



# FOR SALE / LEASE

## INDUSTRIAL PROPERTY

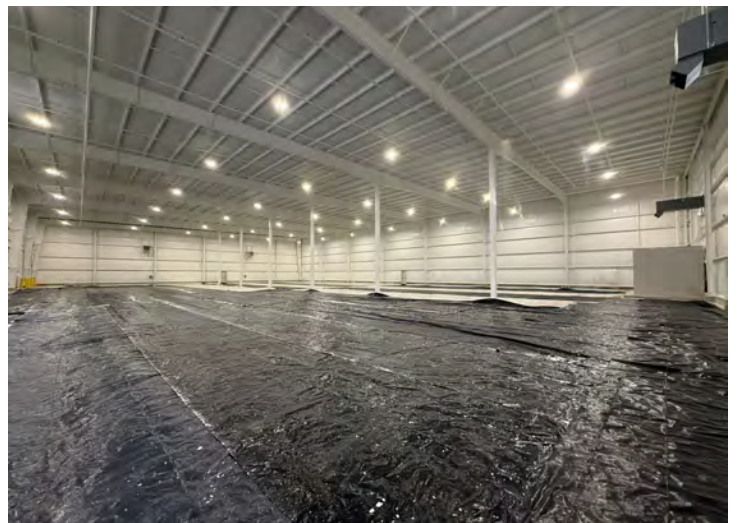


1820 Baker Drive  
Ossian, IN 46777

# 30,000 SF Spec Building Expandable To 100,000 SF For Sale Or Lease

## 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 at least 100,000 SF
- 2 dock doors; 1 overhead door
- Ceiling height (Clear) Low 28' High 31'
- Attractive architectural entry to accommodate 2-story
- office build-out (mezzanine)
- Windows for day lighting and aesthetics
- LED High Bay Lighting
- Sale Price \$3,200,000 (\$106.67/SF)
- Lease Rate: \$7.14 psf/yr/NNN



**the**  
**Zacher**  
company

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# PROPERTY INFORMATION

## 30,000 SF SPEC BUILDING EXPANDABLE TO 100,000 SF FOR SALE OR LEASE

### 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	6.0 Acres

### BUILDING DATA

Construction	2024
Roof	Single Slope/Standing Seam
Floor	6" Concrete
Ceiling Height	(Clear) Low 28' High 31'
Dimensions	210' x 143'
Bay Spacing	71'6" x 30'
Sprinklers	Wet System
Electrical	600 AMP
Lighting	LED High Bay

### 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

### PRICE/AVAILABILITY

Lease Rate	\$7.14 SF/yr (NNN)
Sale Price	\$3,200,000
Sale Price/SF	\$106.67
Date Available	Shell complete and ready for finish

### PROPERTY TAXES

Parcel Number	90-02-21-502-001.000-009
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### 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)
Taxes	\$1.08
Insurance	\$0.15 +/-
CAM	\$0.20 +/-
Total	\$1.43



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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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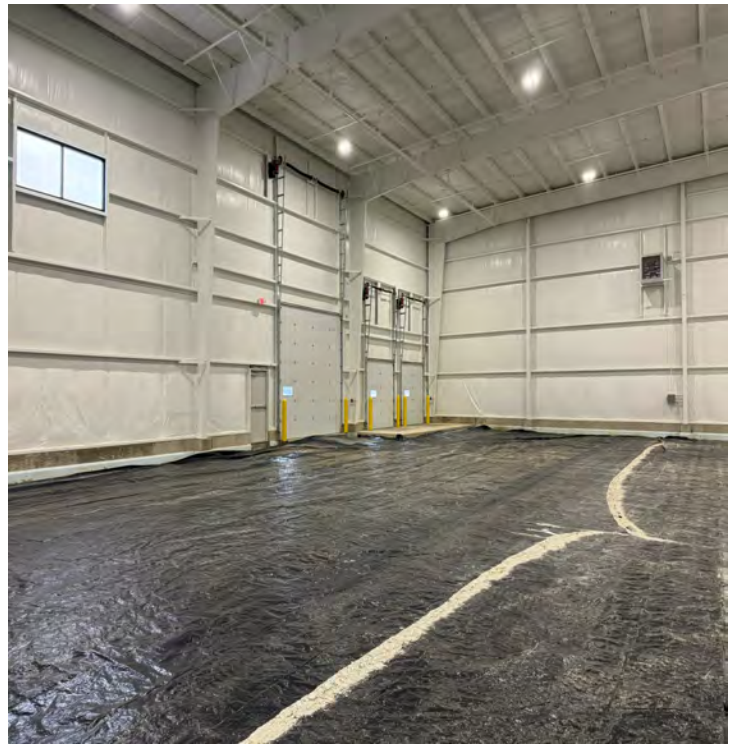


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# ADDITIONAL PHOTOS

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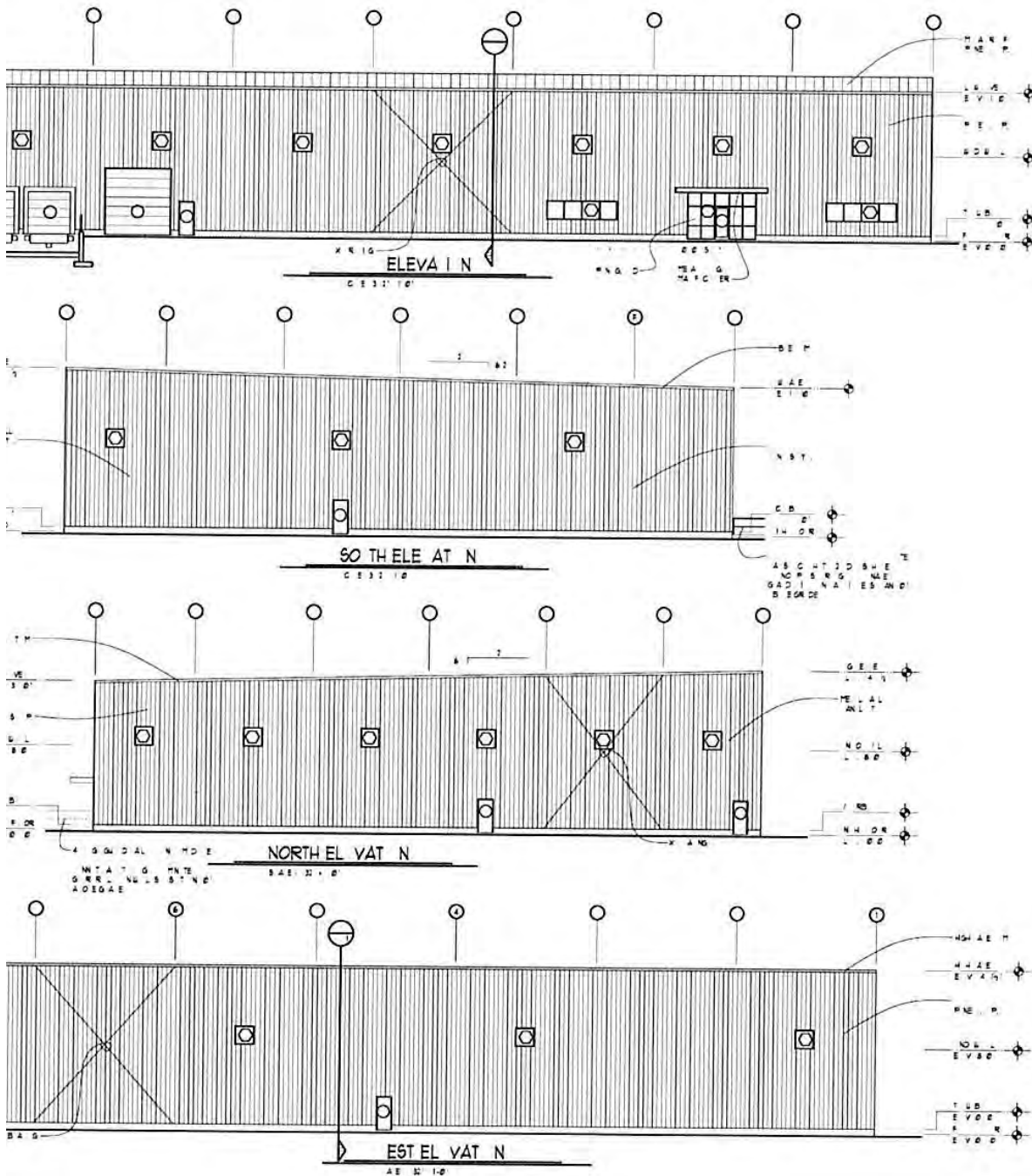


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# ELEVATION PLAN

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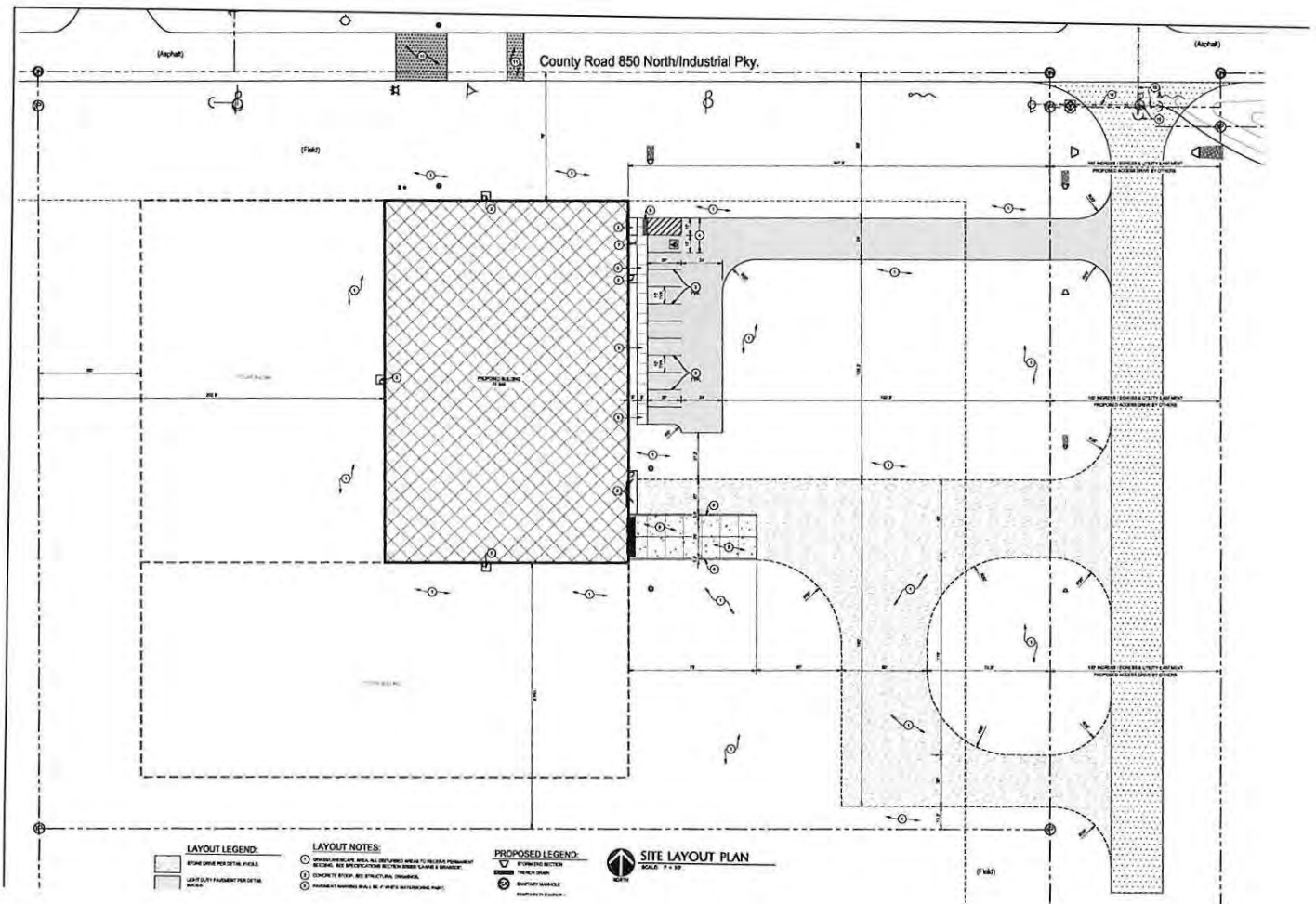
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# SITE PLAN

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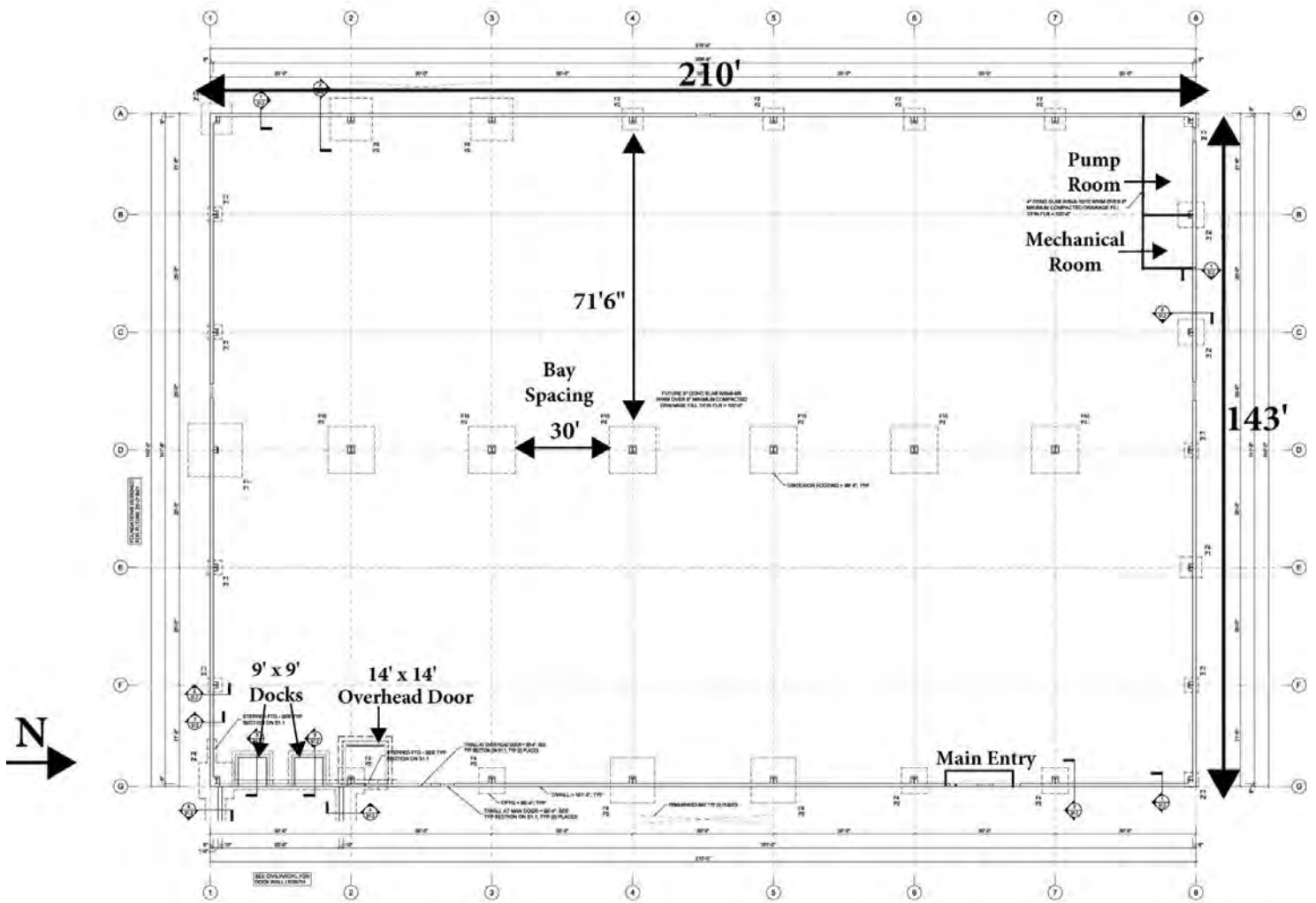
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# FLOOR PLANS

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# NEIGHBORHOOD MAP

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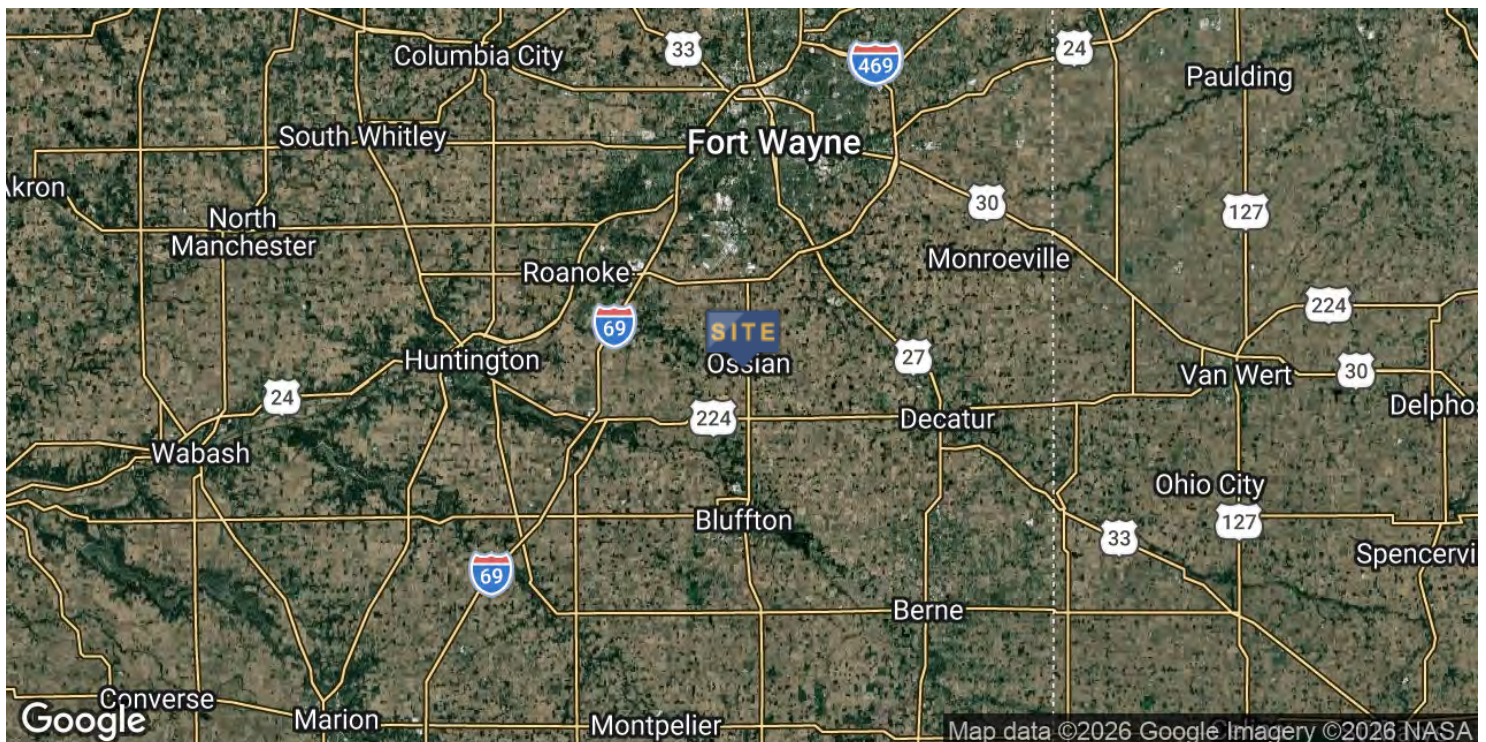


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# LOCATION MAP

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# DRIVING DISTANCE MAP

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## DISTANCE FROM OSSIAN, INDIANA, TO MAJOR CITIES

<b>Fort Wayne</b>	15 miles
<b>Toledo</b>	113 miles
<b>Indianapolis</b>	114 miles
<b>Columbus</b>	150 miles

<b>Detroit</b>	173 miles
<b>Cincinnati</b>	174 miles
<b>Chicago</b>	182 miles
<b>Grand Rapids</b>	196 miles



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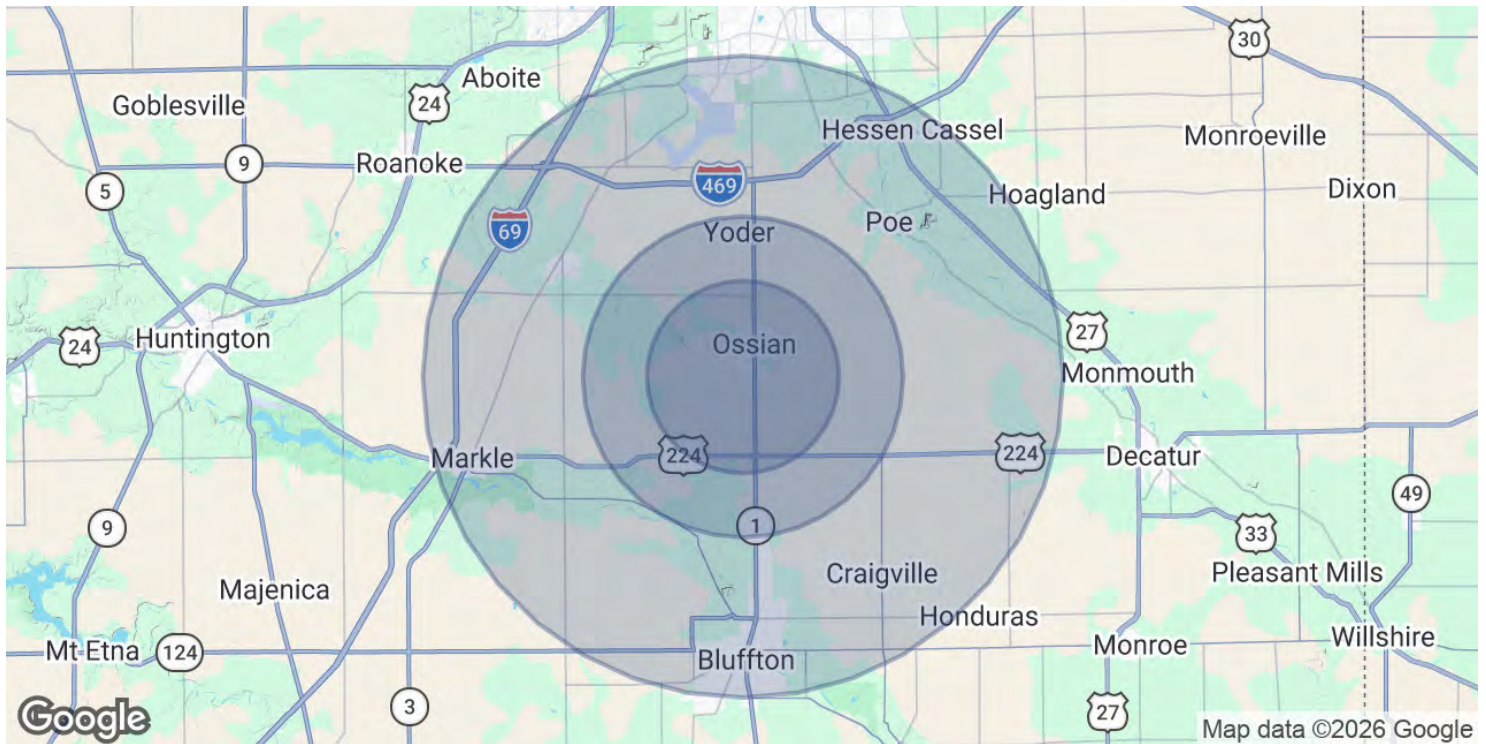


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# DEMOGRAPHICS MAP & REPORT

**30,000 SF SPEC BUILDING EXPANDABLE TO 100,000 SF FOR SALE OR LEASE**



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,145	7,438	36,629
Average Age	42	42	41
Average Age (Male)	40	41	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,054	2,938	14,978
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$92,620	\$94,721	\$89,220
Average House Value	\$226,984	\$236,622	\$221,667

*Demographics data derived from AlphaMap*



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