

BND

COMMERCIAL

INDUSTRIAL > FOR LEASE

228,800 SF TOTAL
301 N TAYLOR ROAD
GARRETT, INDIANA

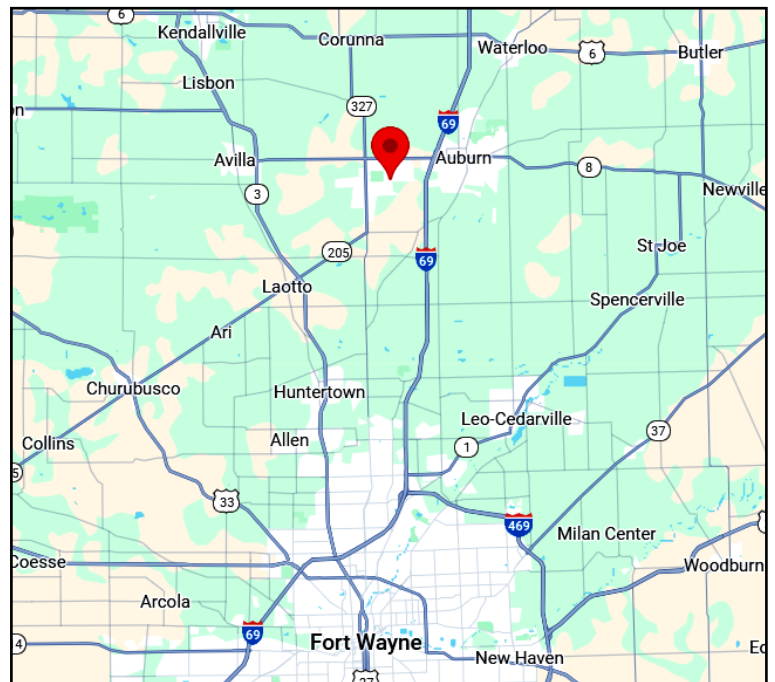


HIGHLIGHTS

Total Size: 228,800 SF

- 7,200 SF Office Area
- 221,600 SF Production / Warehouse Area
- Up to 12 Acres Available
(Additional ±48 Acres Potentially Available - See Broker)
- Rail Siding Adjacent to the Building
- 2.5 Miles to I-69
- 20.6 Miles to Fort Wayne

Lease Rate: \$3.75 / SF / Triple Net



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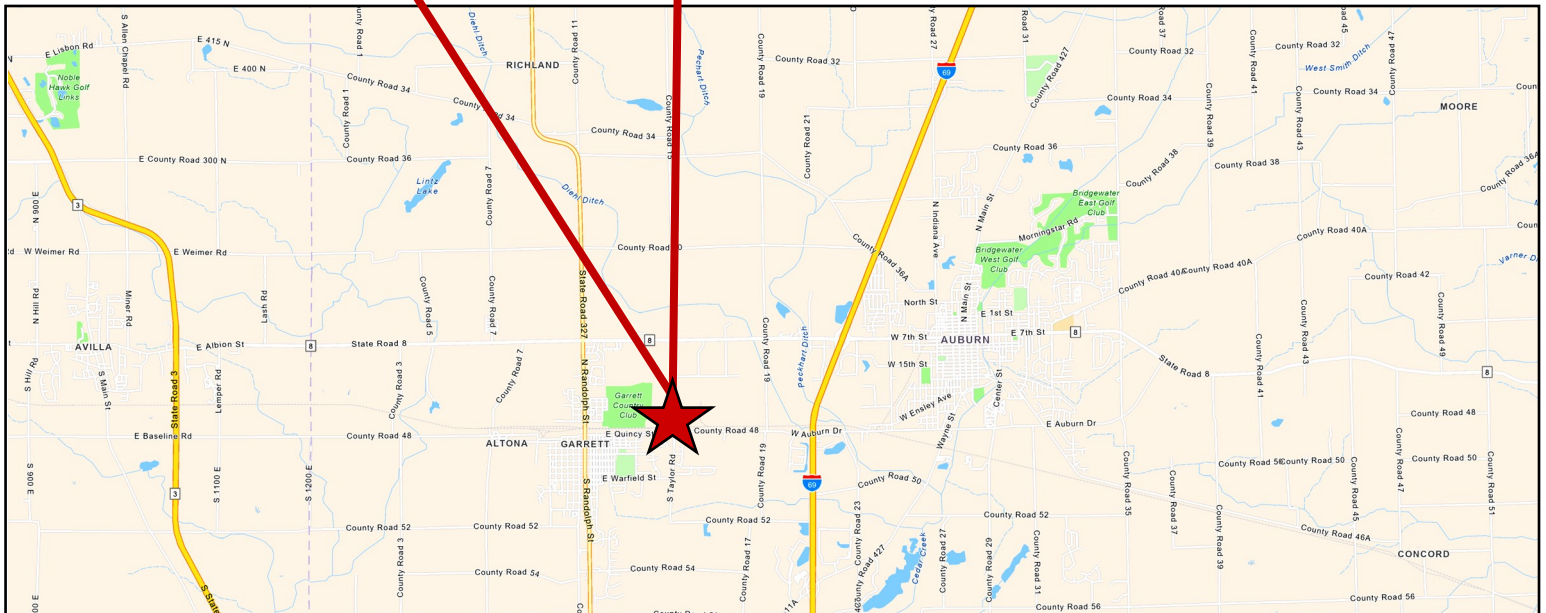
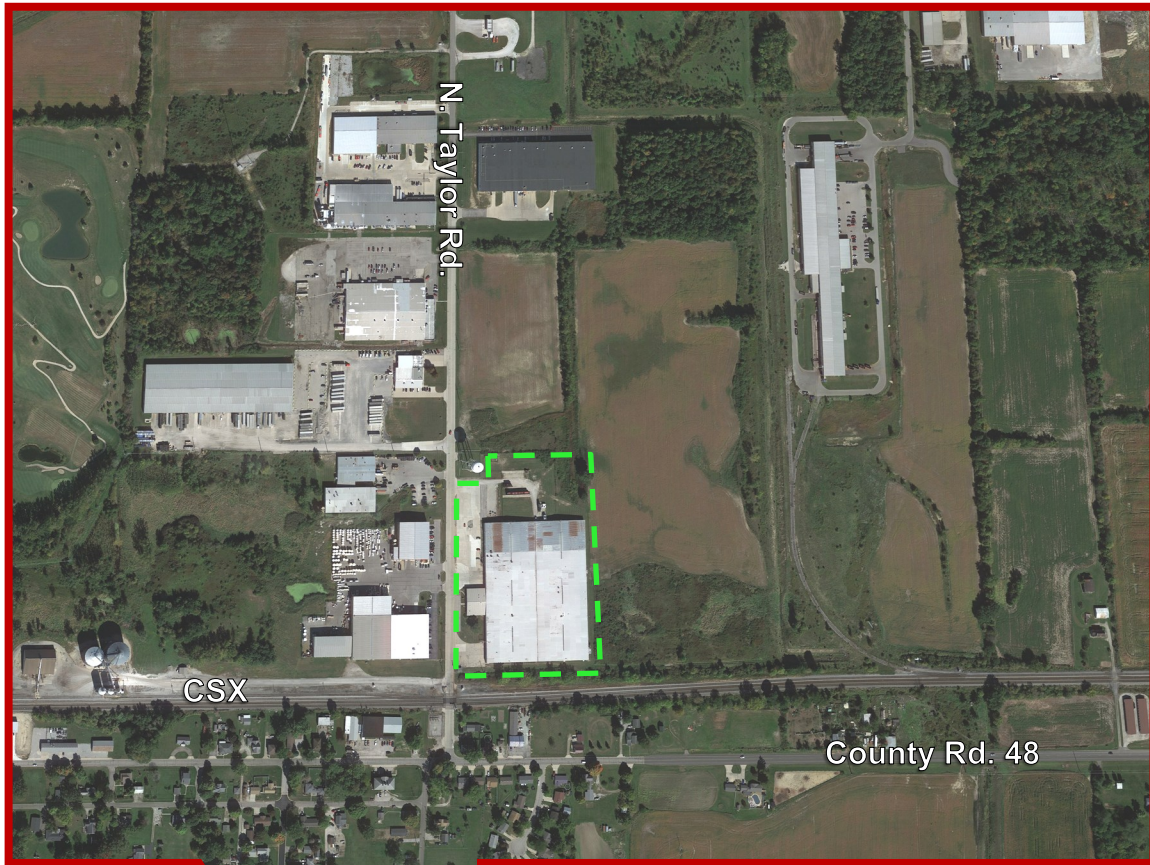
Alec Ramsey
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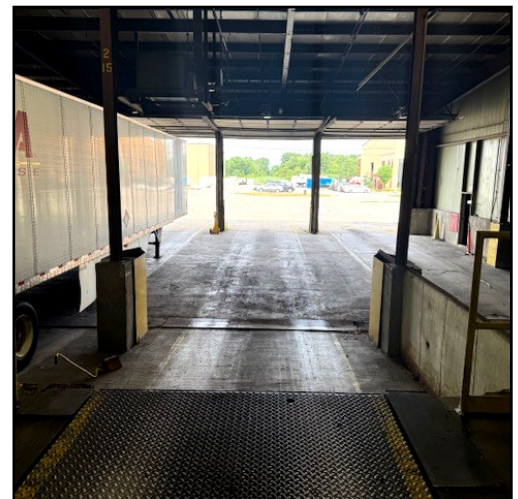
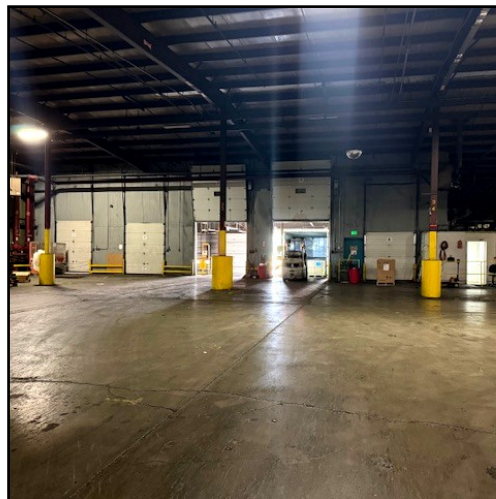
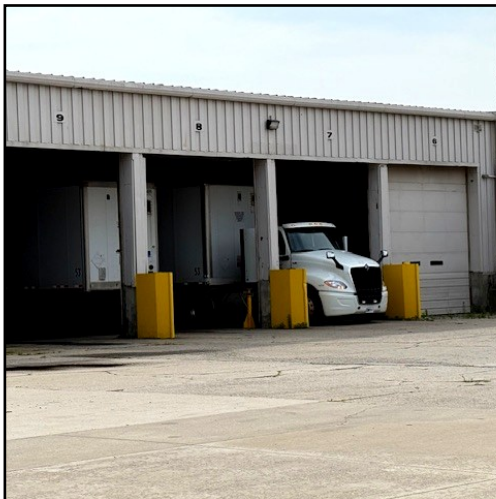
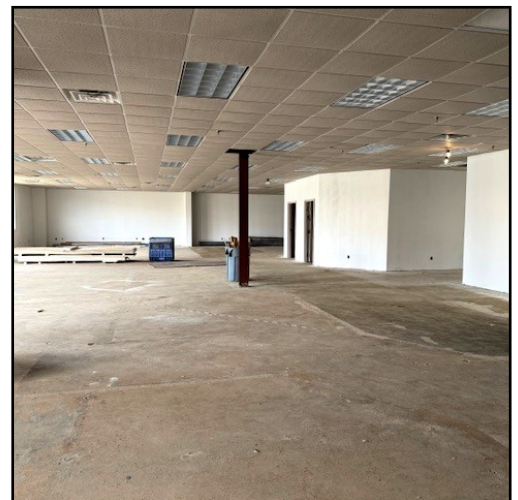
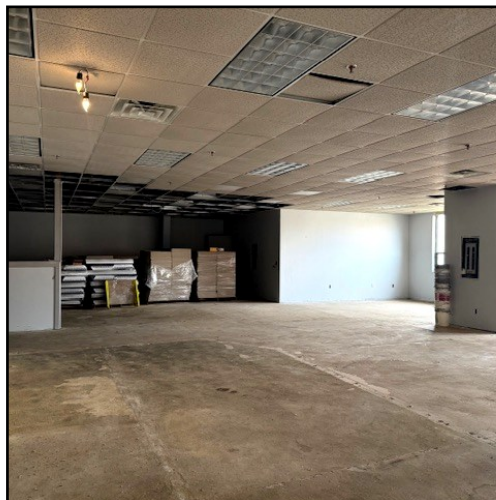
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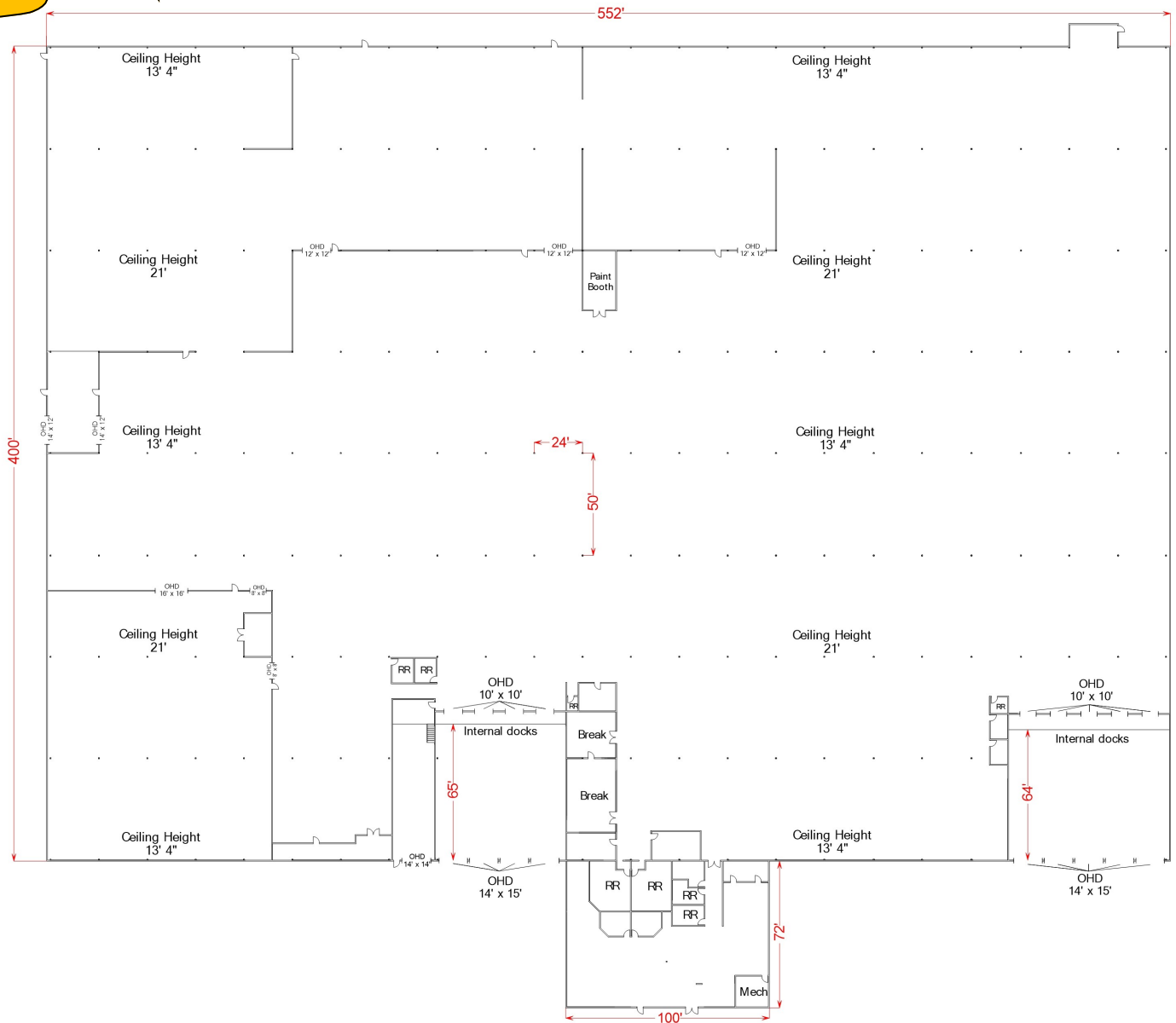
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Floor Plan



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**COMMERCIAL****INDUSTRIAL > FOR LEASE****228,800 SF TOTAL
301 N TAYLOR ROAD
GARRETT, INDIANA****Property Highlights**

Parcel Number	17-05-35-301-005.000-013 (12 A + Building)
Address	301 North Taylor Road
City / State / Zip	Garrett / IN / 46738
Sale / Lease	Lease
Land Size	12 Acres (additional land available - see broker)
Available Size	228,800 SF
Total Size	228,800 SF
Zoning	IG - Industrial General
Nearest Highway	I-69, 2.5 miles

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	TBD
Property Tax	Tenant	\$59,288.60 (2024 / 2025)
Building Insurance	Tenant	TBD
Roof / Structure	Landlord	
Interior / Exterior Maintenance	Tenant	TBD

Property Tax Information

17-05-35-301-005.000-013 17-05-35-301-002.000-013 17-05-35-301-001.000-013	
Annual Taxes	\$59,288.60
Tax Year / Pay Year	2024 / 2025

Utilities

	Company
Gas	NIPSCO
Electric	Garrett Municipal Utilities
Water / Sewer	Garrett Municipal Utilities

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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B N D**COMMERCIAL****INDUSTRIAL > FOR LEASE****228,800 SF TOTAL
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GARRETT, INDIANA****Pricing Information**

Lease Rate	\$3.75 / SF / Triple Net
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Building Information

Total Building Size	228,800 SF
Land Area	60.53 Acres
Construction Type	Steel Frame, Metal Side Panels
Construction Year	1965
Number of Floors	1
Roof	Metal
Foundation	± 6" concrete
Heating/Air System	Gas Forced
Electric	480 Volt / 2,000 AMP
Ceiling Height	Up to 21' clear
Lighting	Fluorescent
Loading Docks/Doors	10 Docks - Interior 1 Drive-In Door
Sprinkler System	Yes
Rail Access	No
Zoning	IG - General Industrial
Parking	± 100 Spaces Plus Additional Land

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