

RETAIL OR INDUSTRIAL SPACE AVAILABLE

306 PECKHART CT, AUBURN, IN 46706

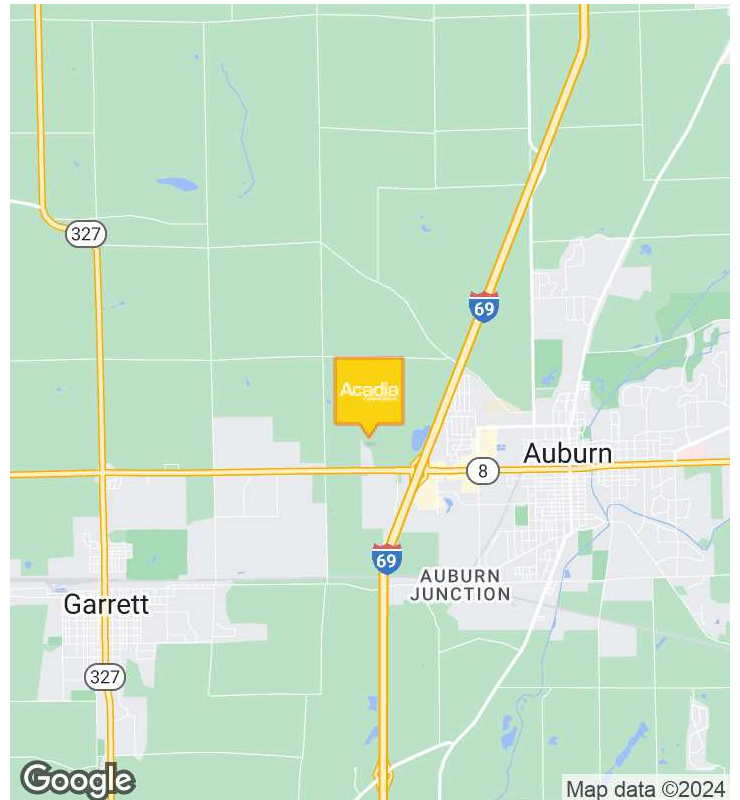


PROPERTY DESCRIPTION

- Excellent condition Retail or Industrial space for SALE!
- Residing off of SR-8 and just west of the Retail Strip down 7th Street.
- 23,600 SF provides PLENTY of room for any storage, warehouse or retail needs.
- In a highly visible area with multiple retail and other commercial businesses being constructed around it.
- Next to I-69, making any transportation or distribution needs quick and easy.

OFFERING SUMMARY

RECENTLY REDUCED Price!!	\$1,795,000
Lot Size:	2.27 Acres
Building Size:	23,600 SF
Zoning:	C-2, General Industrial
Warehouse:	21,487 SF



TYLER BINKLEY
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Acadia
COMMERCIAL

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RECENTLY REDUCED
Price!!

\$1,795,000

LOCATION INFORMATION

Building Name	Retail or Industrial Space Available
Street Address	306 Peckhart Ct
City, State, Zip	Auburn, IN 46706
County	Dekalb
Market	Industrial
Sub-market	Retail
Cross-Streets	SR-8 and Peckhart Ct
Township	Keyser
Nearest Highway	SR-8

BUILDING INFORMATION

Building Size	23,600 SF
Tenancy	Single
Ceiling Height	26 ft
Minimum Ceiling Height	17 ft
Number of Floors	1
Year Built	2018
Year Last Renovated	2022
Condition	Excellent
Roof	Rubber Membrane & Metal
Exterior Walls	Metal Siding with Brick Facade
Mezzanine	1,500 SF
Office Buildout	2,113 SF (613 SF Section & 1,500 SF Section)
Warehouse	21,487 SF

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Industrial
Zoning	C2, General Commercial
Lot Size	2.27 Acres
APN #	22-05-25-300-036
Lot Depth	3,092 ft
Traffic Count	18,726 VPD aprx.
Traffic Count Street	SR-8

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	26

UTILITIES & AMENITIES

Restrooms	2
Offices	(2) Offices, (1) Break room, (1) Conference Room, & (1) Cubicle Area
Water & Sewer	City of Auburn
Electric	Auburn Electric
Gas	NIPSCO

DEMOGRAPHICS

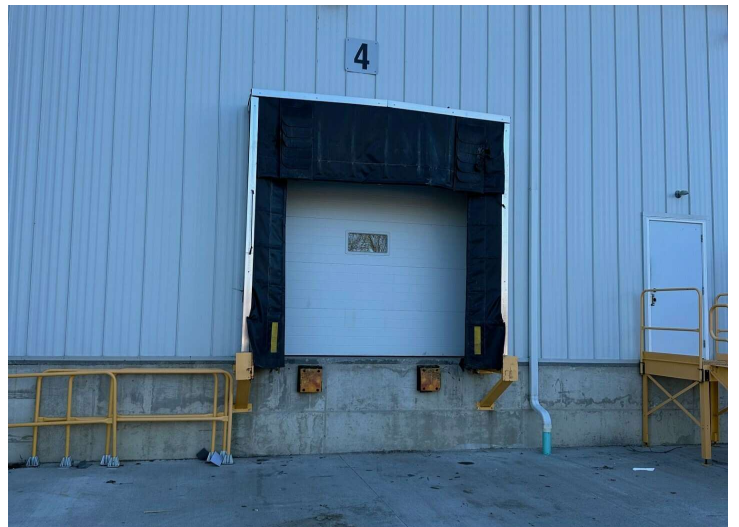
	1 MILE	3 MILES	5 MILES
Total Households	518	7,112	10,457
Total Population	1,154	15,641	23,449
Average HH Income	\$45,995	\$57,039	\$62,576

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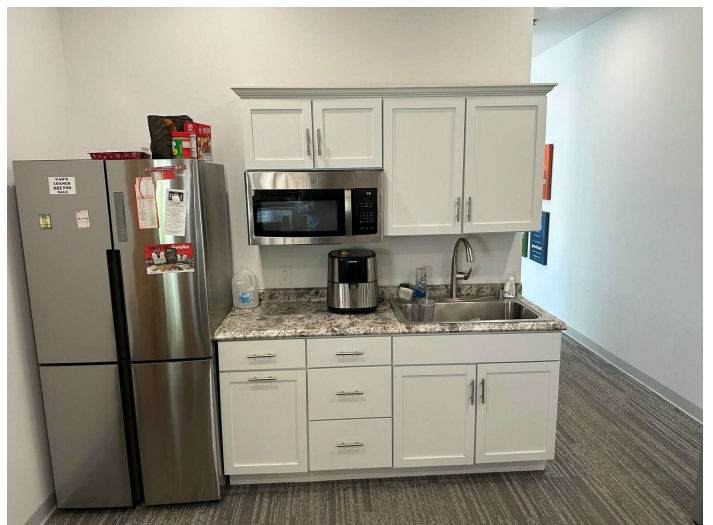
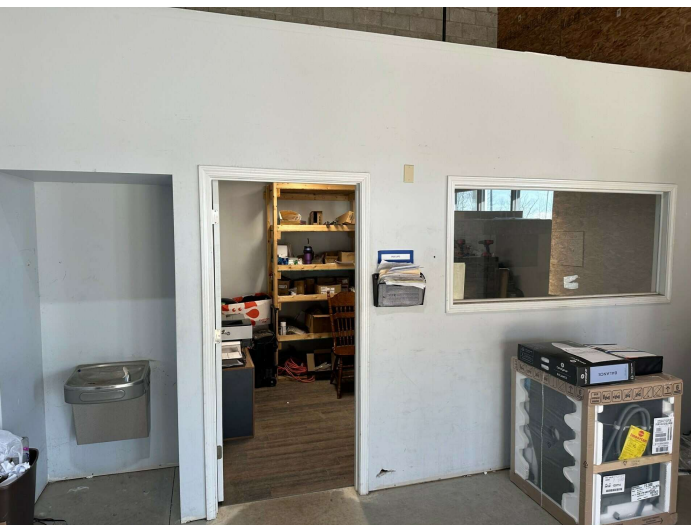
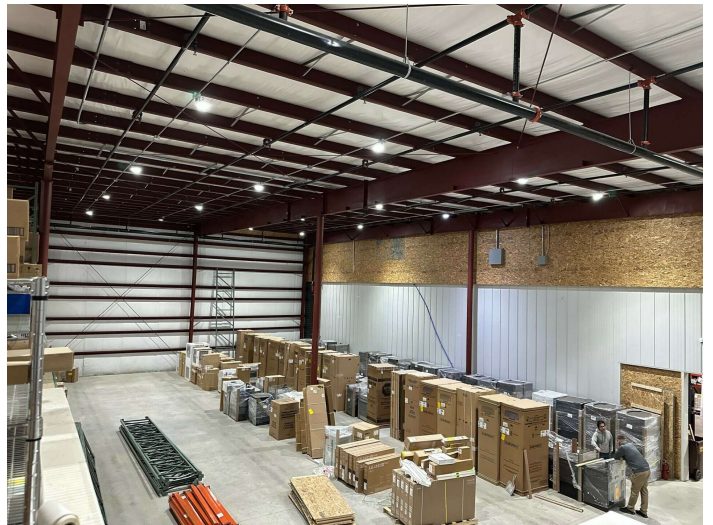
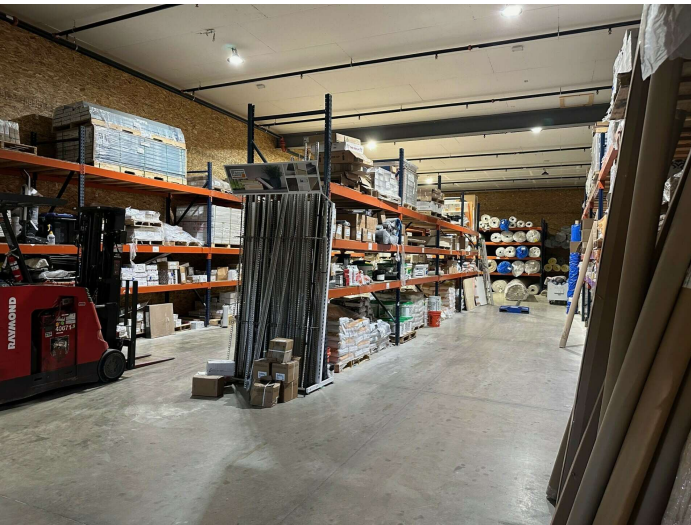


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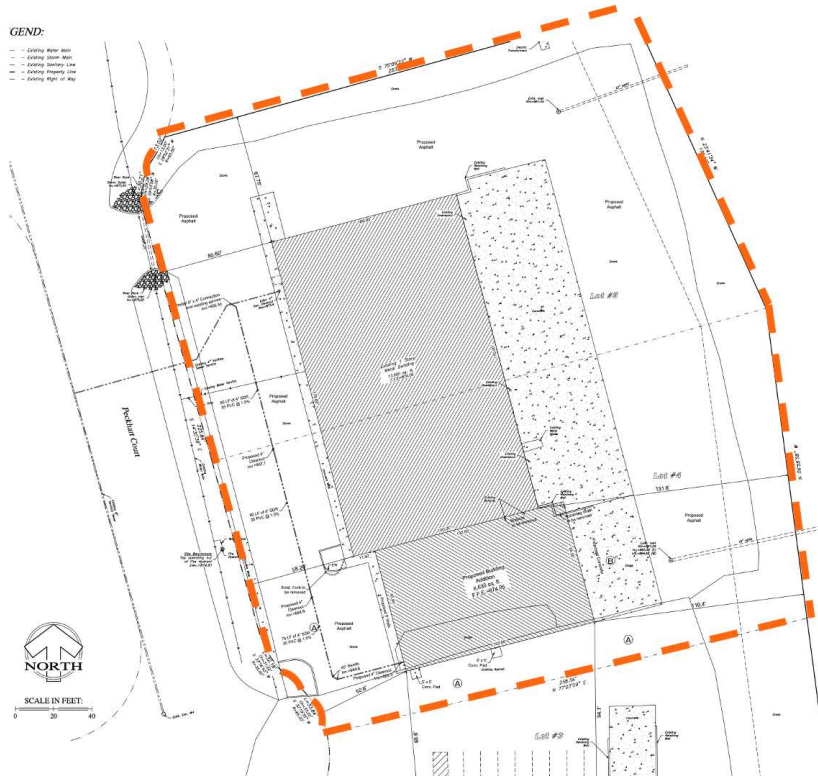


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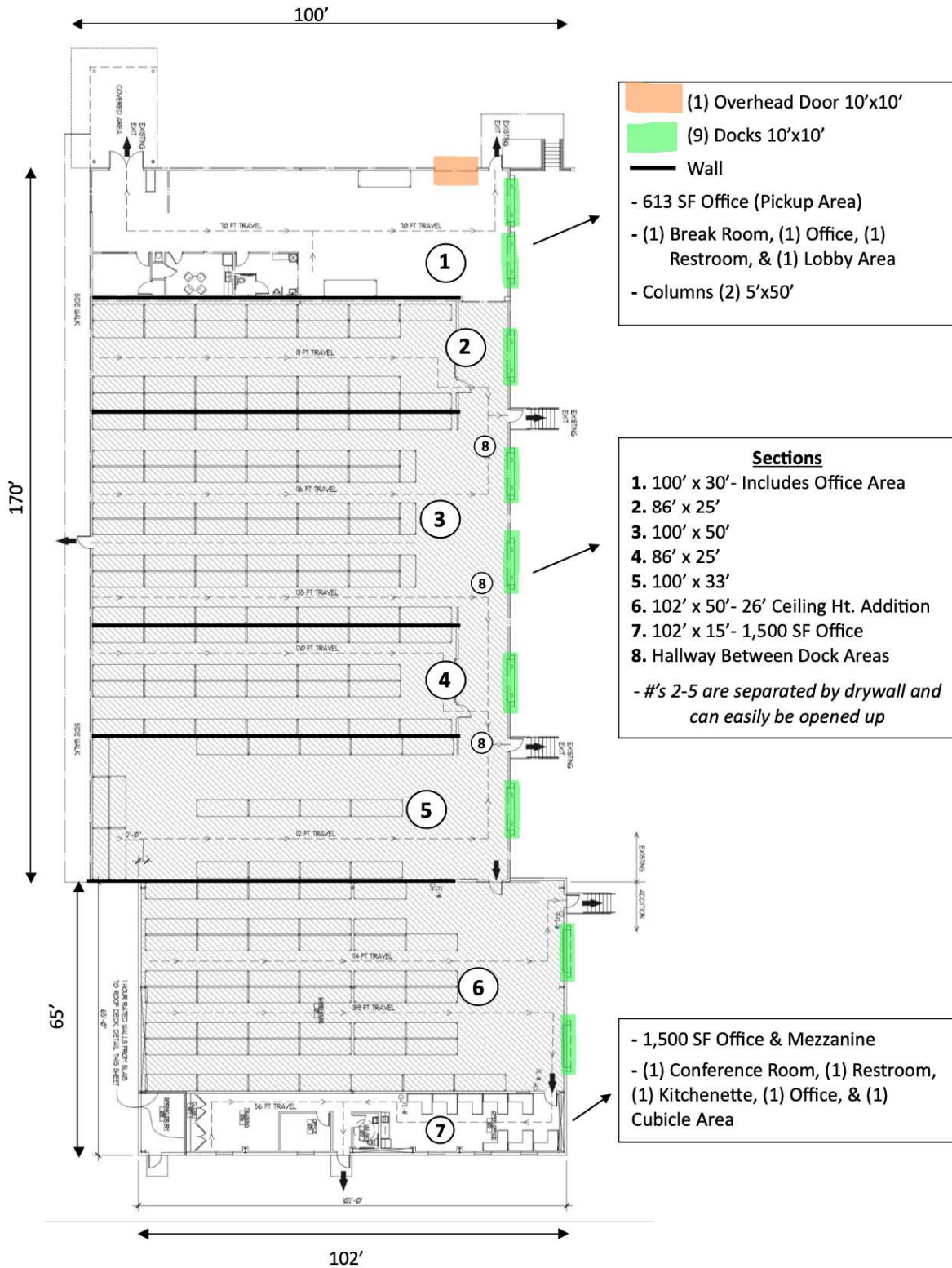


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