



## ALBION INDUSTRIAL BUILDING

3903 SR 9, ALBION, INDIANA 46701

### PROPERTY HIGHLIGHTS

- 22,561 SF Office/warehouse  
2,400 SF office; 20,161 SF warehouse
- 6 Overhead doors, 1 dock
- Ceiling heights of 12' clear and 14' clear
- 240 V/1200 A/3 Phase with bus bars throughout
- Entire building is heated and air conditioned with total air filtration
- Situated on 3.92 acres with room for parking and building expansion or outside storage
- Located on SR 9 near US 33; 20 minutes to Ft. Wayne



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
260.422.2150 (o)  
260.422.2169 (f)

**GARY BUSCHMAN, SIOR**  
Broker  
260.348.2769  
gary@naihb.com

## General Property Information

<b>Name</b>	Albion Industrial	<b>Parcel Number</b>	Multiple
<b>Address</b>	3903 SR 9	<b>Total Building SF</b>	22,561 SF
<b>City, State, Zip</b>	Albion, IN 46701	<b>Acreage</b>	3.92 AC
<b>County</b>	Noble	<b>Year Built</b>	1973, 1990
<b>Township</b>	Noble	<b>Zoning</b>	I-1
<b>Parking</b>	Gravel	<b>Parking Spaces</b>	20 with room for expansion

## Property Features

<b>Construction Type</b>	Steel frame	<b>Number of Floors</b>	1
<b>Roof</b>	Metal	<b>Foundation</b>	Slab
<b>Floor</b>	6" Concrete	<b>Lighting</b>	LED
<b>Bay Spacing</b>	Open span	<b>Sprinklers</b>	No
<b>Ceiling Heights</b>	12' Clear, 14' clear	<b>Electrical</b>	240 V/1200 A/3P; bus bars
<b>Dock Doors</b>	1	<b>Heating</b>	Entire bldg
<b>Overhead Doors</b>	6	<b>Central Air</b>	Entire bldg, total air filtration
<b>Signage</b>	Monument, building	<b>Restrooms</b>	3

## Utilities

<b>Electric</b>	REMC
<b>Gas</b>	LP Propane
<b>Water</b>	Well
<b>Sewer</b>	Septic

## Major Roads

<b>Nearest Interstate</b>	I-69
<b>Distance</b>	21 Miles
<b>Nearest Highway</b>	SR 9
<b>Distance</b>	0.01 Mile

## Sales Information

<b>Annual Taxes</b>	\$2,228.38	<b>Sale Price</b>	\$835,000
<b>Tax Yr./Pay Yr.</b>	2023/2024	<b>Terms</b>	Cash at closing

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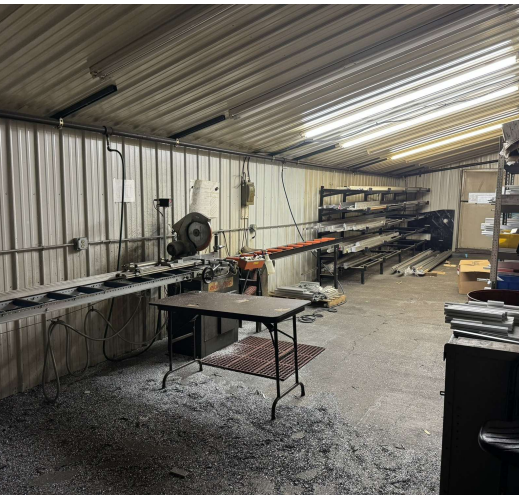




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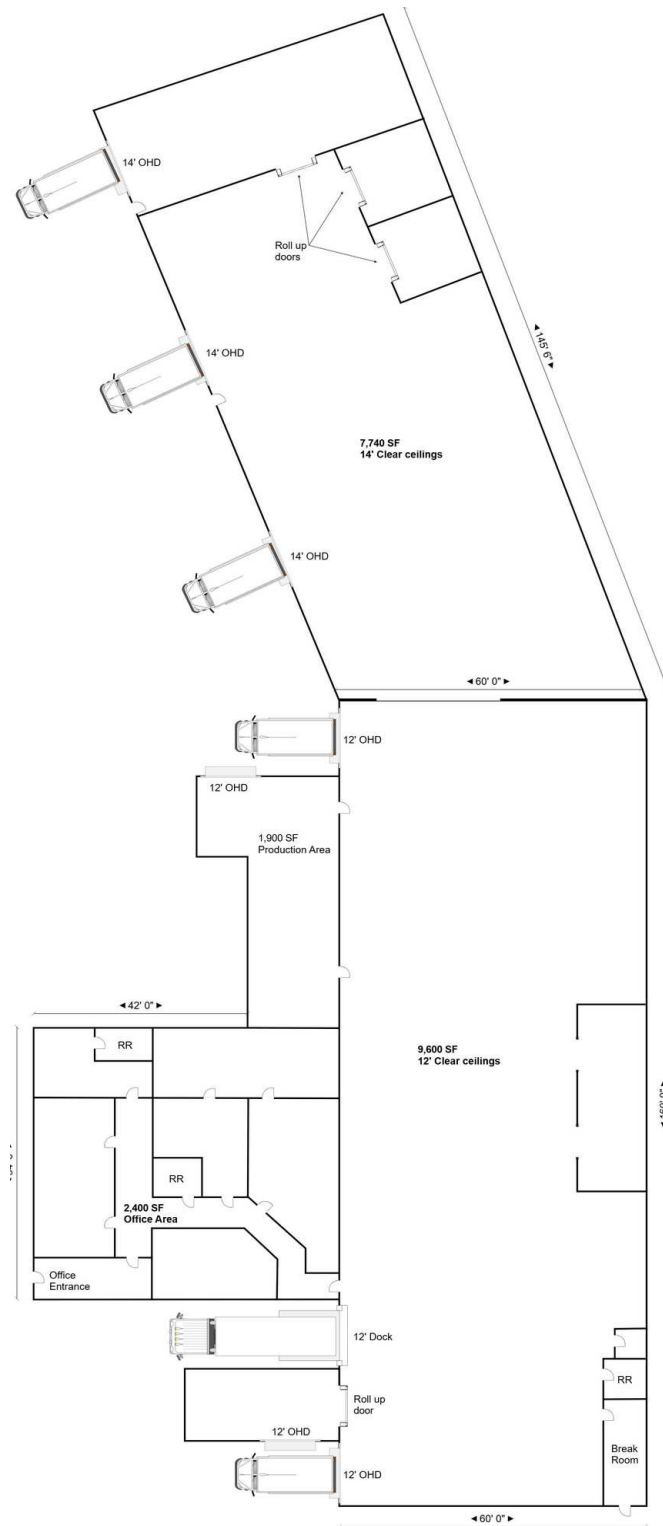
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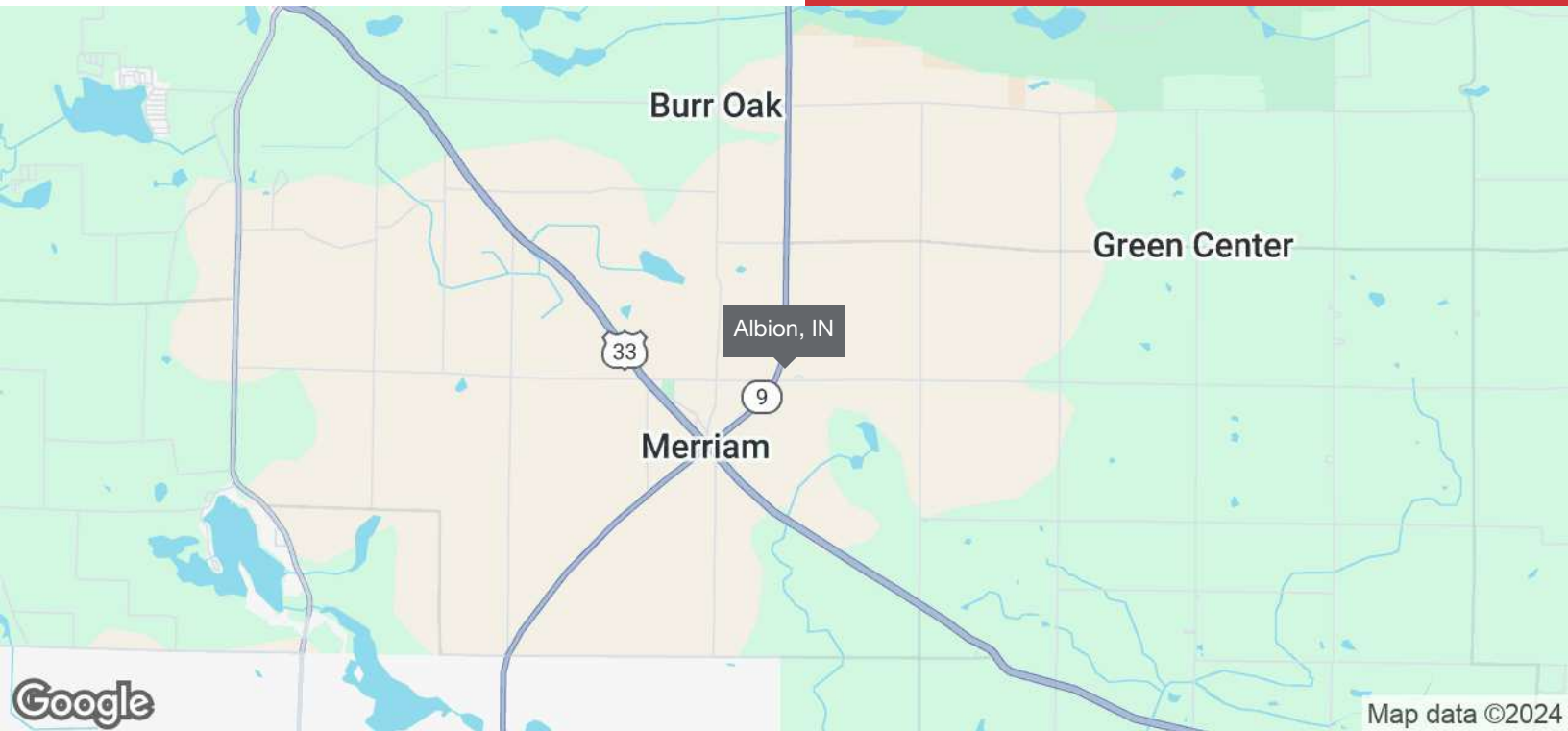
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## POPULATION

	5 MILES	25 MILES	50 MILES
Total Population	7,448	458,449	1,354,669
Average Age	44	40	40
Average Age (Male)	44	39	39
Average Age (Female)	44	40	41

## HOUSEHOLDS & INCOME

	5 MILES	25 MILES	50 MILES
Total Households	3,060	178,181	526,830
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$103,289	\$98,032	\$90,445
Average House Value	\$313,129	\$271,089	\$240,983

Demographics data derived from AlphaMap

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