



FOR **SALE / LEASE**  
INDUSTRIAL PROPERTY



1820 Baker Drive  
Ossian, IN 46777

# 30,000 SF Spec Building Expandable To 100,000 SF 7 Miles South Of I-469

## About The Property

- Shell is complete and ready to be finished
- 30,000 SF industrial spec building situated on 6 acres
- Future ability to expand to 100,000 SF
- 2 dock doors; 1 overhead door
- Ceiling height 30' (Eave) 33' (Peak)
- Attractive architectural entry to accommodate 2-story office build-out (mezzanine)
- Windows for day lighting and aesthetics
- LED High Bay Lighting
- Lease rate: \$7.14 psf/yr/NNN



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# PROPERTY INFORMATION

**30,000 SF SPEC BUILDING EXPANDABLE TO 100,000 SF 7 MILES SOUTH OF I-469**

## BUILDING SIZE/LOCATION/ZONING

Total Building Area	30,000 SF
Street Address	1820 Baker Drive
City, State, Zip	Ossian, IN 46777
Zoning	I1/Light Industrial
Site Acreage	6.00 Acres

## PRICE/AVAILABILITY

Lease Rate	\$7.14 SF/yr (NNN)
Sale Price	Ask Broker
Date Available	After Buildout 60 to 120 days

## PROPERTY TAXES

Parcel Number	90-02-21-502-001.000-009
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## BUILDING DATA

Construction	2023/2024
Roof	Single Slope/Standing Seam
Floor	6" Concrete
Ceiling Height	Peak 33' Eave 30'
Dimensions	210' x 143'
Bay Spacing	71'6" x 30'
Sprinklers	Wet System
Electrical	600 AMP
Lighting	LED High Bay

## FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

## ESTIMATED OPERATING COSTS

	1820 Baker Drive		
	Cost (SF)		
	2024	2025	2026
Real Estate Taxes	\$0.01	\$0.93	\$1.08
Insurance	\$.10+/-	\$0.12+/-	\$.015+/-
CAM	\$.20+/-	\$0.20	\$.20+/-
Total	\$.31	\$1.25	\$1.43

## LOADING FACILITIES

Dock Doors	Two (9' x 9')
Drive-in Doors	One (14' x 14')

## TRANSPORTATION

Distance to Interstate	7 Miles
Distance to Fort Wayne Airport	10 Miles
Parking	11 Vehicles

## UTILITY SUPPLIERS

Electric	AEP
Natural Gas	Municipal
Water & Sewer	Municipal



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# BUILDING FINISHES

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## LEVEL OF FINISHES

- Exterior Architectural III metal panel with vinyl faced Batt insulation
- Roof Standing seam 360
- Insulation R13 sidewalls; R 19 roof
- Floor 6" reinforced concrete
- Electrical 600 amp 480 3 phase (additional power is available)
- Lighting LED
- Heat in Whse. Cambridge Thermo Cycle Air Rotation
- Ventilation Fans & louvers
- Dock Doors Two 9'x9' with Genisys ML900 Dock Leveler by Rite Hite
- Drive-in Doors One 14' x 14'
- Fire Protection Wet system - pipe sizing and head spacing is ESFR compatible
- Parking 11 Vehicles
- Office finish is not included but will finish to suit
- Restrooms are not included but will finish to suit

Additional finishes can be added to meet the users specific needs and will be either amortized over the term of the lease as additional rent or paid by the tenant.



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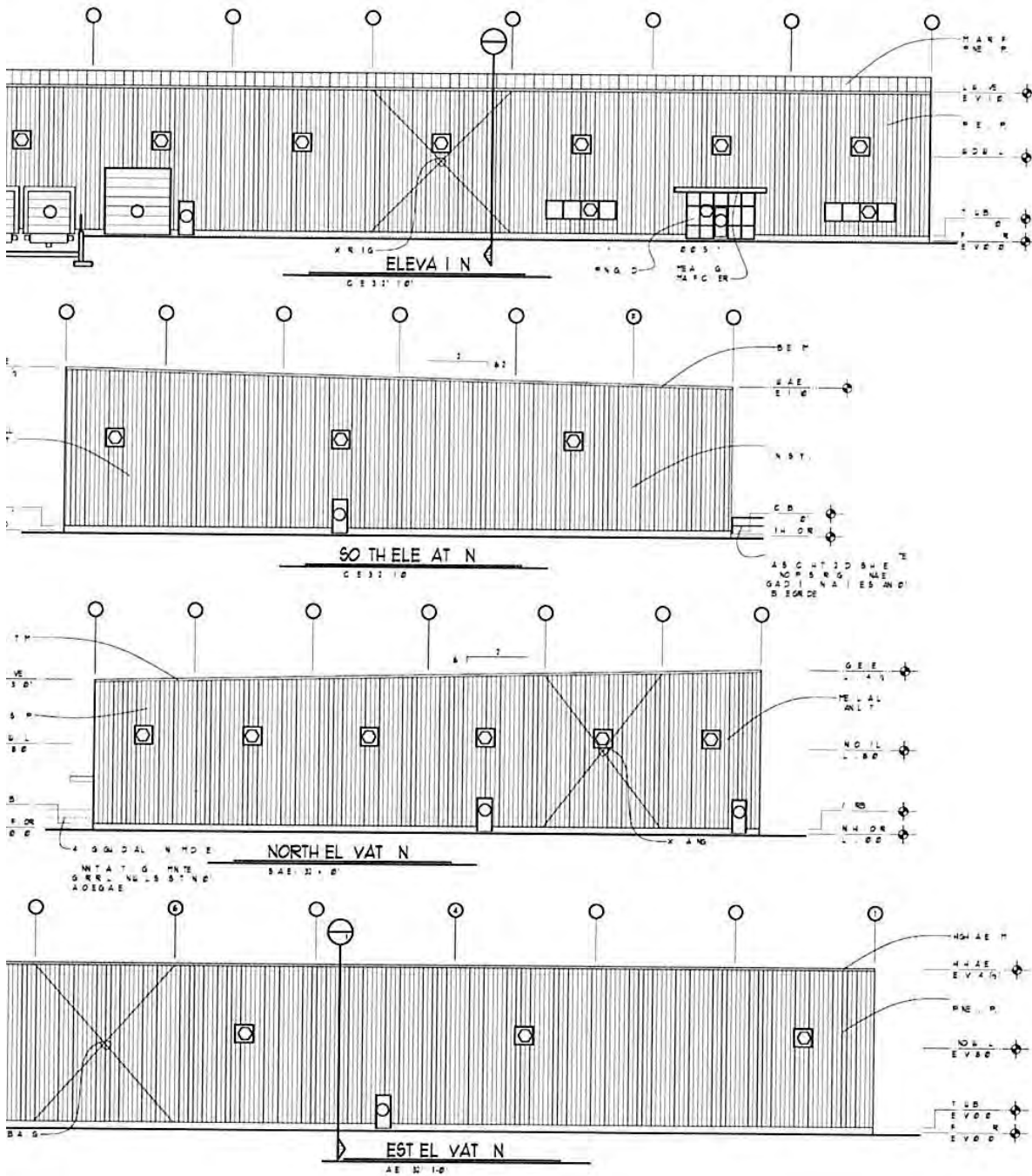
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# ELEVATION PLAN

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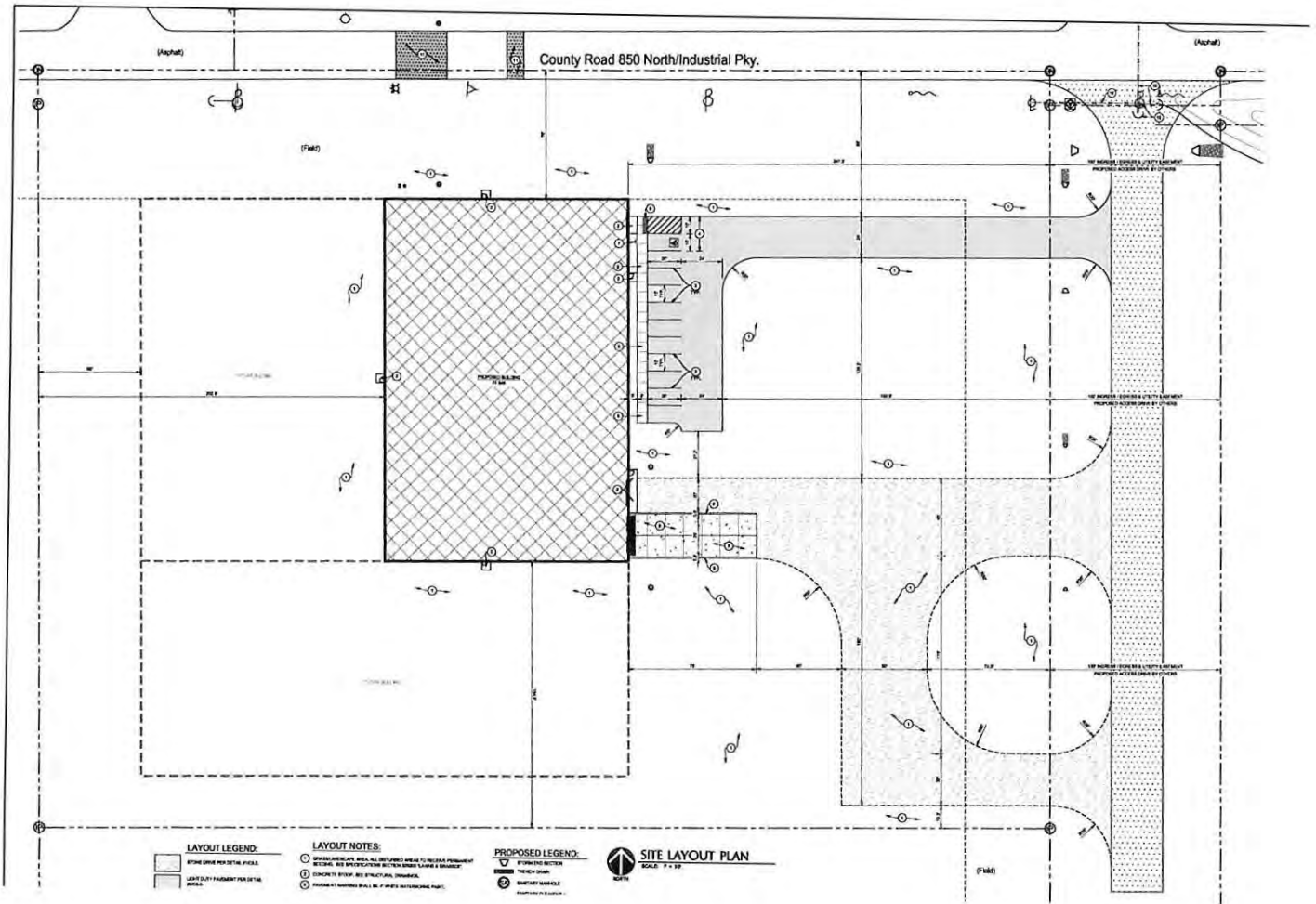
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# SITE PLAN

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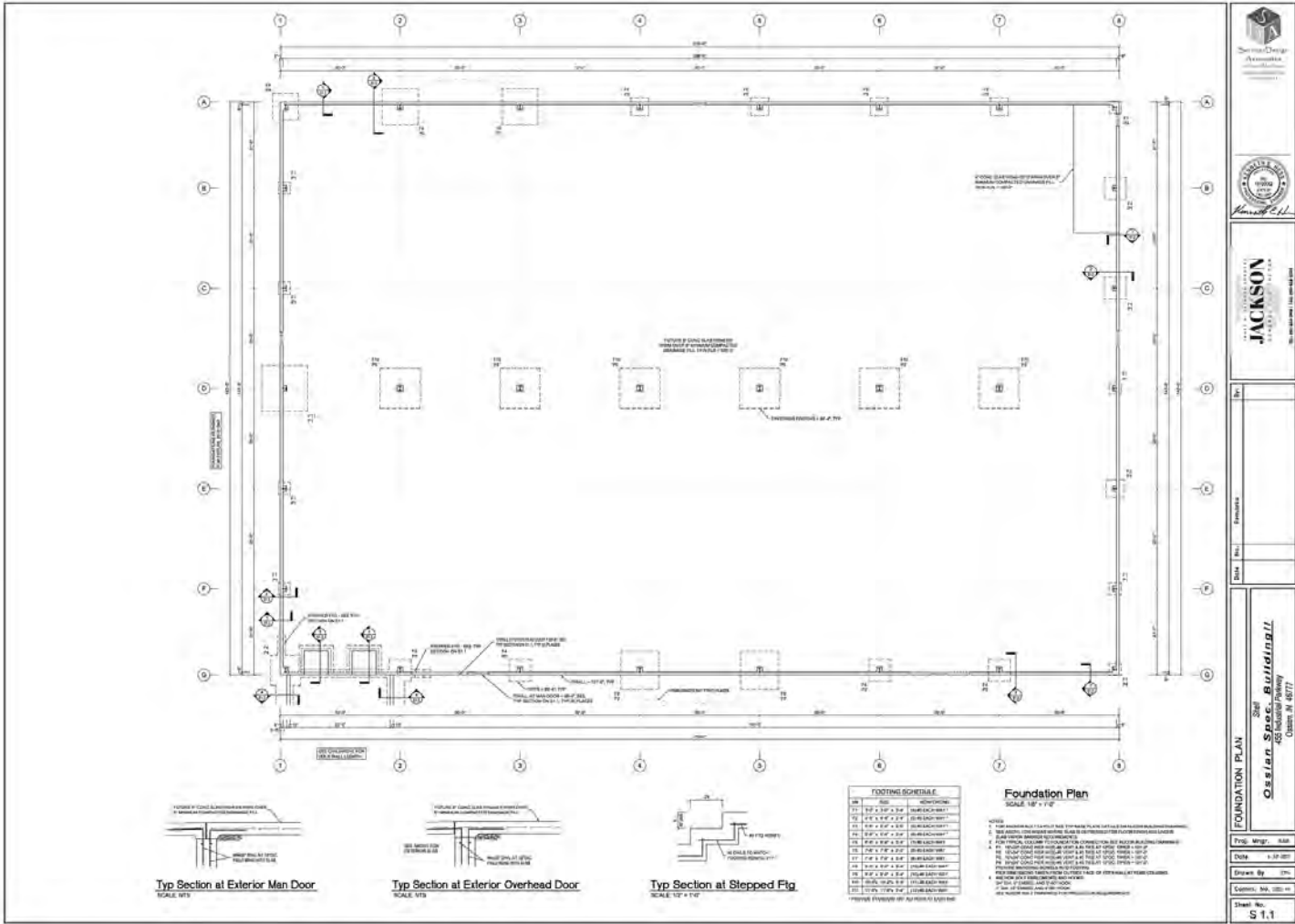
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# FLOOR PLANS

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# NEIGHBORHOOD MAP

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Google

Map data ©2023 Imagery ©2023 Airbus, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



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# LOCATION MAP

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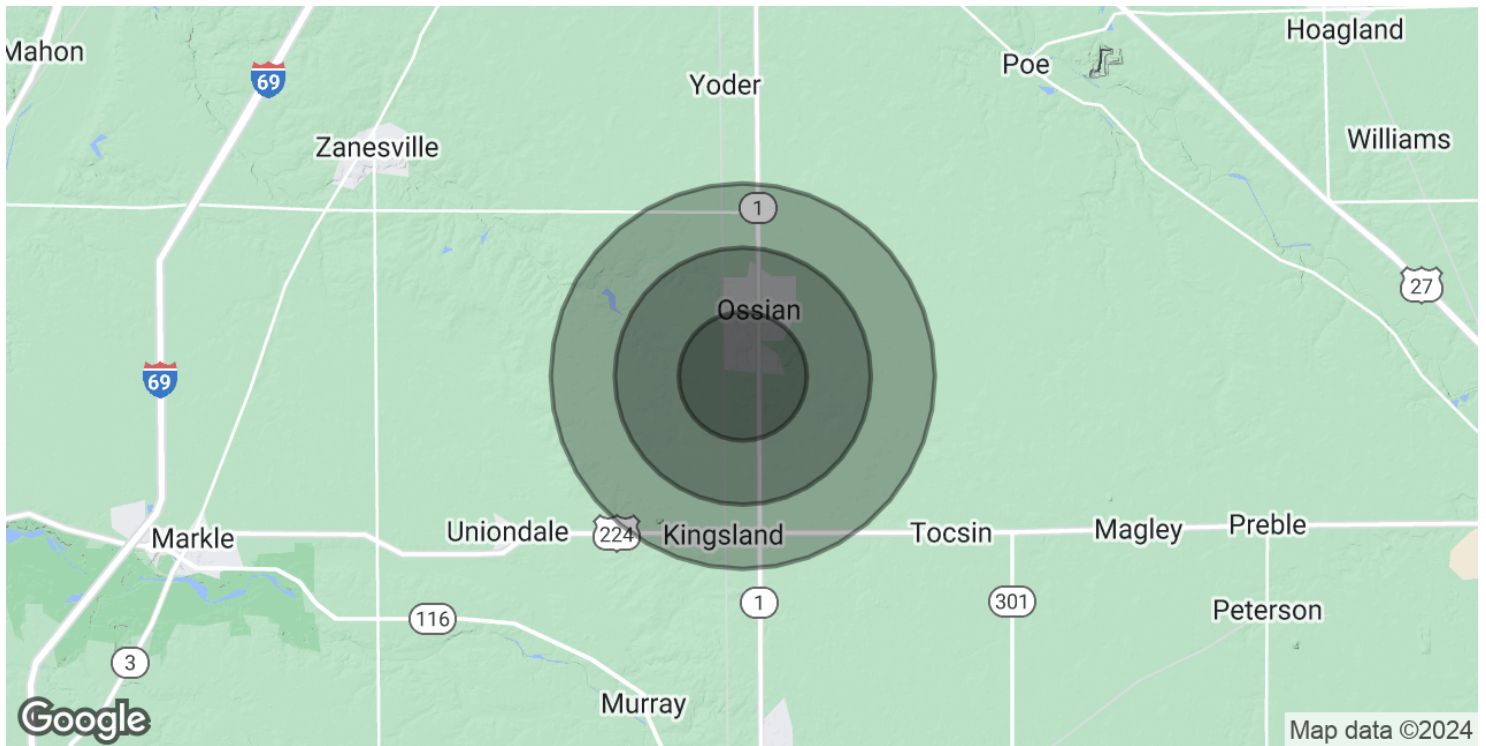


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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	1,440	3,905	5,186
Average Age	33.3	34.8	35.9
Average Age (Male)	31.6	32.7	34.2
Average Age (Female)	36.3	38.2	38.9

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	654	1,706	2,258
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$63,410	\$66,855	\$68,701
Average House Value	\$145,389	\$151,332	\$161,346

2020 American Community Survey (ACS)



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