

For Sale



Frozen Distribution Facility

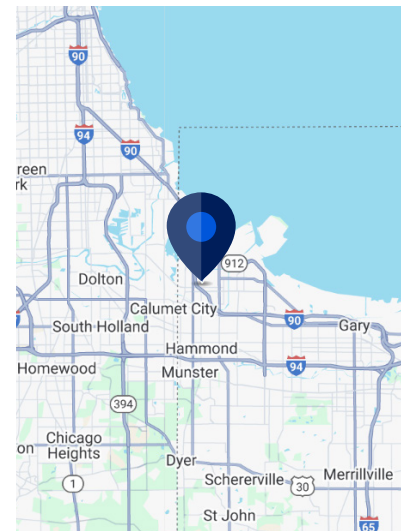
1215 Gostlin Street
Hammond, IN 46327

Building Profile:

Asking Price: ~~\$1,450,000~~ \$1,250,000
Square Footage: 10,000 SF
Site: 1.33 Acres
Ceiling Height: 14-16'
Loading Docks: Two (2) exterior dock doors
Power: 400a, 480/277v, 3-phase
Year Built: 2010
RE Taxes (2024): \$54,154 / \$5.41 PSF
Zoning: C-4 General Commercial

Features:

- 5,625 SF freezer with 14' clear capable of 20 F
- R-404A refrigeration
- Floor drain in ambient dock area
- 40 parking spaces



Disclaimer:

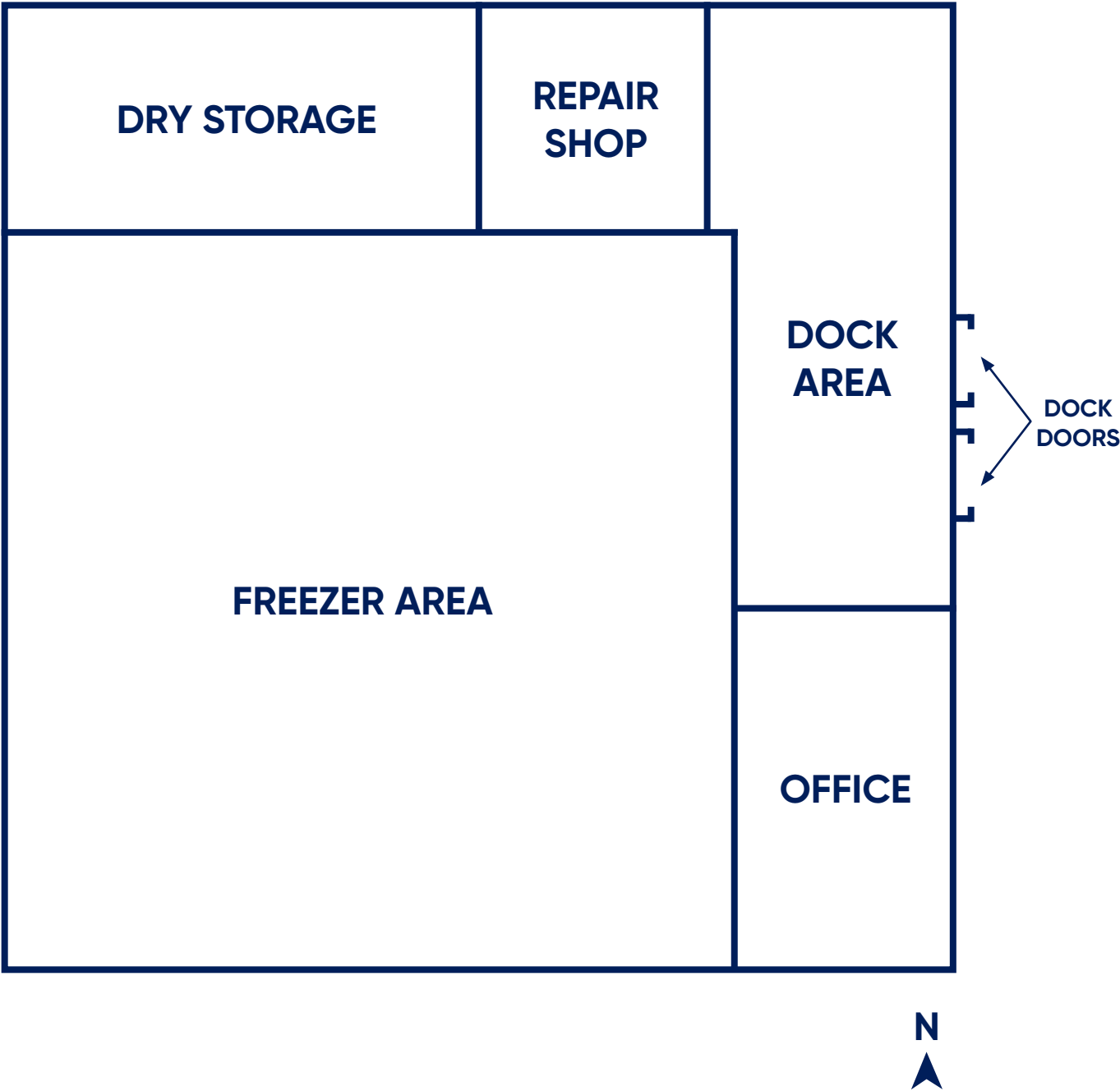
Current zoning (C-4 General Commercial) with a special use variance allows for specific industrial use as an ice distribution center. A modification of the existing variance of use would be needed to allow for other food or beverage item distribution through the Board of Zoning Appeals and the City Council. Other non C-4 uses may be considered on a limited basis. This would require a new petition, also through the BZA and City Council.

Contact:



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