



FOR **SALE / LEASE**
INDUSTRIAL PROPERTY



100 Industrial Drive
Cromwell, IN 46732

36,129 SF Clear-Span Industrial Building

About The Property

- Building site on 2.57 Acres with rail connection possible
- Clear height 17' - 23'
- Fully sprinkled
- Industrial zoning with outdoor storage permitted
- Heavy power with multiple electric drops throughout
- 4 truck docks and 2 overhead drive-in doors
- Approximately 2,000 SF office area
- Sale Price: \$1,650,000 (\$45.67/SF)
- Lease Rate: \$4.50 SF/yr NNN



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

DAN GABBARD
Broker Associate
dgabbard@zacherco.com
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

36,129 SF CLEAR-SPAN INDUSTRIAL BUILDING

BUILDING LOCATION/SIZE/ZONING

Street Address	100 Industrial Drive
City, State, Zip	Cromwell, IN 46732
County	Noble
Total Building Area	36,129 SF
Office Area:	1,952 SF
Ground Level	1,336 SF
Upper Level	616 SF
Zoning	I - Industrial
Site Acreage	2.57 Acres

PRICE/AVAILABILITY

Sale Price	\$1,650,000.00
Sale Price/SF	\$45.67
Lease Rate	\$4.50 SF/yr (NNN)
Availability	April 2026

PROPERTY TAXES

Parcel Number	57-16-16-400-175.000-016
Assessment: Land	\$68,200
Improvements	\$259,100
Total Assessment	\$327,300
Annual Taxes	\$9,600.68 (\$0.27/SF)
Tax Year	2025 Payable 2026

BUILDING DATA

Construction Date	1973
Construction Type	Pre-Engineered Steel
Heat	Suspended Gas Units/ Radiant Tube
Air Conditioning	Office Only
Ceiling Height	17'-20' - Front Section 23' - Rear Section
Power	480V, 3-Phase
Floor Drains	Yes
Breakroom	Yes
Sprinkler	Yes (Wet System)
Clear Span	Yes

NEARBY BUSINESSES

Union Products International	All Green Lawn Care
Robinson Farms	Kozon Plumbing & Heating
Happy Egg Feed Mill	Big C Lumber
QES	

LOADING FACILITIES

Dock Doors	Four (8' x 8')
Drive-in Doors	Two (14')



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

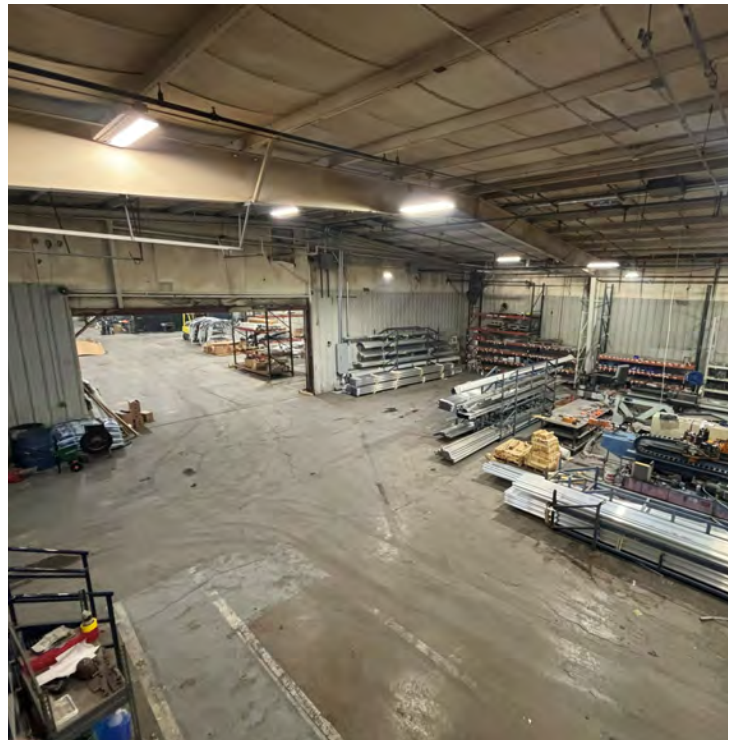
DAN GABBARD
Broker Associate
dgabbard@zacherco.com
260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

ADDITIONAL PHOTOS

36,129 SF CLEAR-SPAN INDUSTRIAL BUILDING



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

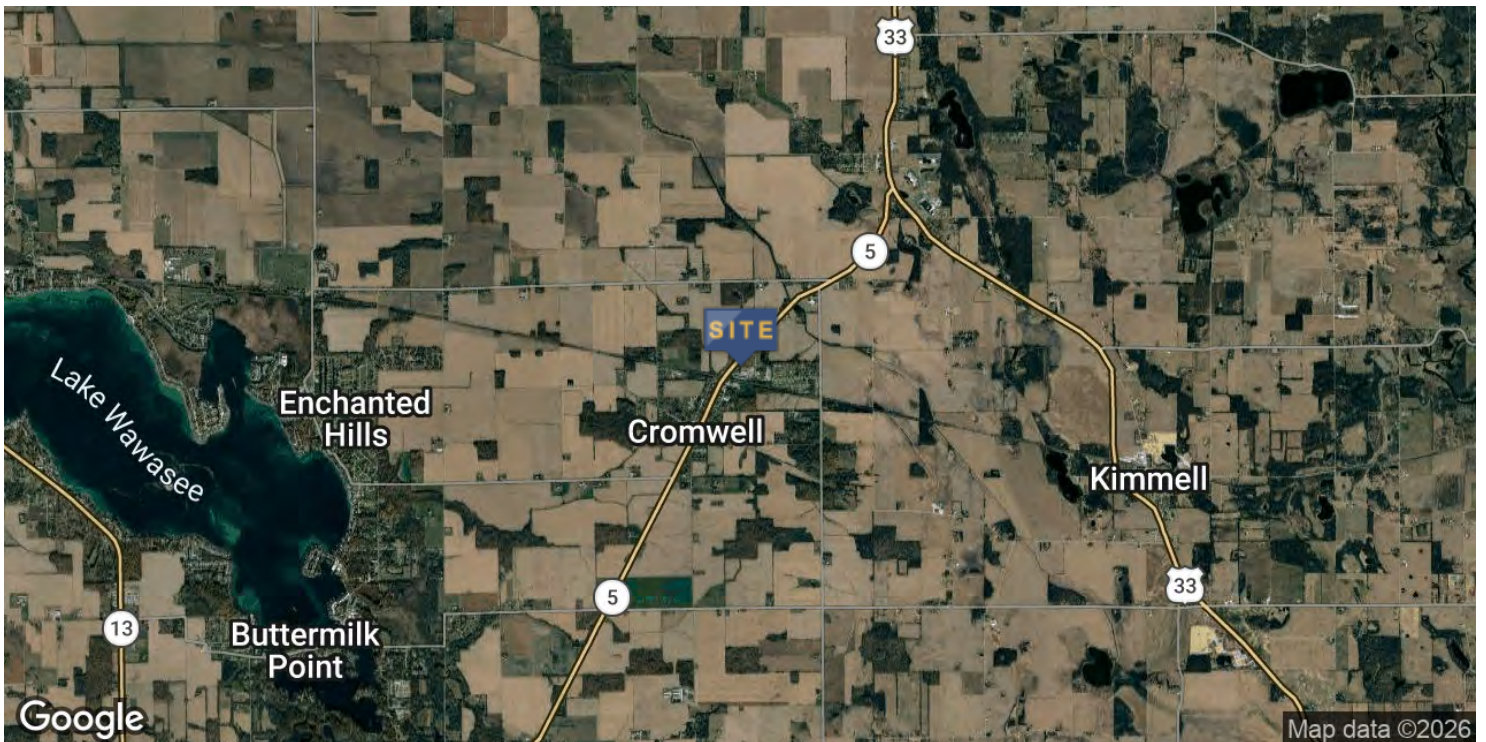
DAN GABBARD
Broker Associate
dgabbard@zacherco.com
260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

LOCATION MAP

36,129 SF CLEAR-SPAN INDUSTRIAL BUILDING



EVAN RUBIN
VP of Brokerage
erubin@zacherco.com
260.422.8474

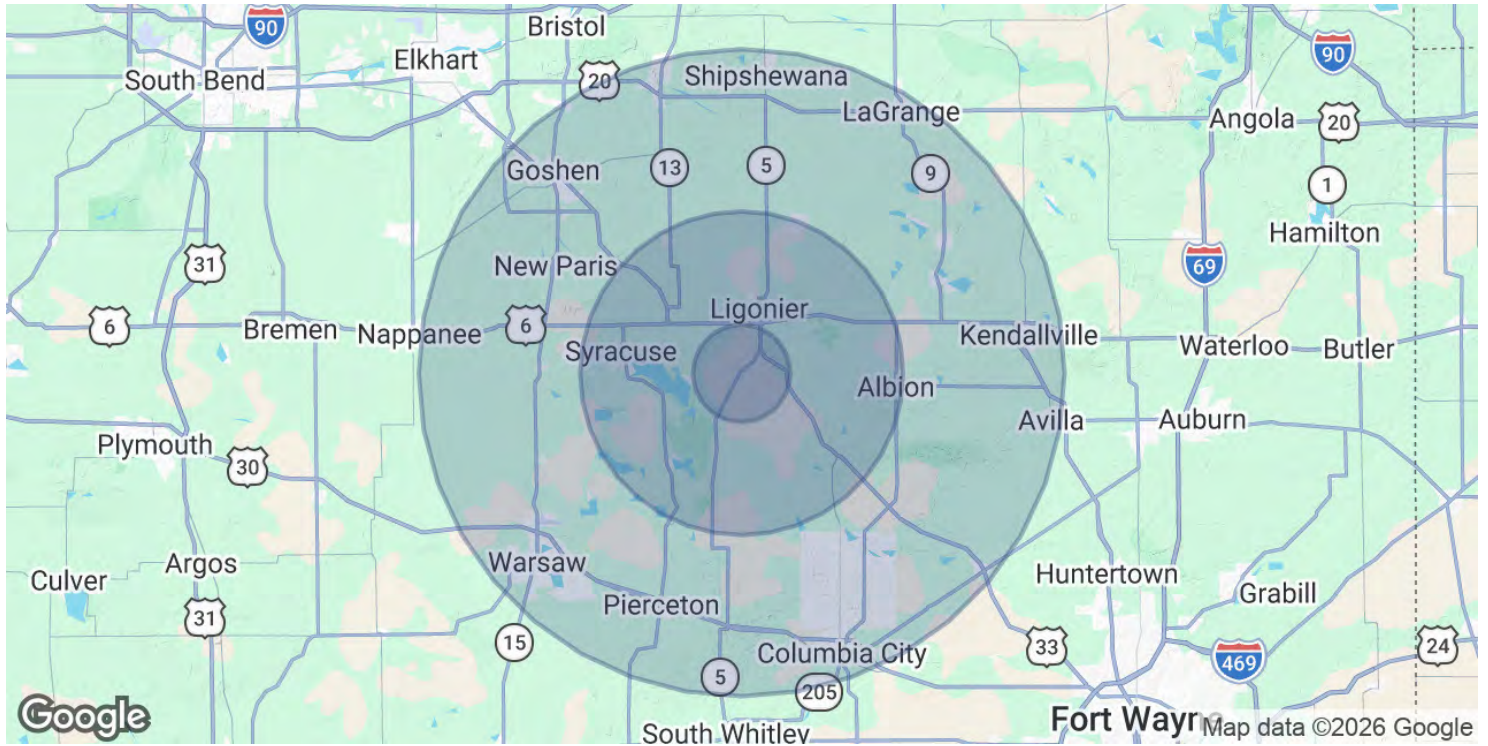
DAN GABBARD
Broker Associate
dgabbard@zacherco.com
260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

DEMOGRAPHICS MAP & REPORT

36,129 SF CLEAR-SPAN INDUSTRIAL BUILDING



POPULATION	3 MILES	10 MILES	20 MILES
Total Population	2,762	37,598	228,100
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	3 MILES	10 MILES	20 MILES
Total Households	1,023	13,832	83,544
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$90,268	\$93,327	\$94,044
Average House Value	\$236,704	\$323,694	\$295,777

Demographics data derived from AlphaMap



EVAN RUBIN
 VP of Brokerage
 erubin@zacherco.com
 260.422.8474

DAN GABBARD
 Broker Associate
 dgabbard@zacherco.com
 260.422.8474



The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.