

# BORDEN BUSINESS PARK, llc

555 East Water Street

Borden, Indiana

## SECTION F

DISTRIBUTION  
•  
MANUFACTURING  
•  
WAREHOUSING



- **2019 Renovation Complete, Including New Roof, Exterior, and LED Lighting**
- **Size:** 36,340sf in Total; 34,996sf Warehouse/Manufacturing  
1,344sf Containment Room
- **Ceiling Height:** 21'
- **Electric:** 1000amp 480V 3ph; Many 120V & 480V Work Cell Drops
- **Lighting:** High-Efficiency LED Lights
- **Water:** 2" Line
- **Internet:** Fiber
- **Doors:** 1 Ramp with Dock; 4 Dock Height Doors, with Dock Plates
- **Floor:** 6" - 8" Concrete
- **Pole Spacing:** 40' x 45'
- **Compressed Air:** 3" Steel Distribution Loop
- **Sprinkler System:** Wet System; Formerly Insured Under Factory Mutual  
Global Insurance for Hazardous Operations
- **Heat:** Available Through Landlord by Central Environmentally Friendly  
Wood Boiler System
- **Restrooms:** Multiple Locations Available
- **BBP Parking:** Able to Support 500+ Employee Operations
- **More info on Back**

For More Information or to  
Schedule an Appointment,  
Contact:

Brandon J. Koetter  
812-399-9119

BBPleasing@gmail.com  
www.bordenbusinesspark.com

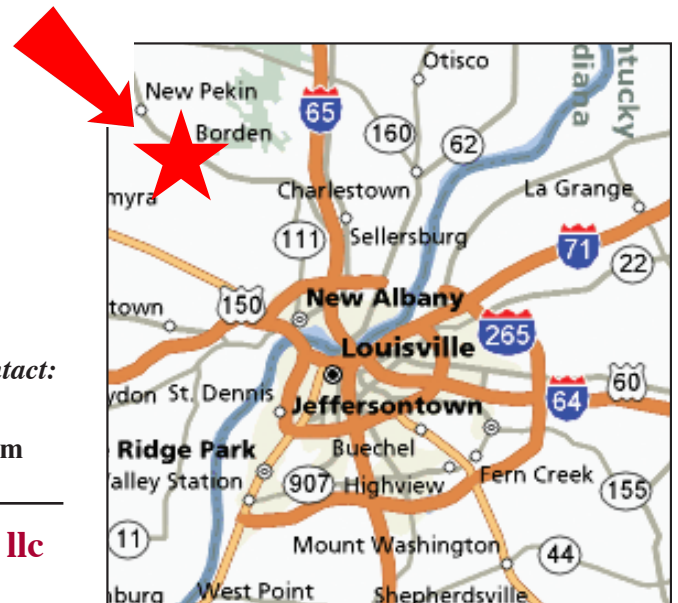
**BORDEN BUSINESS PARK, llc**  
Leasing Warehouse, Manufacturing & Office Space

# SECTION F DISTRIBUTION • MANUFACTURING • WAREHOUSING



## ■ Other

- 1,344sf Mezzanine over Hazardous Liquid Containment Room
- Multiple Floor Connections for City Sewer Connection
- Best Brand Tiered Core Keying System
- Outside Fenced in Receiving Area
- 6 Exit Doors
- 20 min from Louisville bypass



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