

+/- 63,248 sf available



Food manufacturing and processing facility with freezer

- Well-maintained +/-63,248 sf building with 5,600 sf of office space and locker rooms.
- Features ammonia-based cooling system with glycol-heated floors in freezer.
- Property situated on 10 acres with an additional 10 acres for future expansion.
- Favorable State of Indiana business climate conditions and incentives.
- \$8,000,000 sale price.
- \$10.00/sf NNN lease rate.



Central proximity to Detroit, Indianapolis, Cincinnati and Chicago



22 miles from Fort Wayne, Indiana



Office space/locker rooms



Room for expansion

For more information

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Property specifics

- +/- 63,248 sf building
- +/- 5,600 sf office and locker rooms
- 14,400 sf freezer (-10° F with 1,900+ pallet positions @ 32' clear height)
- Glycol-heated floor in freezer
- 17,626 sf cooler/production @ 22' clear height
- +/- 10 acres (fully fenced) with 10 additional acres for expansion
- Insulated steel panel construction
- Ammonia-based system
- Sprinklered cooler and dry warehouse
- City water and sewer
- Floor drains
- 5,000 amps, 480 volts, 3-phase power
- Built in 1999
- Four (4) docks (expandable to seven [7]) and five (5) drive-in doors
- 90+ car parks (expandable)
- 18 trailer parks (expandable)
- Zoned I-2
- Real estate taxes +/- \$0.63/sf
- Two-stage refrigeration system. Low stage evaporator capacity is approximately 525 tons including five (5) compressors. High stage evaporator capacity is approximately 265 tons including four (4) compressors.

Available for sale or lease

400 S. Chamber Drive
Decatur, IN 46733



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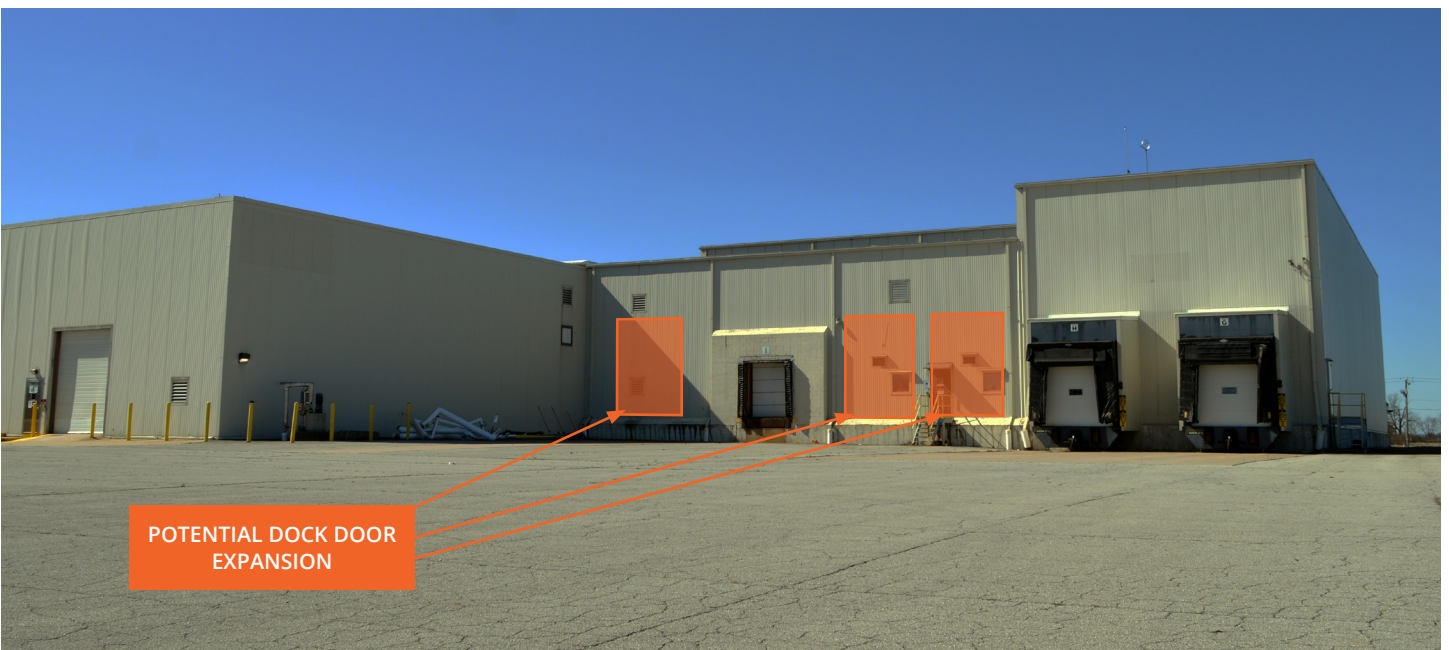
Property photos

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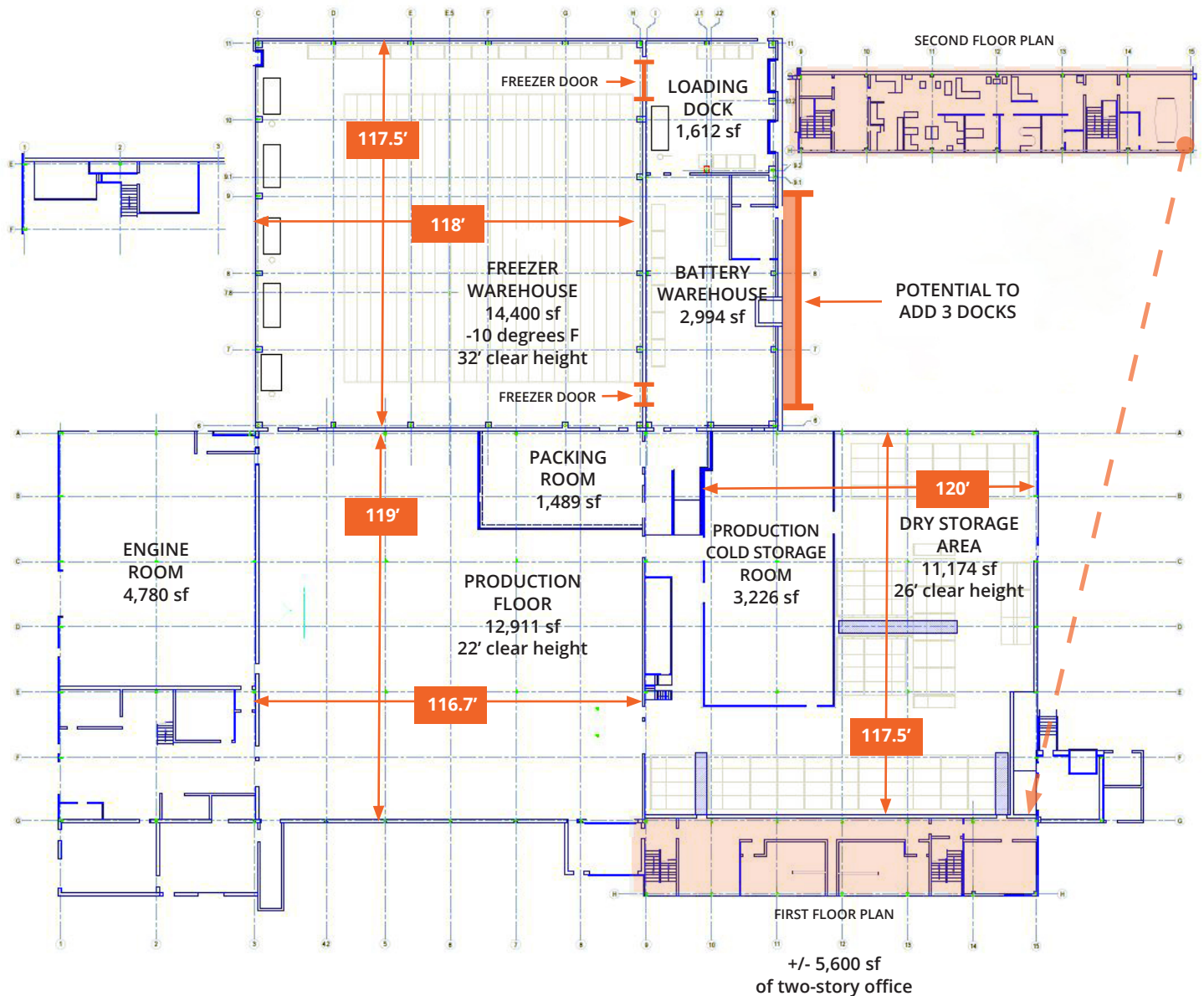
Property photos

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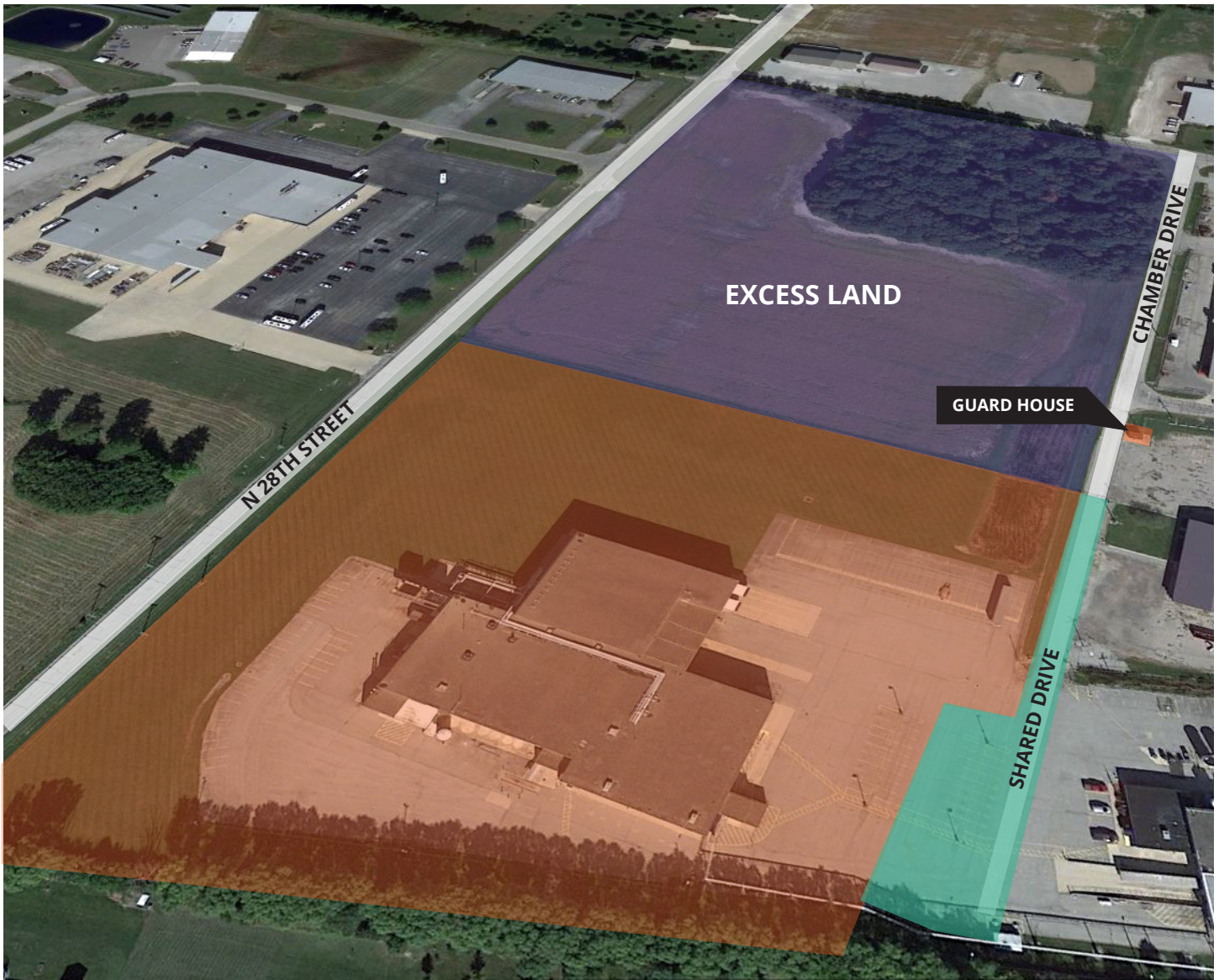
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Aerial view

400 S. Chamber Drive
Decatur, IN 46733



The property located at 400 S. Chamber Drive was formerly home to an ice cream novelty production and storage facility with over 160 employees. Today the availability of this property is a great opportunity to expand or relocate your business operations in one of the most business-friendly states in the Midwest.

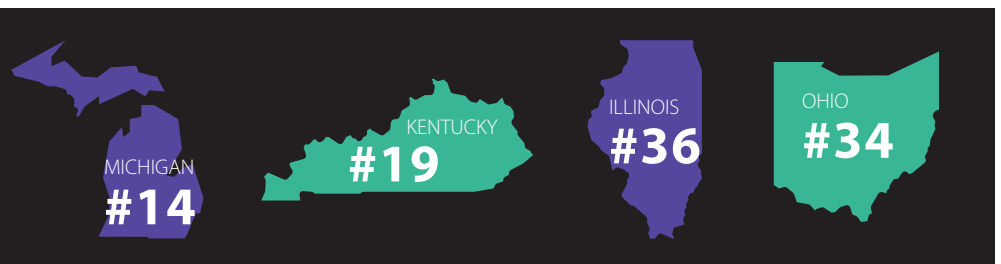
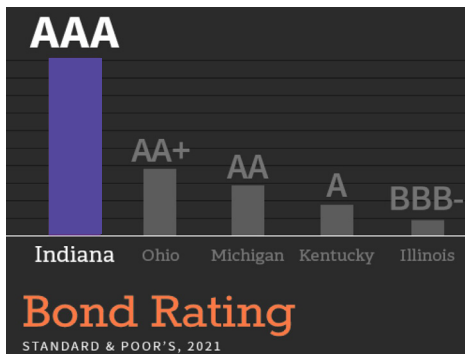
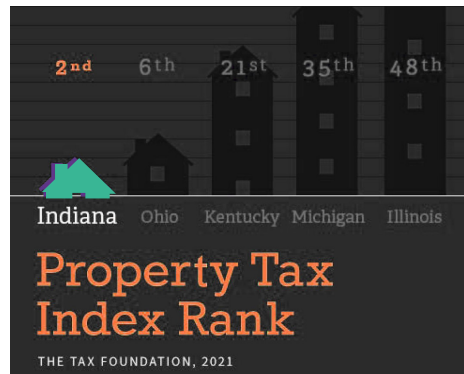
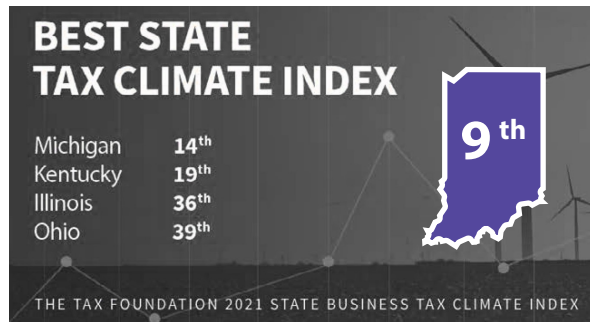
Decatur, Indiana is geographically well-located for distribution and has access to a strong labor pool. The potential for State of Indiana incentives as well as local government incentives also exist, benefiting new tenants in the space.

**For more
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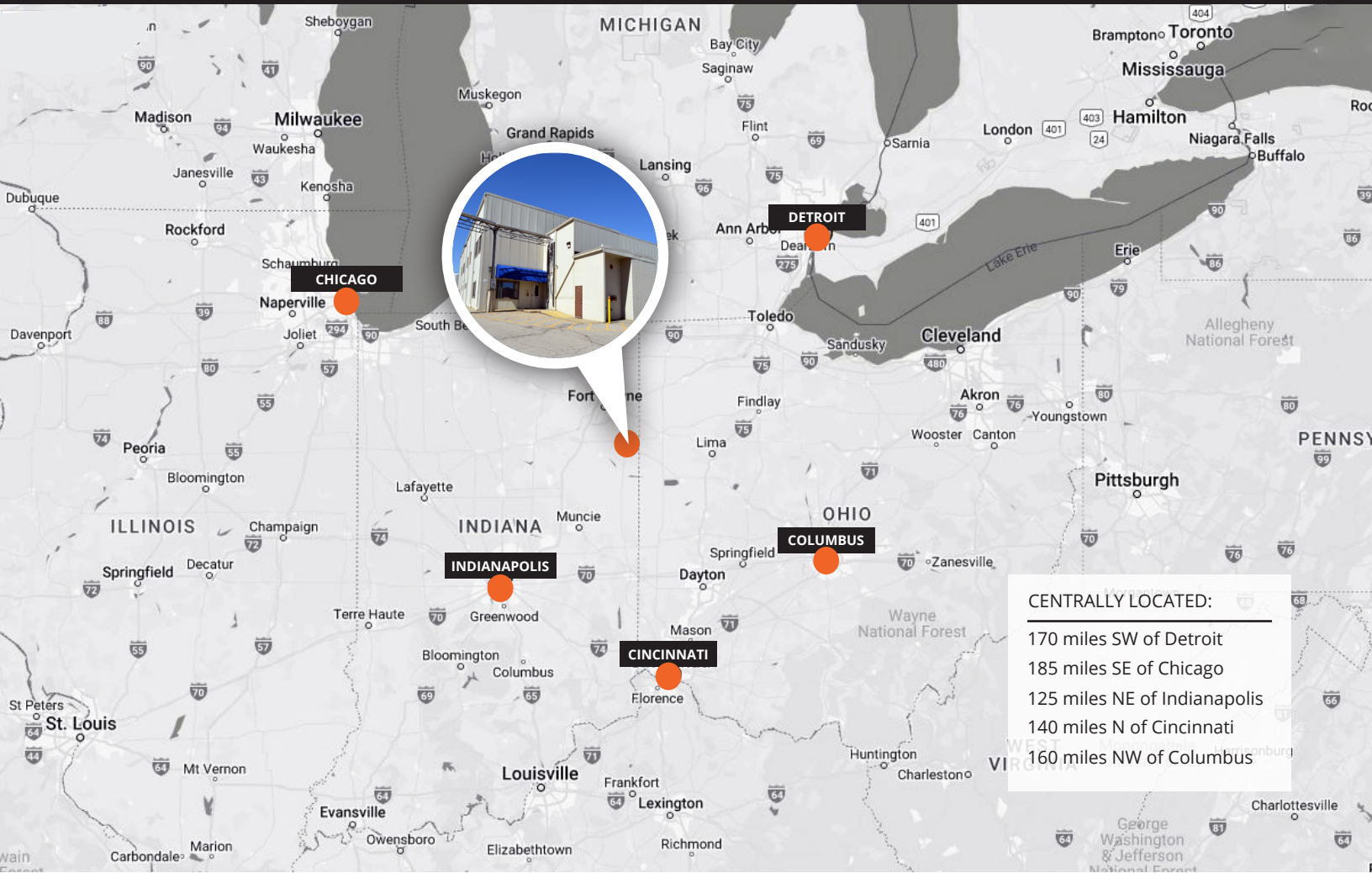
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DISTANCE MAP



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