FOR SALE | INDUSTRIAL

6302 E County Road 100 N

Coatesville, IN 46121

Former Dixie Chopper Manufacturing Campus

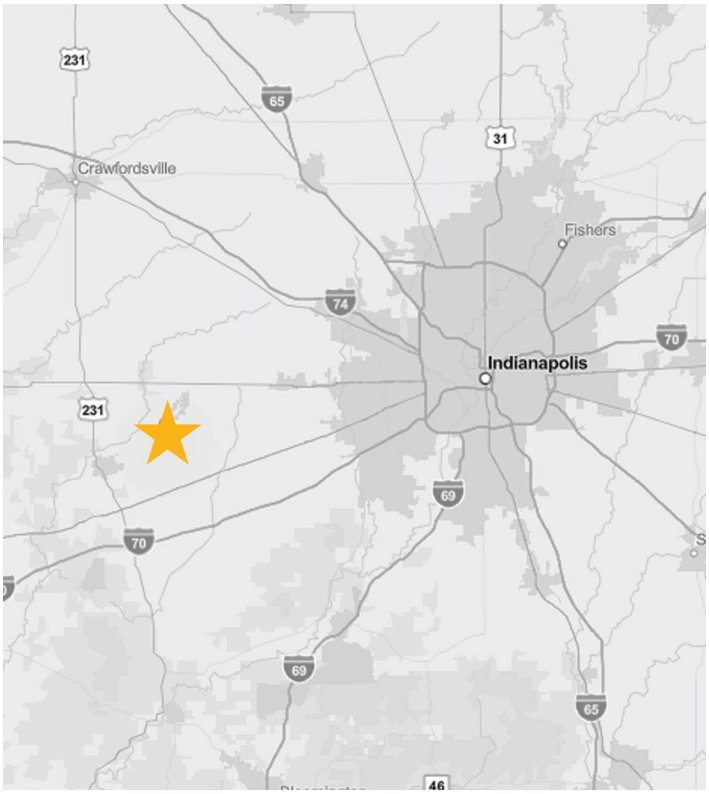


116,968*	13.02	7	8 / 29	480V
SQUARE FEET	ACRES	BUILDINGS	DOCKS / DRIVE-INS	3-PHASE POWER

PROPERTY HIGHLIGHTS

- 116,968* SF industrial campus on 13.02 acres; divisible for multi-tenant use
- 8 docks (7 with hydraulic levelers) and 29 drive-in doors
- Heavy power: two 480V / 1,200-amp services, 3-phase
- ~100,000 SF paved truck court with 25 trailer stalls
- Overhead crane work area, sprinklered warehouses and mezzanine storage
- Finished offices, training and conference rooms, and an epoxy-floored showroom
- Modern employee lounge, kitchen and covered outdoor break area
- Well-appointed on-site corporate apartment

**116,968 SF per the assessor's record. 119,000 SF per the owner's assessment.*



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Why Coatesville?

Coatesville gives industrial users a rare combination: a large, move-in-ready campus with room to grow, outside the congestion and land costs of the Indianapolis core, yet within easy reach of the metro, its international airport and the interstates that make central Indiana the “Crossroads of America.”

01 CENTRAL LOCATION, LOWER COSTS

About 27 miles west of downtown Indianapolis, the site reaches I-70 in roughly 25 minutes and Indianapolis International Airport in about 36. Chicago, Louisville and Cincinnati are all within about 3½ hours. Owners get campus-scale buildings and acreage while avoiding the higher land and occupancy costs of the Plainfield–Avon logistics corridor.

02 A TWO-COUNTY WORKFORCE

Located in Putnam County near the Hendricks County line, the property draws from both. Putnam County has a deep manufacturing base, with employers such as Crown Equipment, Chiyoda USA and Heartland Automotive. Hendricks County adds a labor force of roughly 97,000, among the most highly educated in Indiana, and the area already has workers experienced in equipment assembly and fabrication.

03 BUSINESS-FRIENDLY INDIANA

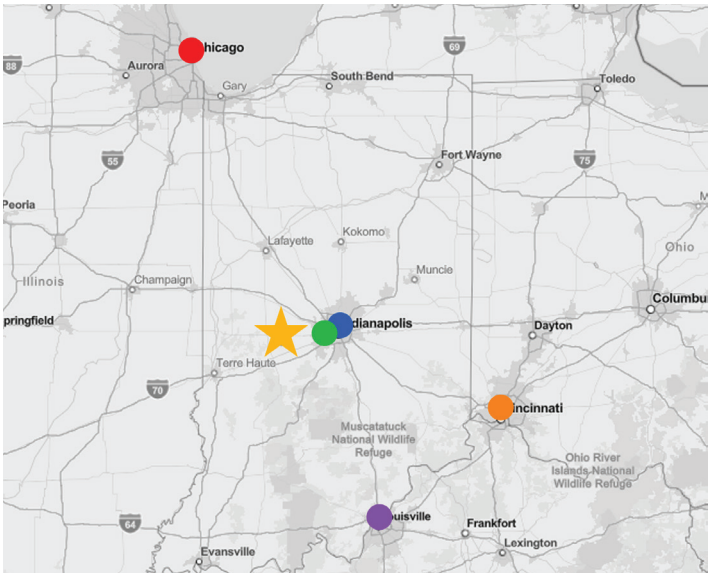
Indiana is a right-to-work state with one of the highest concentrations of manufacturing employment in the nation and a long-standing low-cost, low-tax business climate. Qualifying projects may be eligible for performance-based tax credits and training grants through the Indiana Economic Development Corporation, plus local incentives through the Greencastle/Putnam County Development Center.

04 A PROVEN MANUFACTURING SITE

For decades this campus was home to Dixie Chopper, the nationally known zero-turn mower brand, supporting fabrication, assembly, parts warehousing, a customer showroom and corporate offices under one roof. Heavy power, an overhead crane area and a 100,000 SF truck court are already in place, so a new owner can be operating from day one.

DRIVE TIMES

Interstate 70	25 min
● Indianapolis International Airport	36 min
Interstate 465	45 min
● Downtown Indianapolis	50 min
Interstate 65	55 min
● Louisville, KY	2 hr 26 min
● Cincinnati, OH	2 hr 31 min
● Chicago, IL	3 hr 18 min



The Property

A self-contained industrial campus of seven buildings on 13.02 acres, combining light manufacturing, warehouse and finished office space. Upgrades include a modern employee lounge and kitchen, an epoxy-floored showroom for customer-facing operations, training and conference rooms, and a well-appointed corporate apartment. Occupy it as a single headquarters campus or divide it for multiple tenants.

SPACE PROFILE

Building area	±119,000 SF ground floor + ±4,800 SF second floor
Land	13.02 acres
Buildings	7
Year built	1982 / 2003
Clear height	14'–16' (20'–25' peak)
Docks	8 (7 with hydraulic levelers)
Drive-in doors	29
Power	3-phase; two 480V/1,200A and three 120/240V/800A services
Lighting	LED in Buildings 1–4
Fire protection	Sprinklered warehouses
Truck court	~100,000 SF paved
Trailer parking	25 stalls
Car parking	45 (13 inside fence, 32 outside)
County	Putnam
Sale price	Contact broker





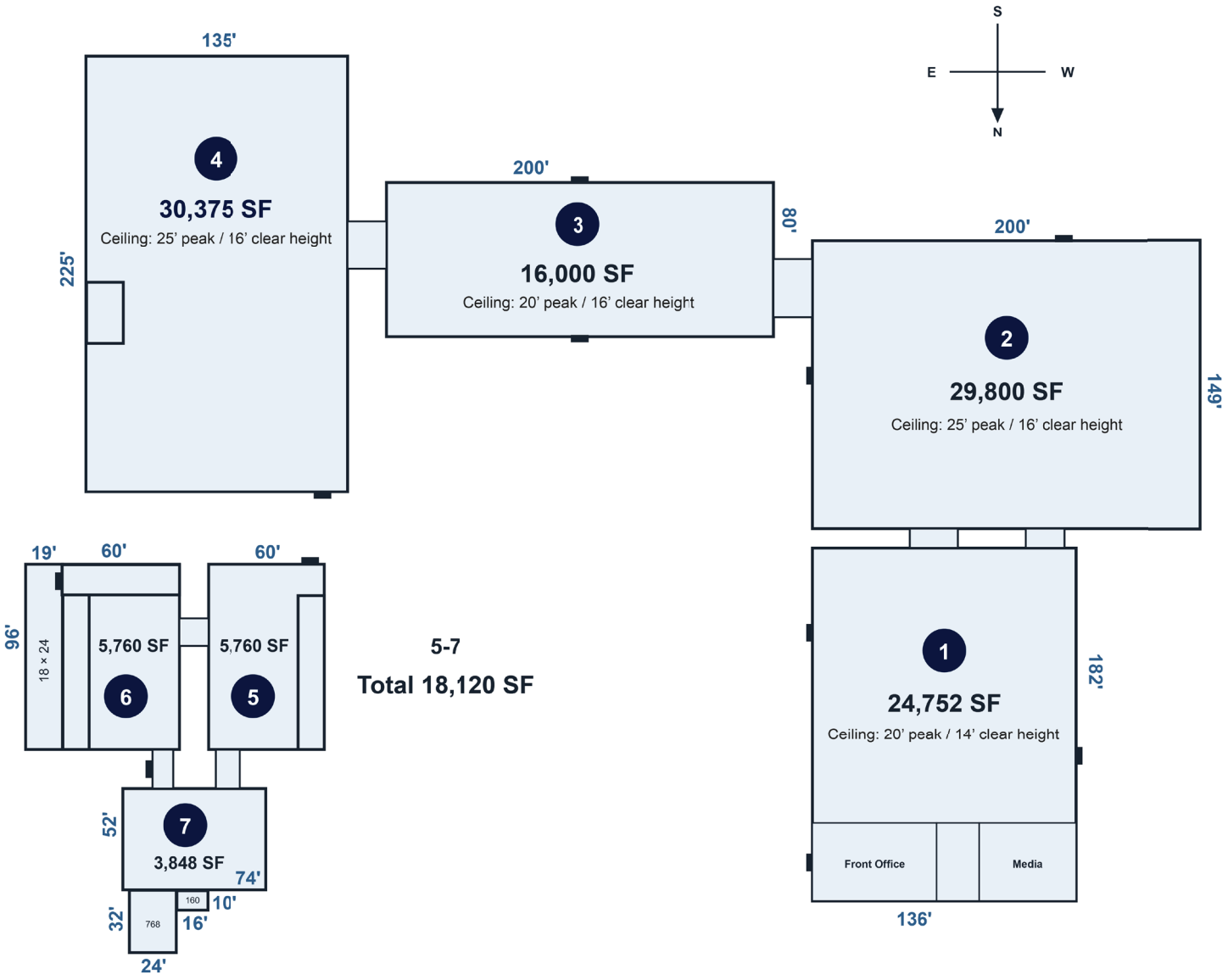
BUILDING-BY-BUILDING SPECIFICATIONS

Bldg	Area (SF)	Clear Ht	Docks	Drive-ins	Power	Door Sizes (W × H)
1	24,752	14'	2	1	120/240V, 800A	Docks: 8'×9.8' (semi), 7.9'×7.8' (UPS) · Drive-in: 11.9'×11.8'
2	29,800	16'	3	5	480V, 1,200A	Docks: two 9'×9', one 8'×9' · Drive-ins: 15.9'×13.9', 15.9'×11.5', two 12'×10', 13'×13'
3	16,000	16'	0	1	No separate meter	Drive-in: 13.9'×14'
4	30,375	16'	2	7	480V, 1,200A + 120/240V, 800A	Docks: two 9'×9.9' · Drive-ins: five 16'×14', two 12'×12'
5	5,760	—	1	2	No separate meter	Dock: 7.9'×8.8' (no leveler) · Drive-ins: two 12'×12'
6	5,760	—	0	10	120/240V, 800A	Drive-ins: eight 9'×7', one 7.6'×9', one 11.5'×9.8'
7	3,848	—	0	3	No separate meter	Drive-ins: two 11.8'×10', one 12'×9'
5–7 annexes	2,752	—	—	—	—	Lean-to and side rooms attached to Buildings 6 and 7
Total	**119,047**		**8**	**29**		

All docks have hydraulic levelers except Building 5. Building areas from field-sketch dimensions; not a survey.

Site & Floor Plan

(Not drawn to scale; drawn from field sketch dimensions · not a survey)



24,752	29,800	16,000	30,375	18,120	119,047
BUILDING 1 SF	BUILDING 2 SF	BUILDING 3 SF	BUILDING 4 SF	BLDGS 5–7 SF	TOTAL SF

Plus approximately 4,800 SF of second-floor space.

Exterior



FRONT ELEVATION



DRIVE AISLE BETWEEN WAREHOUSES



TRUCK COURT & YARD



WAREHOUSE SIDE ELEVATION



ON-SITE POND



LOADING & TRAILER PARKING

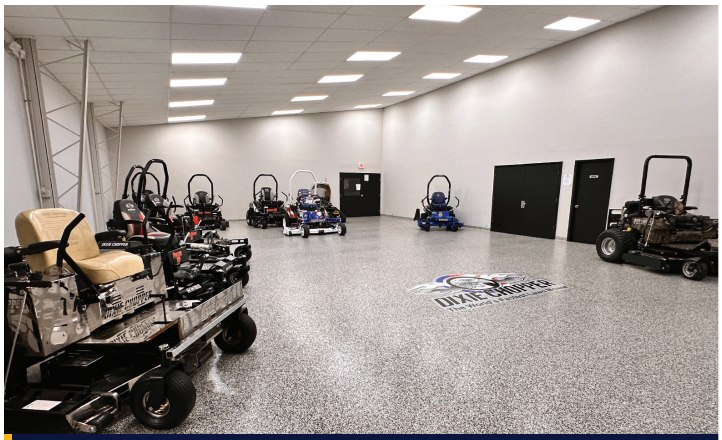
Interior



CORPORATE APARTMENT



PRIVATE OFFICE



EXPOXY-FLOORED SHOWROOM



OPEN WORK AREA



LOADING DOCKS



OVERHEAD CRANE AREA

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