



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



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PROPERTY INFORMATION

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

<u>BUILDING SIZE/LOCATION/ZONING</u>		<u>PRICE/AVAILABILITY</u>	
Total Building Area	30,000 SF	Lease Rate	\$7.14 SF/yr (NNN)
Street Address	1820 Baker Drive	Sale Price	\$3,200,000
City, State, Zip	Ossian, IN 46777	Sale Price/SF	\$106.67
Zoning	II/Light Industrial	Date Available	Shell complete and ready for finish
Site Acreage	6.0 Acres		
<u>BUILDING DATA</u>		<u>PROPERTY TAXES</u>	
Construction	2024	Parcel Number	90-02-21-502-001.000-009
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		
<u>LOADING FACILITIES</u>		<u>FINANCIAL RESPONSIBILITIES</u>	
Dock Doors	two (9' x 9')	Utilities	Tenant
Drive-in Doors	one (14' x 14')	Property Taxes	Tenant
		Property Insurance	Tenant
		Common Area Maintenance	Tenant
		Non Structural Maintenance	Tenant
		Roof & Structure	Landlord
<u>TRANSPORTATION</u>		<u>ESTIMATED OPERATING COSTS</u>	
Distance to Interstate	7 Miles	1820 Baker Drive	
Distance to Fort Wayne Airport	10 Miles		
Parking	11 Vehicles	Taxes	Cost (SF)
		Insurance	\$1.08
		CAM	\$0.15 +/-
		Total	\$0.20 +/-
			\$1.43
<u>UTILITY SUPPLIERS</u>			
Electric	AEP		
Natural Gas	Municipal		
Water & Sewer	Municipal		



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BUILDING FINISHES

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

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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ADDITIONAL PHOTOS

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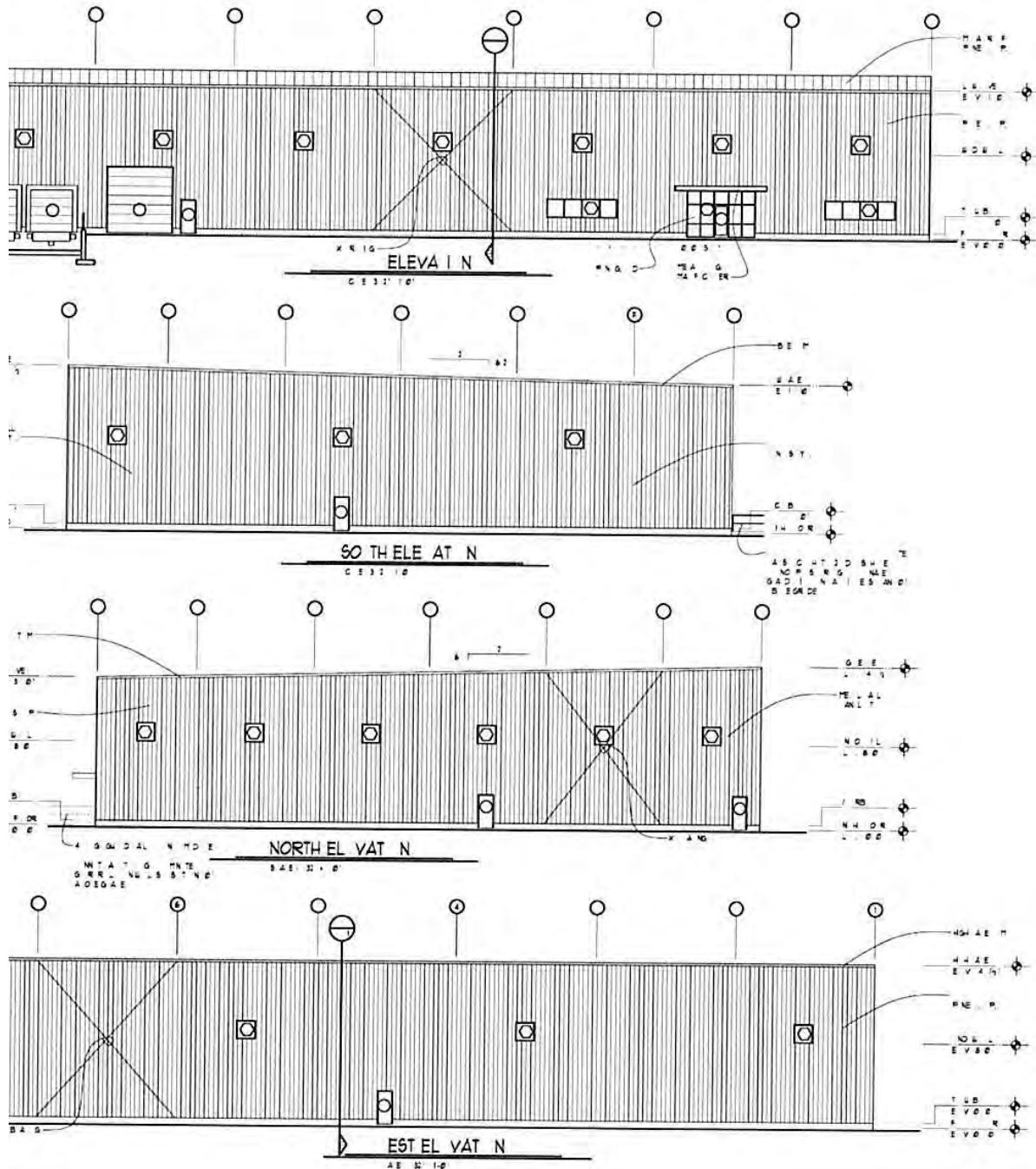
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ELEVATION PLAN

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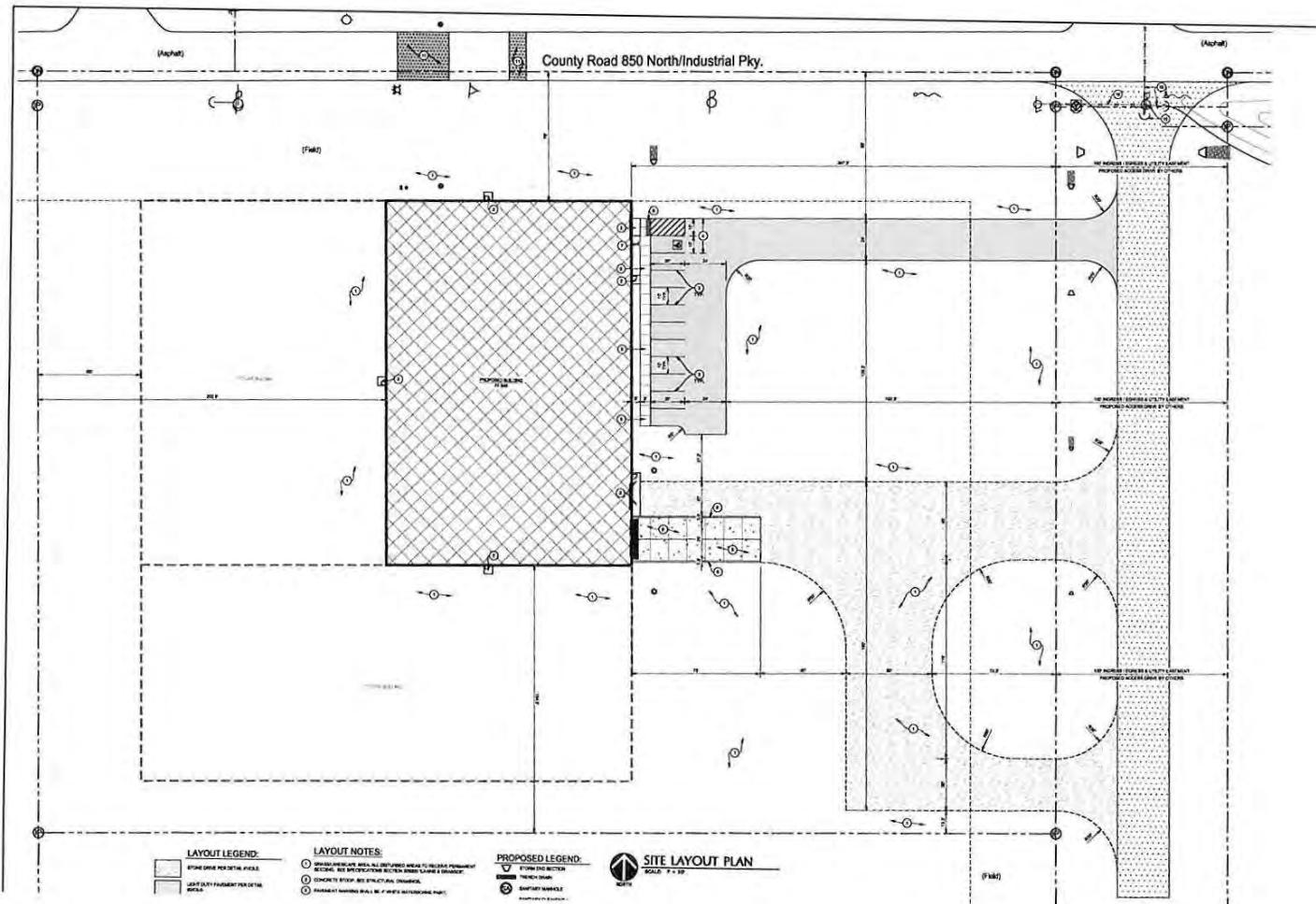
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SITE PLAN

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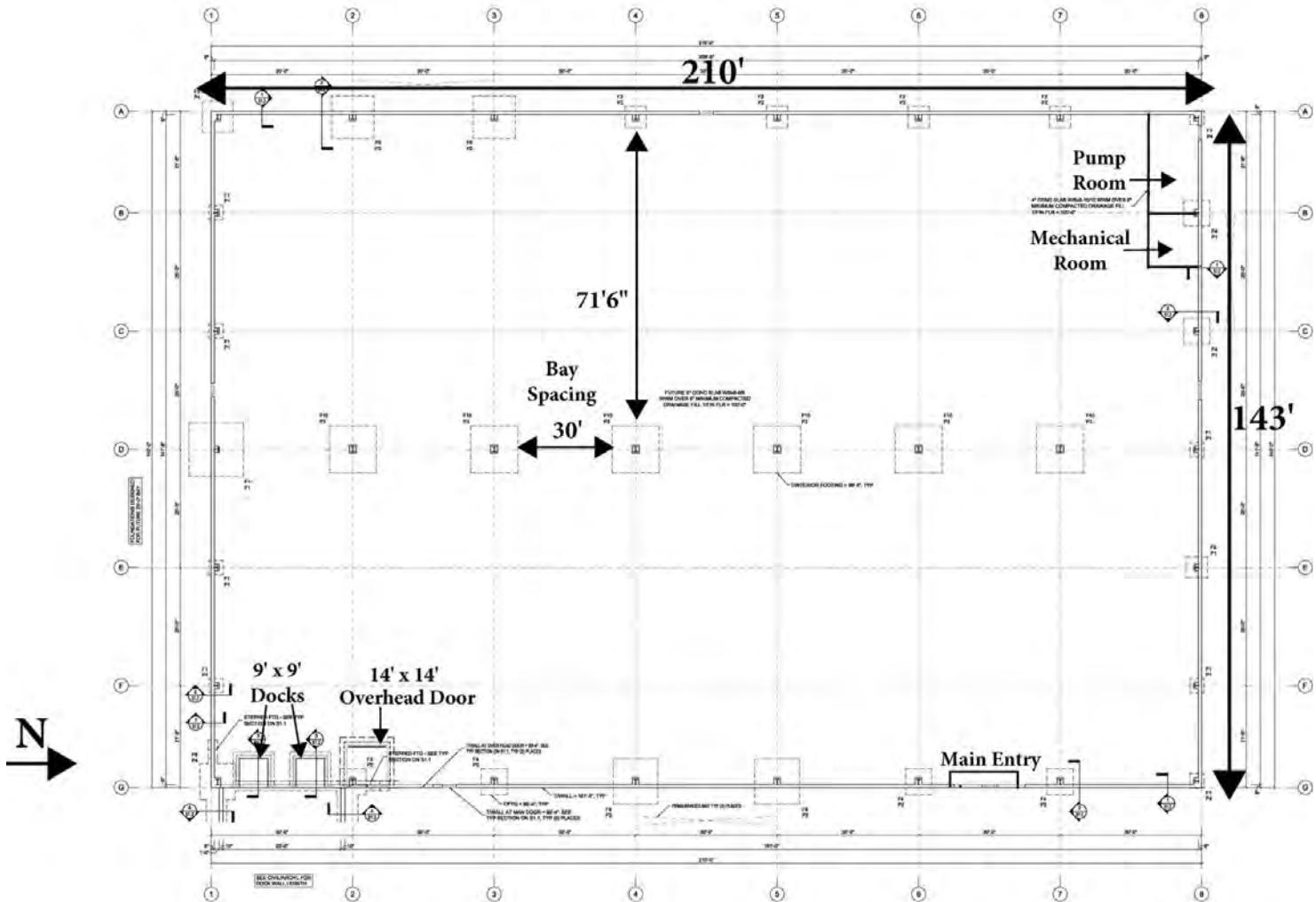
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FLOOR PLANS

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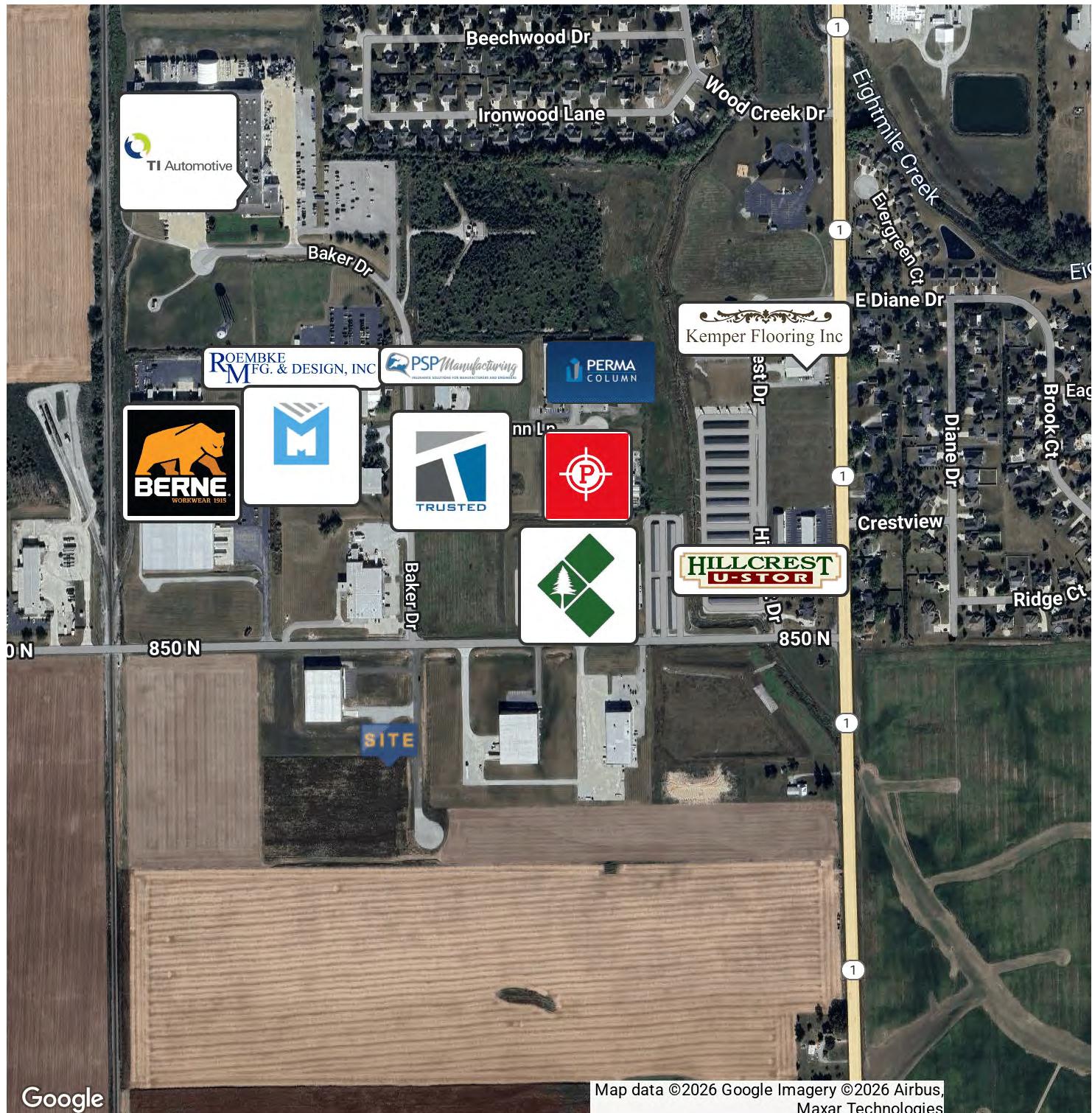
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NEIGHBORHOOD MAP

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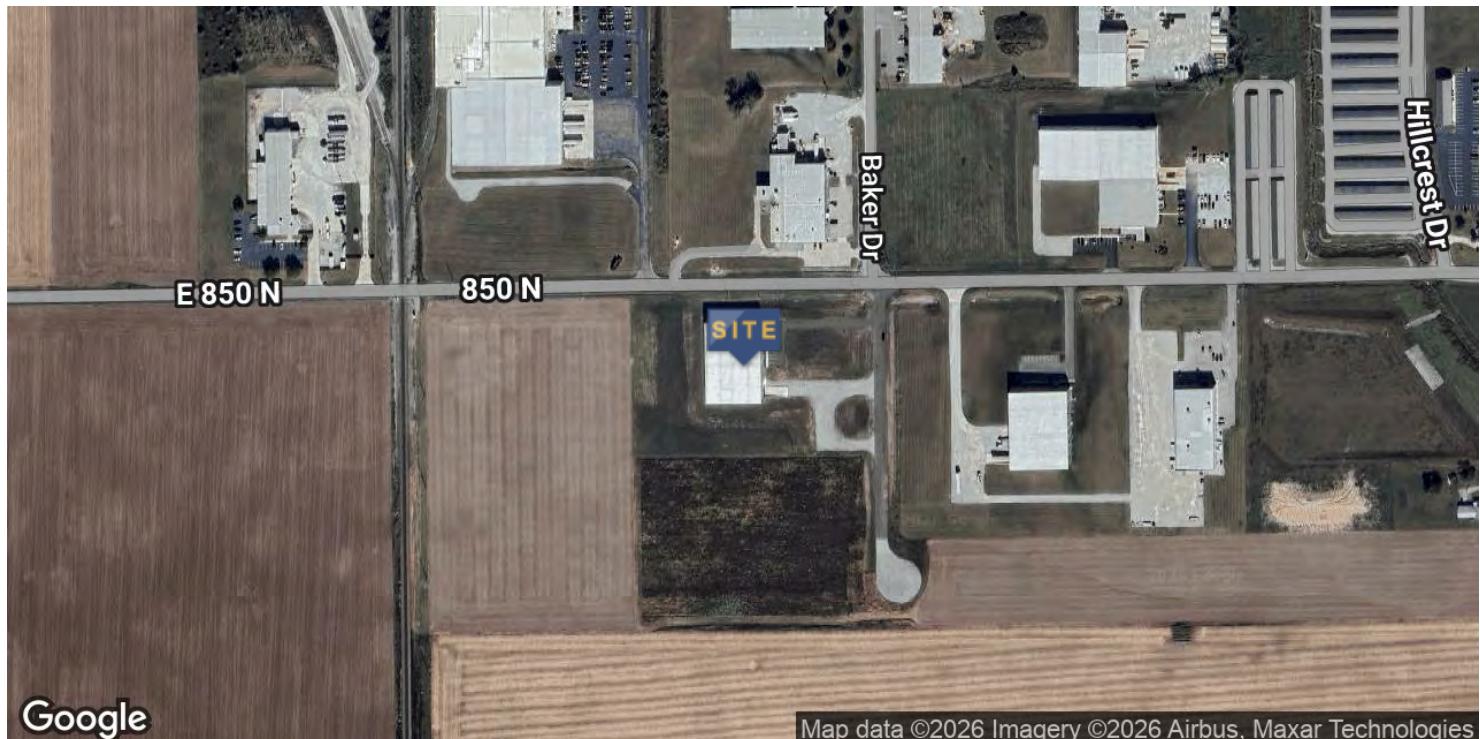
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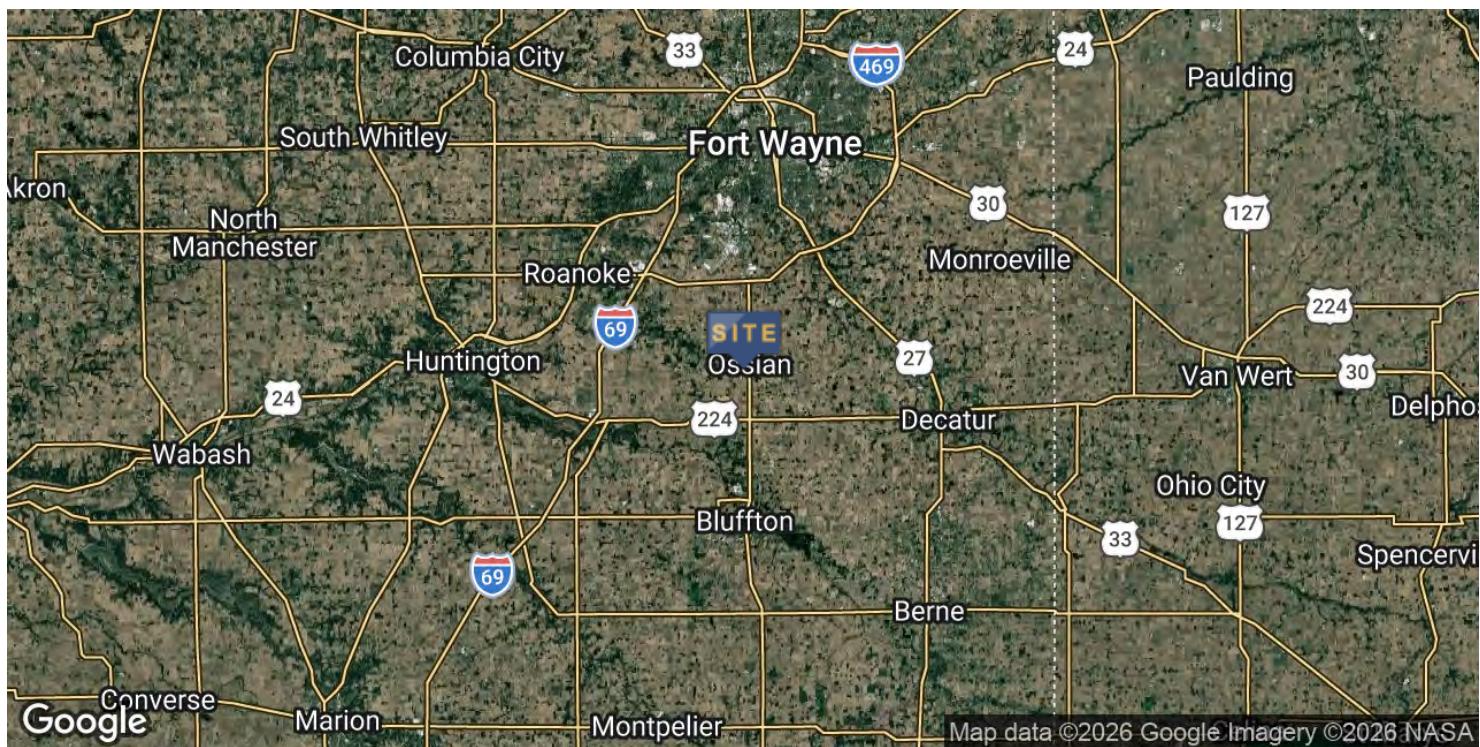
LOCATION MAP

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Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies



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DRIVING DISTANCE MAP

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DISTANCE FROM OSSIAN, INDIANA, TO MAJOR CITIES

Fort Wayne	15 miles	Detroit	173 miles
Toledo	113 miles	Cincinnati	174 miles
Indianapolis	114 miles	Chicago	182 miles
Columbus	150 miles	Grand Rapids	196 miles



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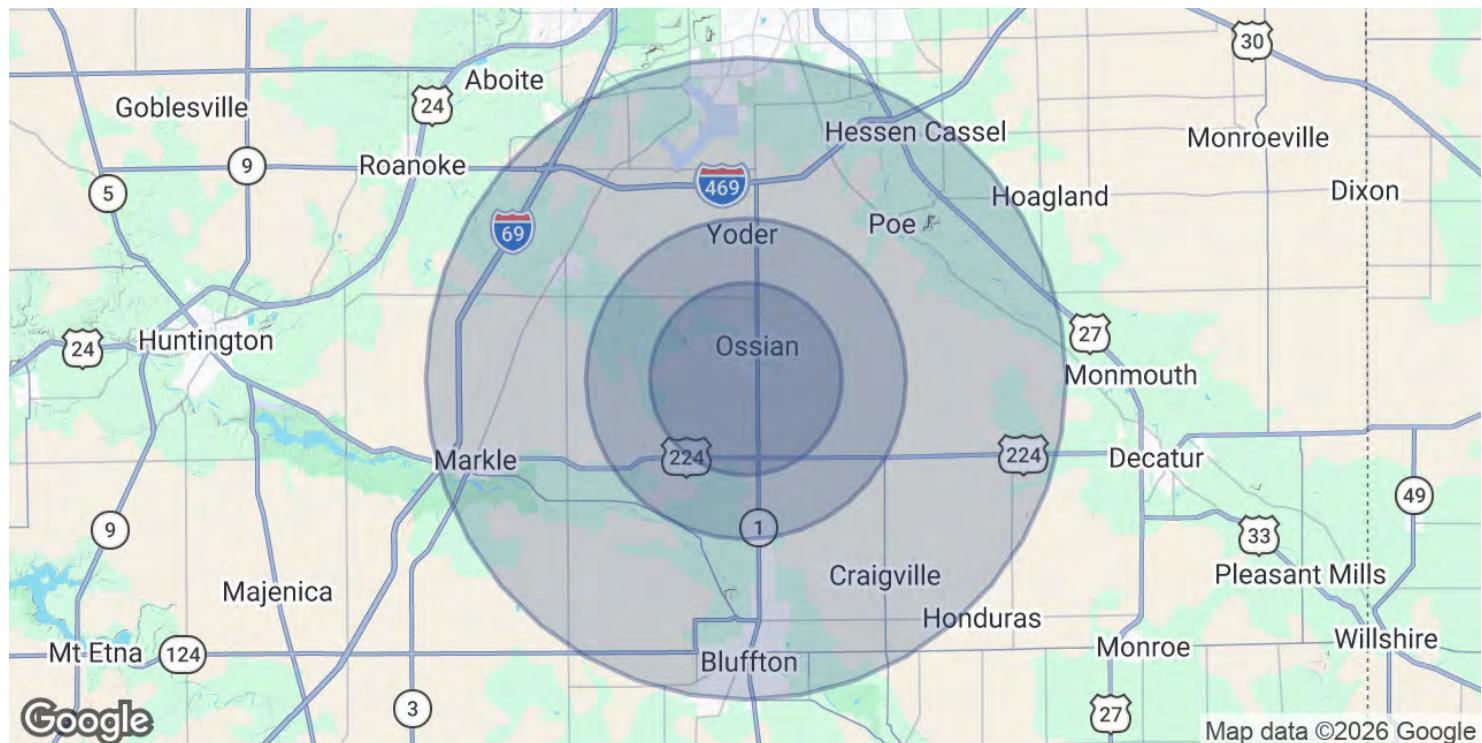
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DEMOCRAPHICS MAP & REPORT

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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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