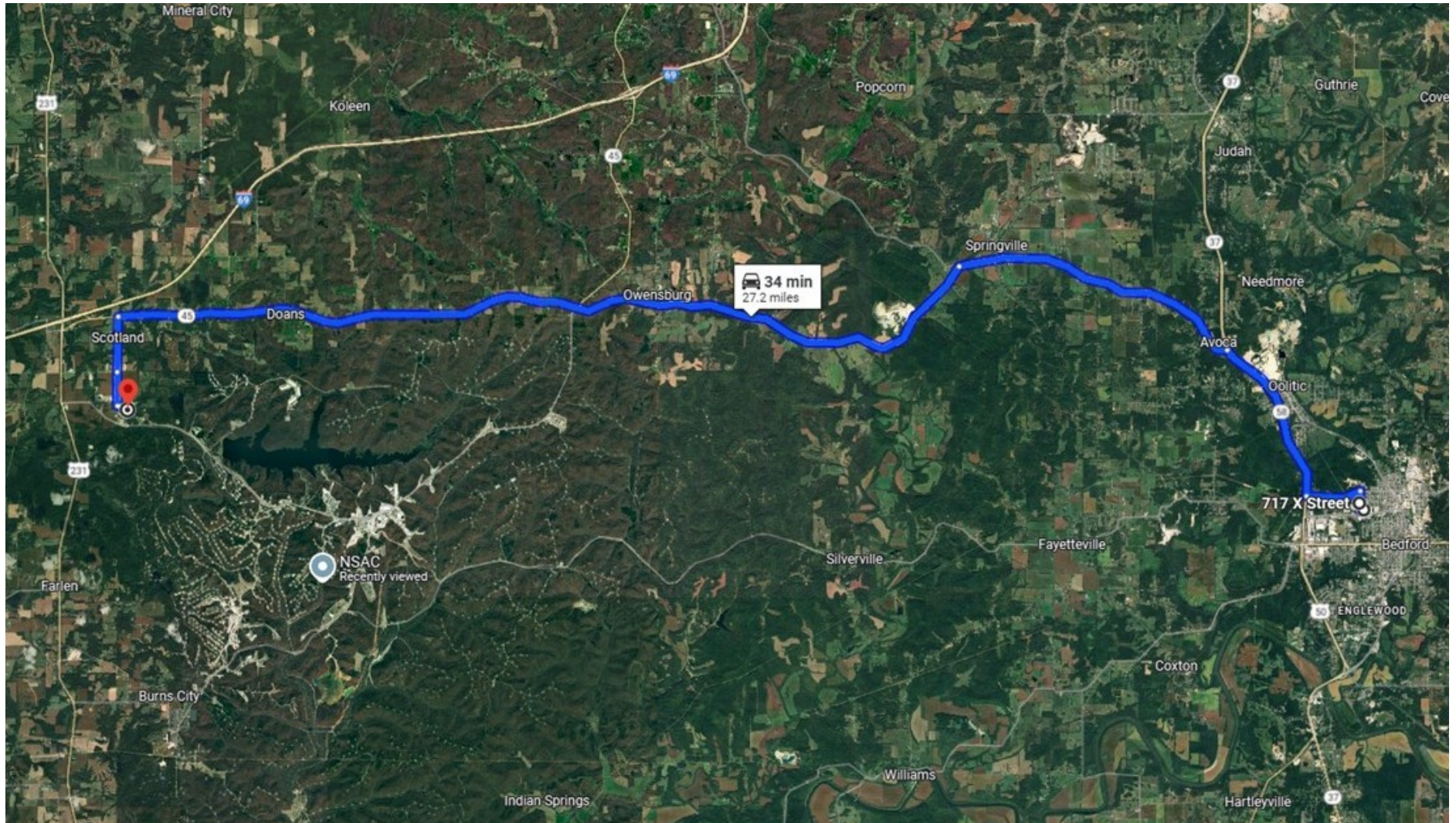
Location Maps

Location Map



Map to Crane, IN

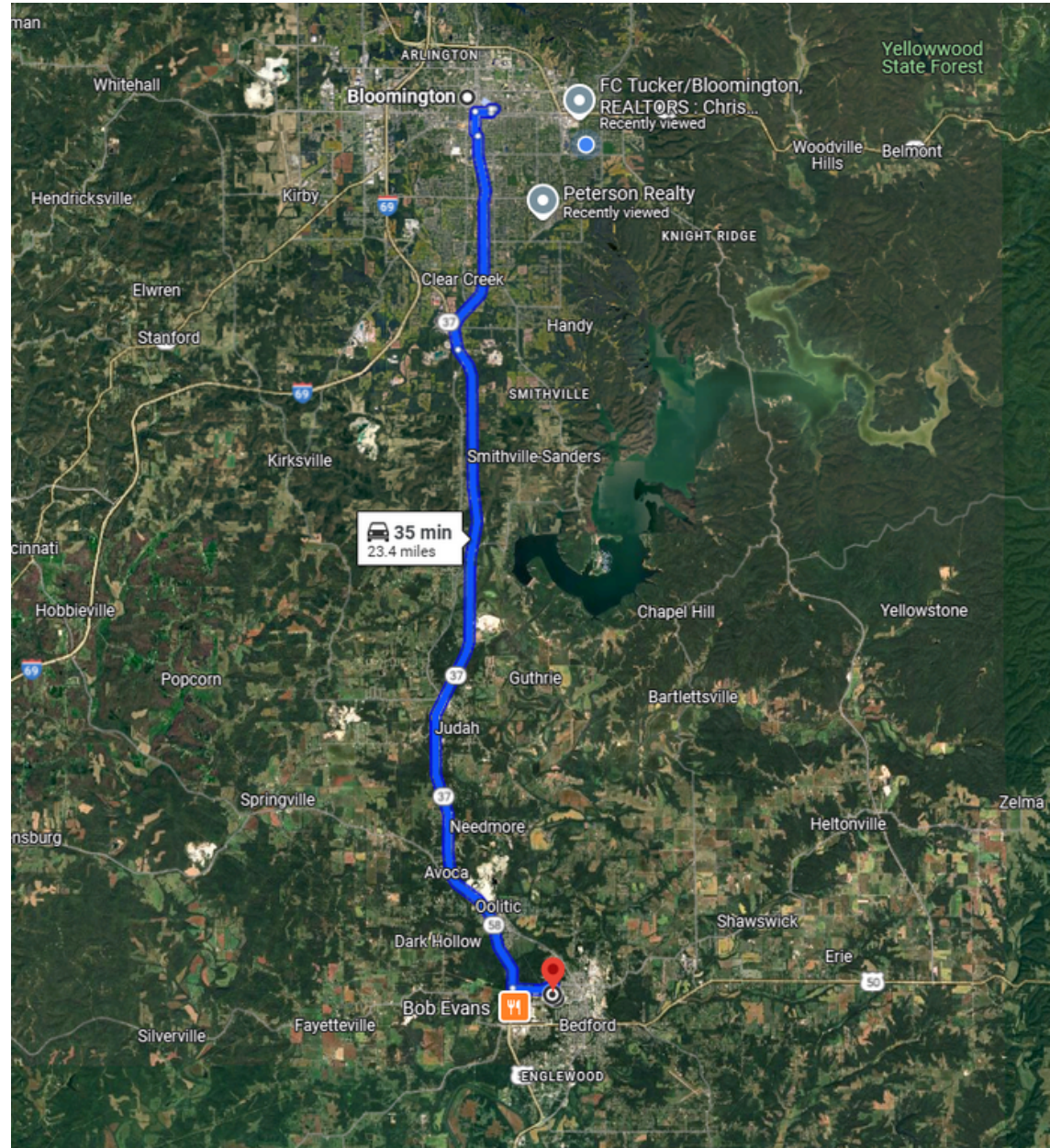
- 34 Minute Drive West of the properties
- 27.2 Miles



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Map to Bloomington, IN

- 35 Minute Drive North of the properties
- 23.4 Miles



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05

Market Overview

Bedford, IN

Bedford, city seat of Lawrence County, southern Indiana, U.S., 25 miles (40 km) south of Bloomington. Founded in 1825 as the county seat and named by Joseph Rawlins for his home county of Bedford, Tennessee, it developed with the discovery of Oolitic limestone in the 1830s. Bedford limestone is a highly prized building material, used to great effect in such famous buildings as the Empire State Building in New York City and the Pentagon in Arlington, Virginia. Immense quarries and mills are characteristic of the area. The economy is augmented by aluminum processing, manufacturing (metal products, plastics, tools and machinery, and auto parts), and agriculture (cattle, grain, fruit). Bedford is the headquarters for the nearby Hoosier National Forest; Spring Mill State Park, 10 miles (16 km) southeast, has a working gristmill and a reconstructed pioneer village. Astronaut Virgil ("Gus") Grissom grew up in the town of Mitchell, 6 miles (10 km) south. Inc. 1889. Pop. (2000) 13,768; (2010) 13,413.



06

Demographics

DEMOGRAPHICS

Bedford has a 2023 population of 13,854. It is also the county seat of Lawrence County. Bedford is currently growing at a rate of 0.22% annually and its population has increased by 0.65% since the previous census in 2020, which recorded a population of 13,764.

The average household income in Bedford is \$60,259 with a poverty rate of 16.94%. The median rental costs in recent years comes to \$1500 per month, and the median house value is \$200,000. The median age in Bedford is 42.2 years, 39.4 years for males, and 43.8 years for females.

Bedford Demographics

According to the most recent ACS, the racial composition of Bedford is:

White: 94.04%

Two or more races: 3.73%

Asian: 0.74%

Other race: 0.56%

Native American: 0.48%

Black or African American: 0.34%

Native Hawaiian or Pacific Islander: 0.1%



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