



FOR SALE / LEASE

INDUSTRIAL PROPERTY



2605 Marion Dr.
Kendallville, IN 46755

179,160 SF Industrial Building Available

About The Property

- Well suited for manufacturing with heavy power & warehouse addition
- Ceiling height: east 27' middle 20' west 17'
- ESFR/AFFF sprinkler & compressed air
- Fully air conditioned
- 13,800 SF office/break room/restroom
- 20,000 SF mezzanine
- Two parcels: 15.27 acres & 8.92 acres
- Lease Rate: \$4.50 NNN
- Sale Price: \$8,600,000 (\$48.00/sf)



the
Zacher
company

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PROPERTY INFORMATION

179,160 SF INDUSTRIAL BUILDING AVAILABLE

BUILDING SIZE/LOCATION/ZONING

Total Building Area	179,160 SF
High bay warehouse east	37,800 SF
Center production area	77,000 SF
Paint area	48,000 SF
Main mezzanine east	20,260 SF
Office/ Restroom/Break room	10,762 SF
2nd floor office west side	3,000 SF
Street Address	2605 Marion Dr.
City, State, Zip	Kendallville, IN 46755
Zoning	IR - Industrial Reserved
Site Acreage	15.27 & 8.92 Acres

PRICE/AVAILABILITY

Sale Price	\$8,600,000.00
Sale Price/SF	\$48.00
Lease Rate	\$4.50 SF/yr (NNN)
Available	60 to 90 days

PROPERTY TAXES

Parcel Number	57-07-35-200-013-000.020
	57-07-35-200-012-000.019
Assessment : Land	\$555,400
Improvements	\$2,803,400
Total Assessment	\$3,358,800
Annual Taxes	\$78,820.64 (\$.44psf)
Tax Year	2025 payable 2026

BUILDING DATA

Construction/Expansion	1988/1992
Building Type	Pre- engineered steel
Roof	Standing seam metal
Columns	25' x 60' & 30' x 60'
Power:	1,600 1,200 & 2,000 Amp
	480V, 3 Phase
Ceiling Height (Clear)	east 27' middle 20' west 17'
Sprinklers:	129,000 SF ESFR
	59,000 SF AFFF Foam
Heat/Air Conditioning	Air makeup units/Fully A/C
Lighting	LED
Restrooms	4 Sets

ESTIMATED OPERATING COSTS

	Cost (SF)
Taxes	\$0.44
Insurance	\$0.12
Lawn & Snow	\$0.12
Total	\$0.68

UTILITIES

Electric	Indiana Michigan Power
Natural Gas	NIPSCO
Water/Sewer	City of Kendallville
Broadband	Mediacom

LOADING FACILITIES

Dock Doors/Drive-in Doors	6-10' high 9' wide/ 3
Parking Spaces	288
Distance to Interstate	12 Miles

MISC

Racking and office furniture could remain
Extensive compressed air distribution



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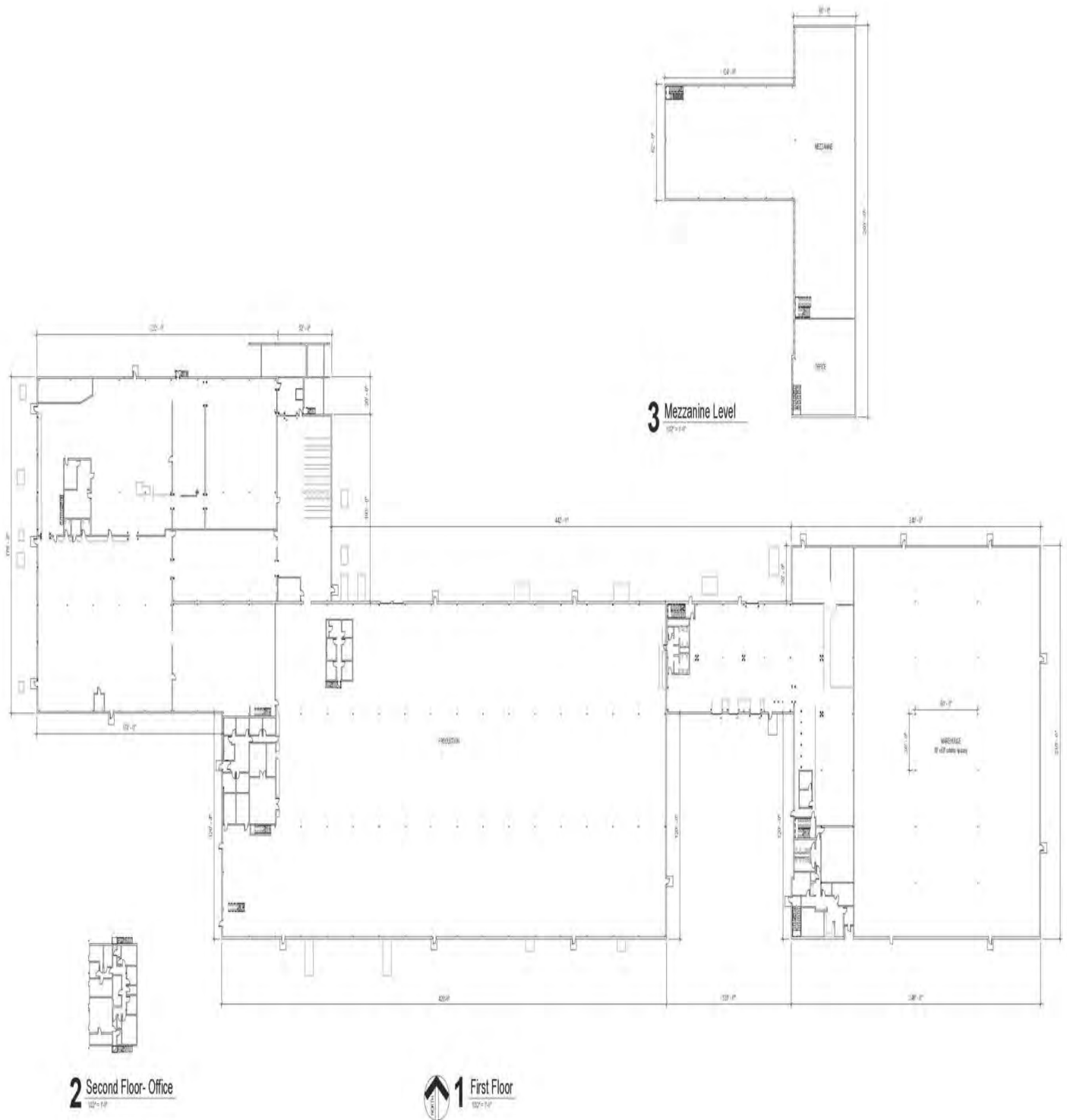
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FLOOR PLAN

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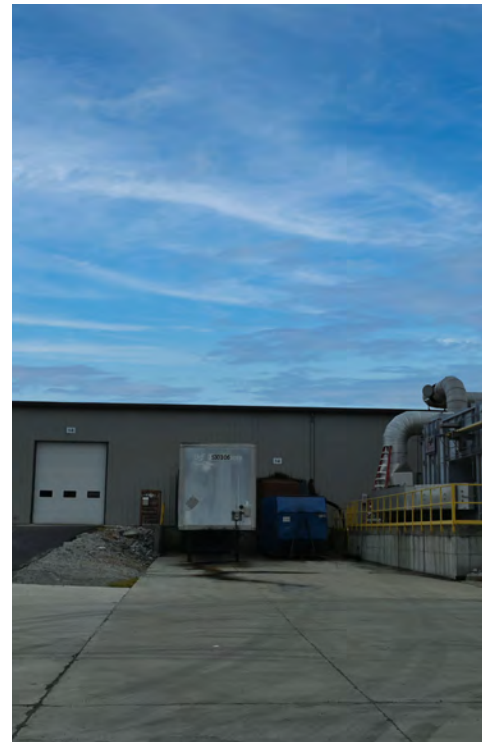
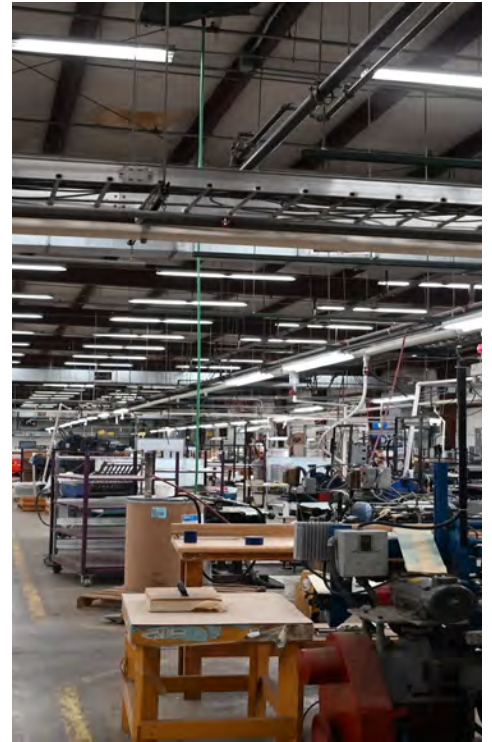
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ADDITIONAL PHOTOS

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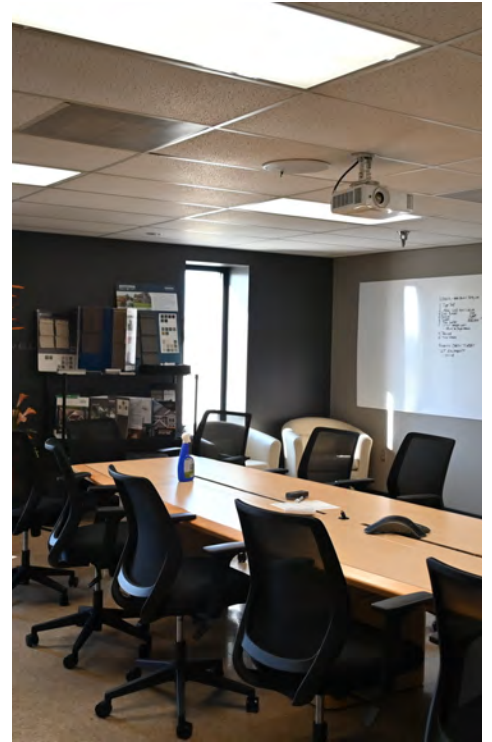
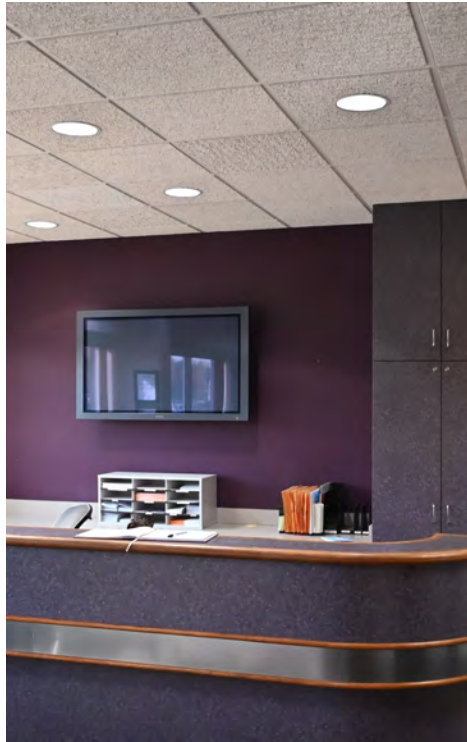
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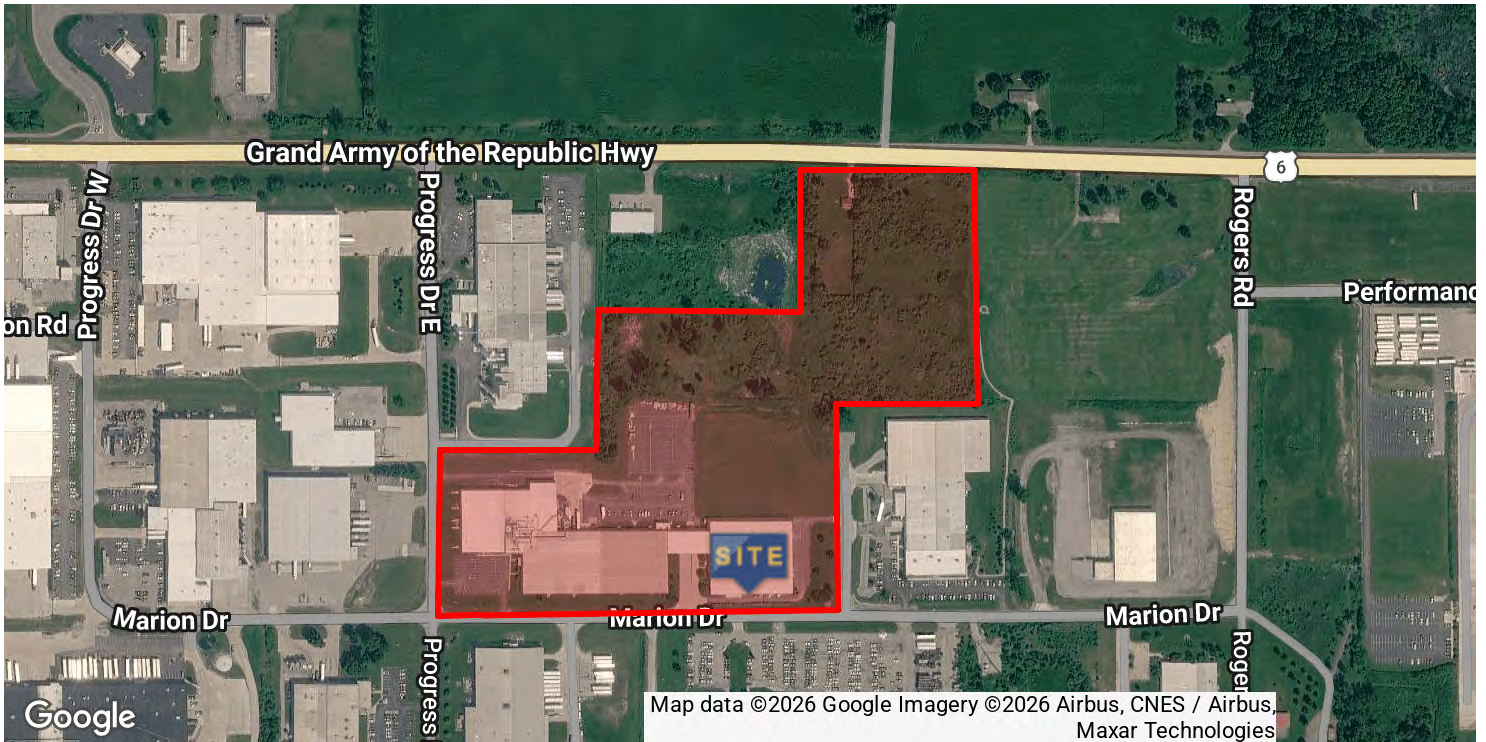
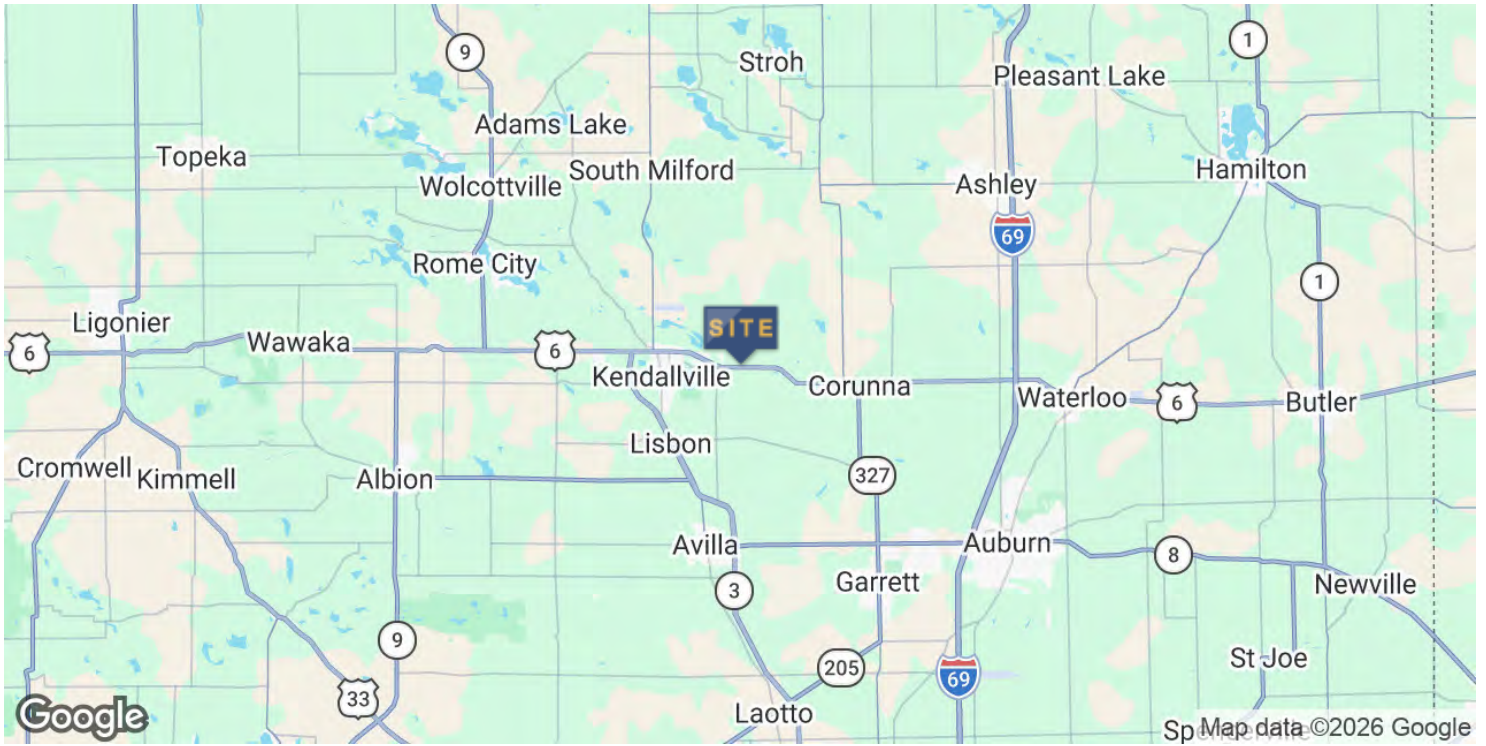
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LOCATION MAP

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DRIVING DISTANCE MAP

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DISTANCE FROM KENDALLVILLE, INDIANA, TO MAJOR CITIES

Fort Wayne	27 miles
Toledo	106 miles
Grand Rapids	124 miles
Indianapolis	150 miles

Chicago	164 miles
Detroit	167 miles
Columbus	187 miles
Cincinnati	213 miles



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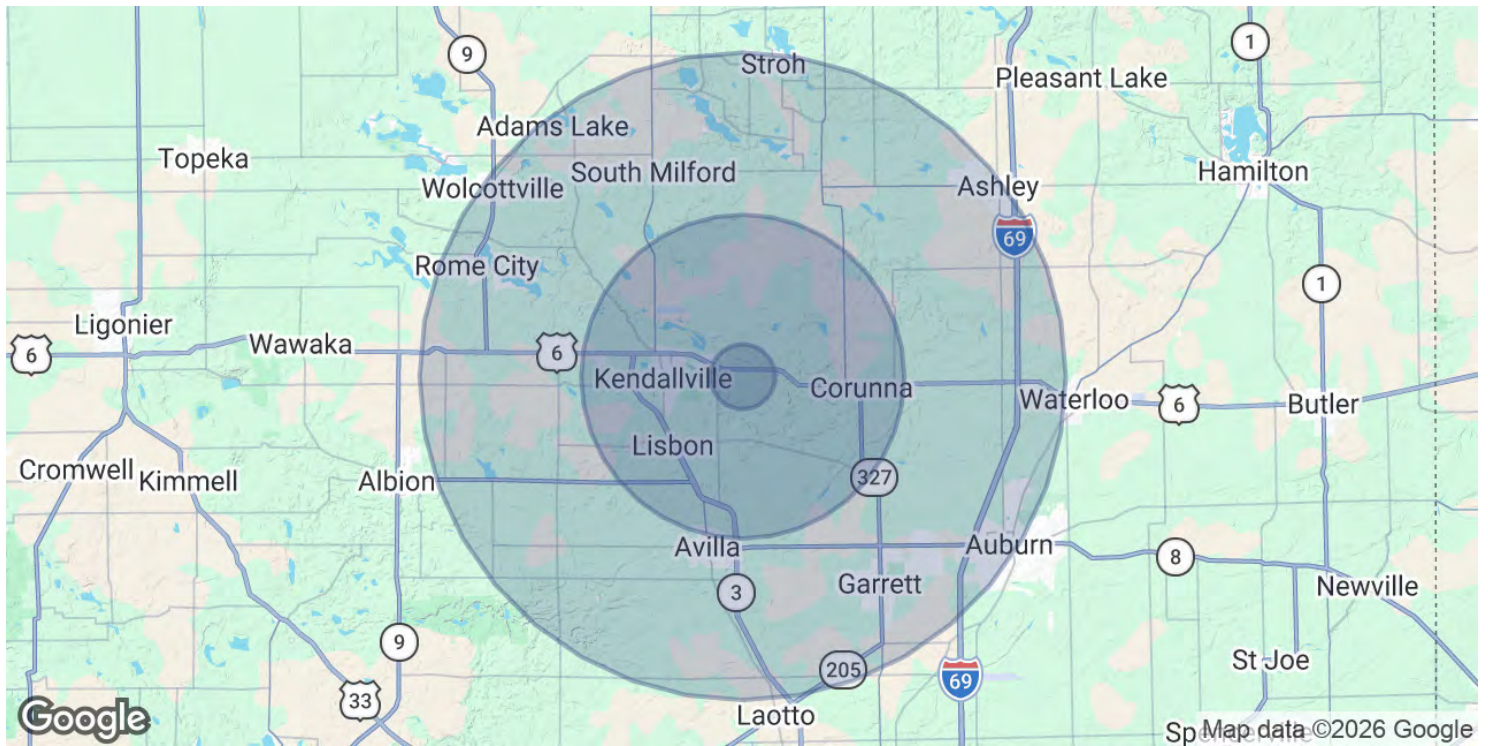
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	917	15,566	56,798
Average Age	43	40	41
Average Age (Male)	42	39	40
Average Age (Female)	45	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	376	6,250	22,799
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$82,633	\$85,484	\$87,329
Average House Value	\$205,321	\$208,179	\$217,184

Demographics data derived from AlphaMap



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