

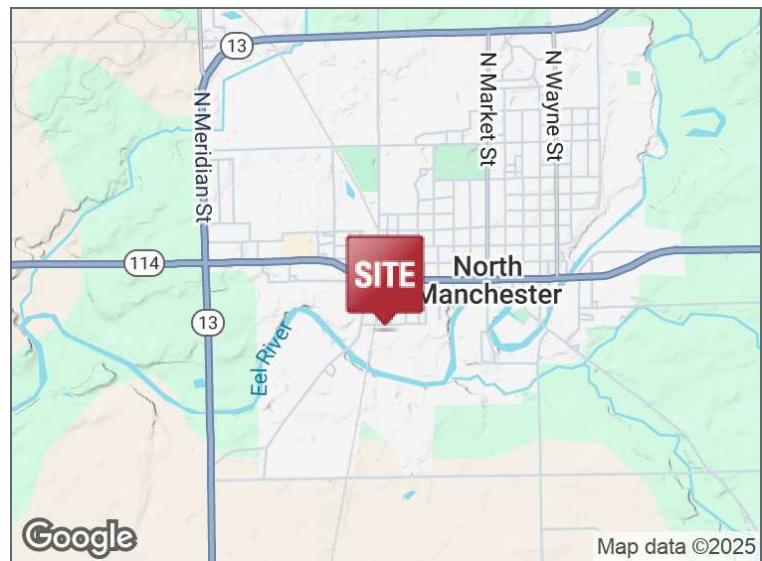


NORTH MANCHESTER INDUSTRIAL

801 WEST SOUTH STREET, NORTH MANCHESTER, INDIANA 46962

PROPERTY HIGHLIGHTS

- Steel frame industrial building in good condition
- Open bay spacing with 14' - 16' ceilings
- 100% Wet sprinklered
- 2000A, 277/480V, 3P, 4 Wire with buss ducts throughout
- Competitive lease rate



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

IAN DEISER
 Broker
 260.452.5153
 ian@naihb.com

GARY BUSCHMAN, SIOR
 Broker
 260.348.2769
 gary@naihb.com

RACHEL ROMARY
 Broker
 260.341.0230
 rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

General Property Information

Name	North Manchester Industrial	Parcel Number	85-07-05-103-040.000-002
Address	801 W. South Street	Total Building SF	68,104 SF
City, State, Zip	North Manchester, IN 46962	Acreage	6.4 AC
County	Wabash	Year Built	1965, 1978
Township	Chester	Zoning	I-1
Parking	Surface	Parking Spaces	Ample

Property Features

Construction Type	Steel frame	Number of Floors	1
Roof	Insulated metal panels	Foundation	Concrete slab
Floor	Concrete	Lighting	Fluorescent, metal halide
Bay Spacing	Open	Sprinklers	100% Wet
Ceiling Heights	14' - 16'	Electrical	2000A, 277/480V, 3P, 4 Wire with buss ducts throughout
Dock Doors	3 @ 8'x9' w/bumpers & levelers	Heating	Suspended gas fired units
Overhead Doors	1 @ 12'x14'	Central Air	No
Rail Access	No	Restrooms	Yes

Utilities

Electric	NIPSCO	Nearest Interstate	SR-13—3 miles
Gas	NIPSCO	Nearest Highway	SR-114
Water/Sewer	North Manchester Public Works		

Lease Information

Available SF	43,710 SF	Lease Rate/Type	\$2.50-\$3.25 NNN
---------------------	-----------	------------------------	-------------------

Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes	\$0.13	Tenant
CAM Fee	\$0.20	Tenant
Insurance	\$0.10	Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord
Utilities		Tenant
Total Expenses	\$0.43	

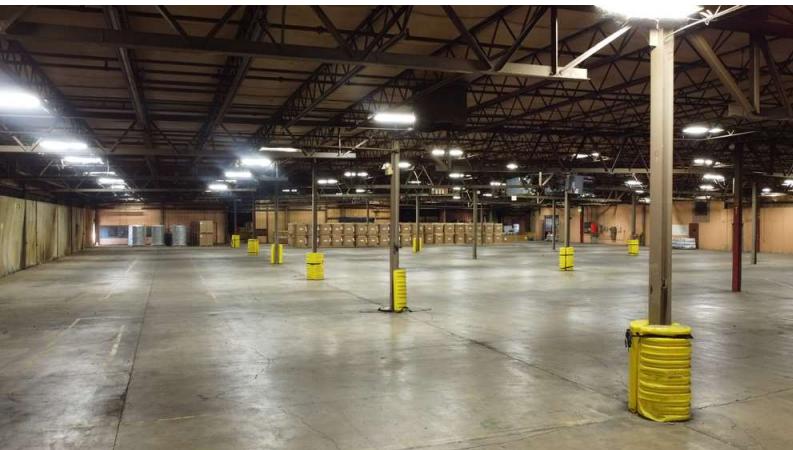
200 E. Main Street, Suite 580
 Fort Wayne, IN 46802
 260.422.2150 (o)
 260.422.2169 (f)

IAN DEISER
 Broker
 260.452.5153
 ian@naihb.com

GARY BUSCHMAN, SIOR
 Broker
 260.348.2769
 gary@naihb.com

RACHEL ROMARY
 Broker
 260.341.0230
 rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



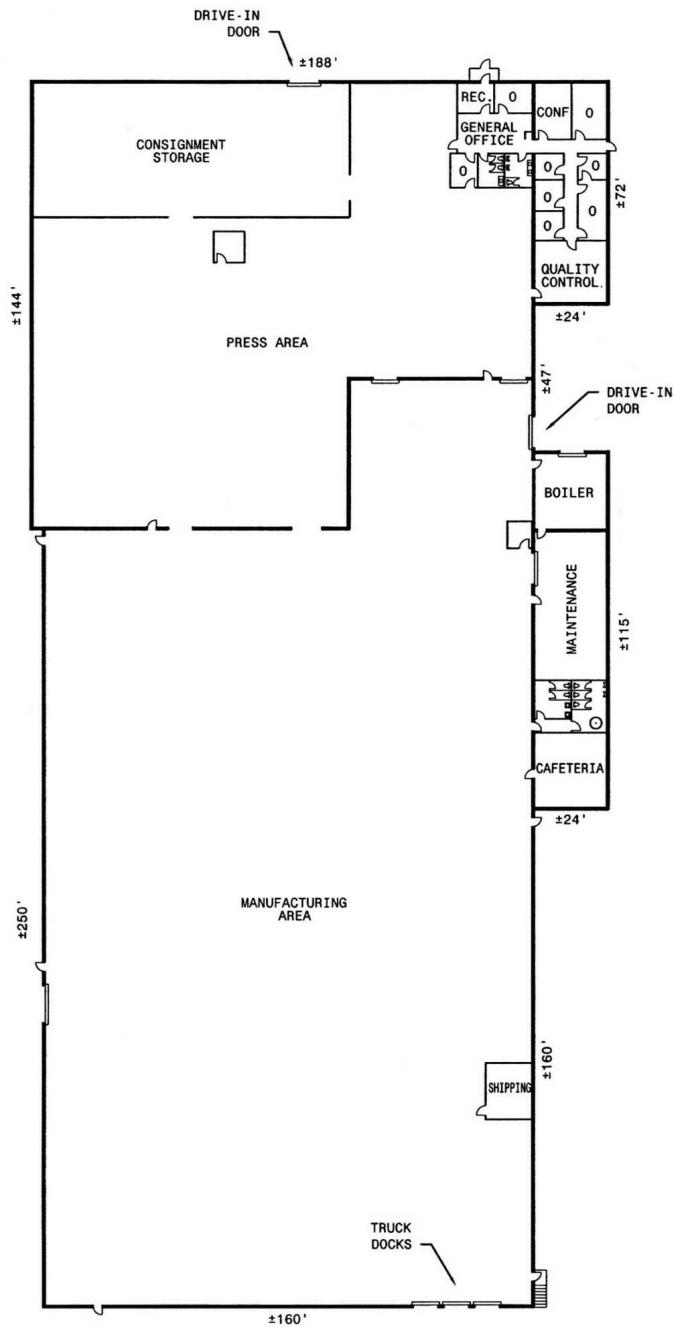
200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

IAN DEISER
Broker
260.452.5153
ian@naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769
gary@naihb.com

RACHEL ROMARY
Broker
260.341.0230
rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



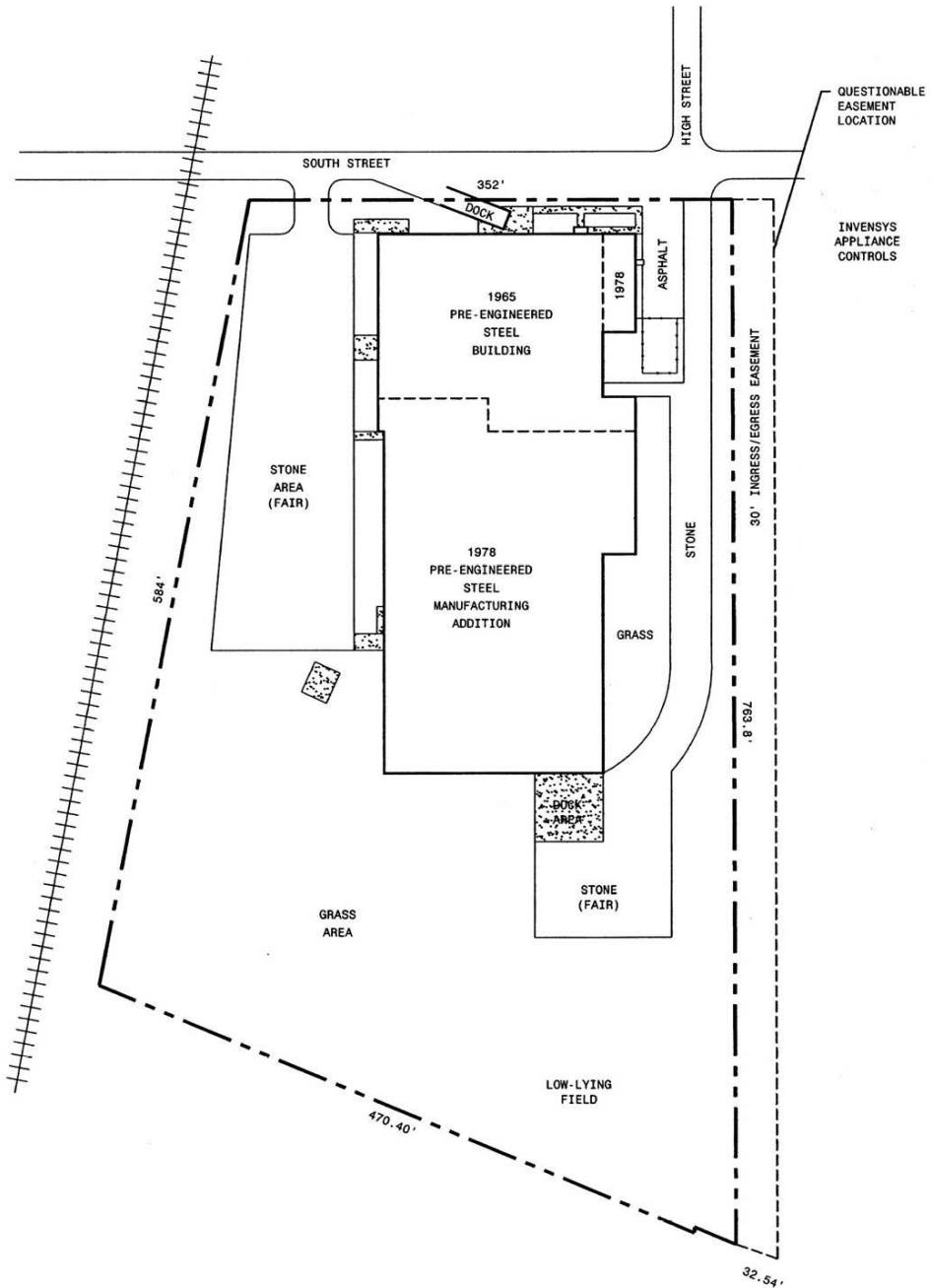
200 E. Main Street, Suite 580
 Fort Wayne, IN 46802
 260.422.2150 (o)
 260.422.2169 (f)

IAN DEISER
 Broker
 260.452.5153
 ian@naihb.com

GARY BUSCHMAN, SIOR
 Broker
 260.348.2769
 gary@naihb.com

RACHEL ROMARY
 Broker
 260.341.0230
 rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



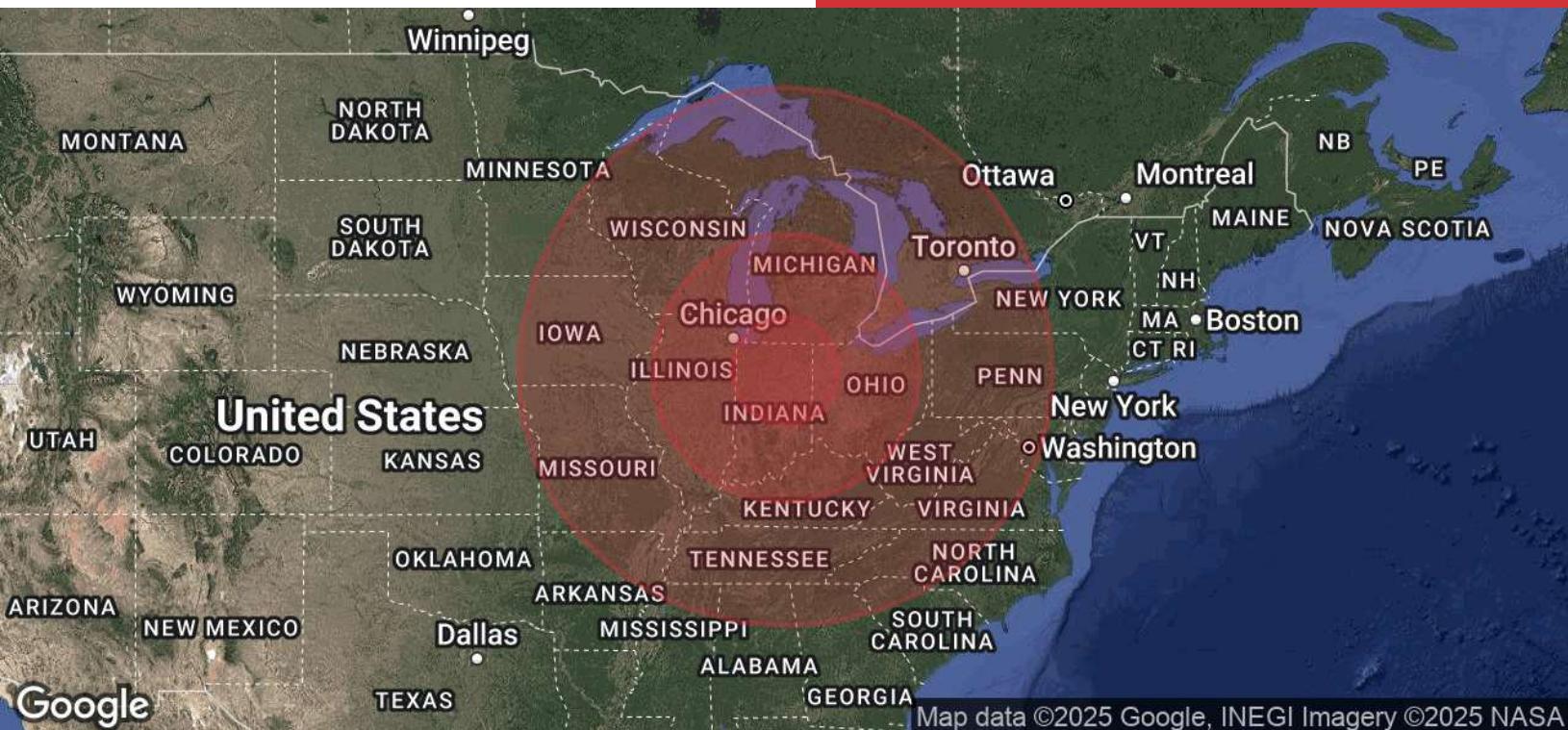
200 E. Main Street, Suite 580
 Fort Wayne, IN 46802
 260.422.2150 (o)
 260.422.2169 (f)

IAN DEISER
 Broker
 260.452.5153
 ian@naihb.com

GARY BUSCHMAN, SIOR
 Broker
 260.348.2769
 gary@naihb.com

RACHEL ROMARY
 Broker
 260.341.0230
 rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



POPULATION

	100 MILES	250 MILES	500 MILES
Total Population	6,392,148	45,611,929	99,366,660
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	100 MILES	250 MILES	500 MILES
Total Households	2,515,950	18,300,801	39,883,661
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$95,123	\$101,413	\$100,522
Average House Value	\$258,418	\$290,968	\$301,351

Demographics data derived from AlphaMap

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

IAN DEISER
 Broker
 260.452.5153
 ian@naihb.com

GARY BUSCHMAN, SIOR
 Broker
 260.348.2769
 gary@naihb.com

RACHEL ROMARY
 Broker
 260.341.0230
 rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.