



FOR **SALE** INDUSTRIAL PROPERTY



7603 Nelson Rd.
New Haven, IN 46774

40,240 SF Industrial Building

About The Property

- 4 docks & 9 drive-in doors
- Dedicated fenced lot for parking and outdoor storage
- I3/Intensive industrial zoning
- Value add opportunity
- 2.5 miles to I-469
- Sale price: \$885,000



**the
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company**

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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

40,240 SF INDUSTRIAL BUILDING

<u>BUILDING SIZE/LOCATION/ZONING</u>		<u>PRICE/AVAILABILITY</u>	
Total Building Area	40,240 SF	Sale Price	\$885,000.00
Warehouse	37,740 SF	Sale Price/SF	\$21.99
Office	2,280 SF		
Street Address	7603 Nelson Rd.		
City, State, Zip	New Haven, IN 46774		
County/Township	Allen/Adams		
City Limits	No		
Zoning	I3 /Intensive Industrial		
Site Acreage	4.74 Acres		
<u>BUILDING DATA</u>		<u>PROPERTY TAXES</u>	
Condition	Fair	Parcel Number 1	02-13-10-276-002.000-041
Year Built	1958	Parcel Number 2	02-13-10-276-003.000-041
Former Use	UNIVAR/ChemCentral	Assessment: Land	\$82,600
Roof	Standing Seam	Improvements	\$368,900
Floor	Concrete Slab	Total Assessment	\$451,500
Bay Spacing	40' x 20'	Annual Taxes	\$11,738.68 (\$0.29/SF)
Sprinklers	Yes	Tax Year	2024 Payable 2025
Air Conditioning	Office Only		
Lighting	Metal Halide		
Restrooms	1 Set in Office & Warehouse		
<u>PARKING/TRANSPORTATION</u>		<u>LOADING FACILITIES</u>	
Parking Lot	Will Advise	Dock Doors	4
Distance to Interstate	I-469 - 2.5 Miles	Size	8' x 8'
		Drive-In Doors	9
		Size	12' x 12'
<u>UTILITY SUPPLIERS</u>			
Electric	Indiana Michigan Power		
Natural Gas	NIPSCO		
Water & Sewer	City of New Haven		



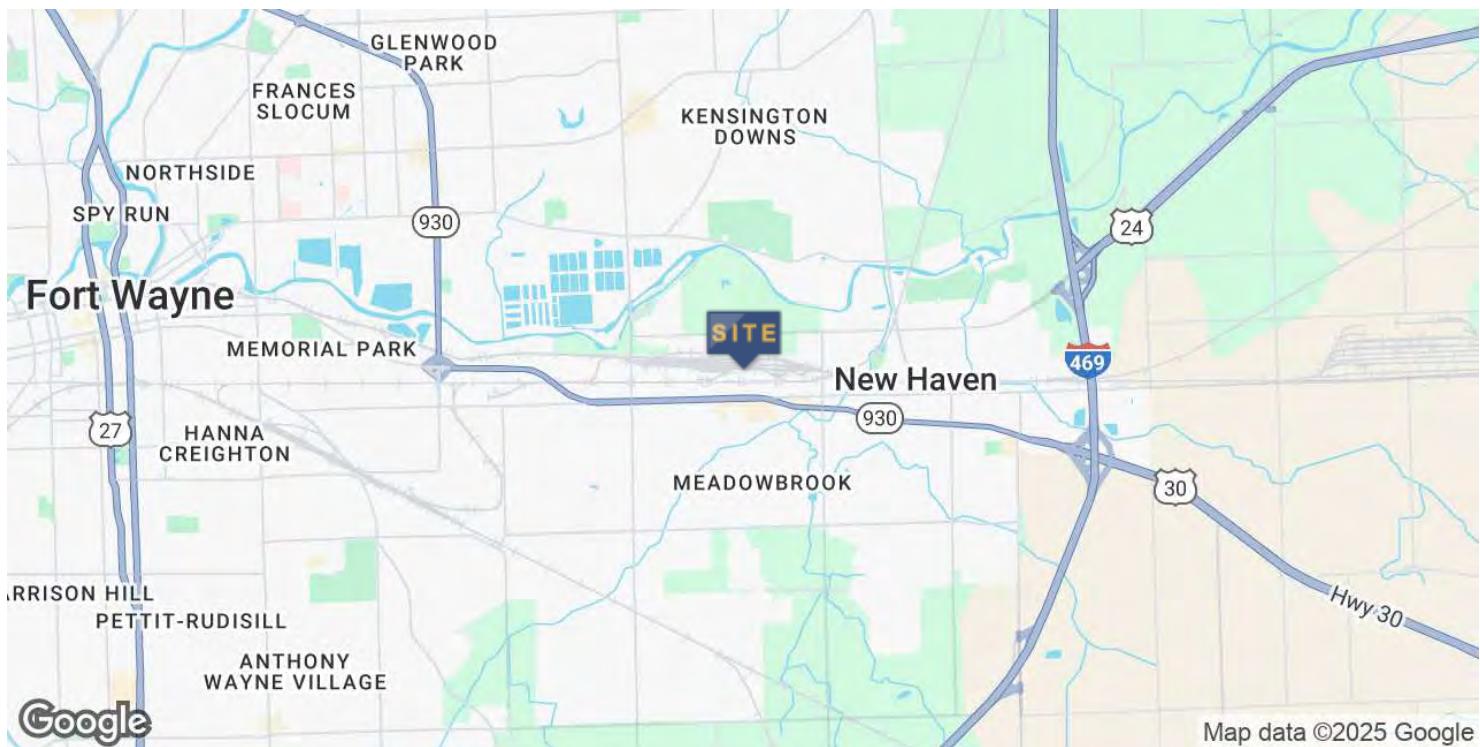
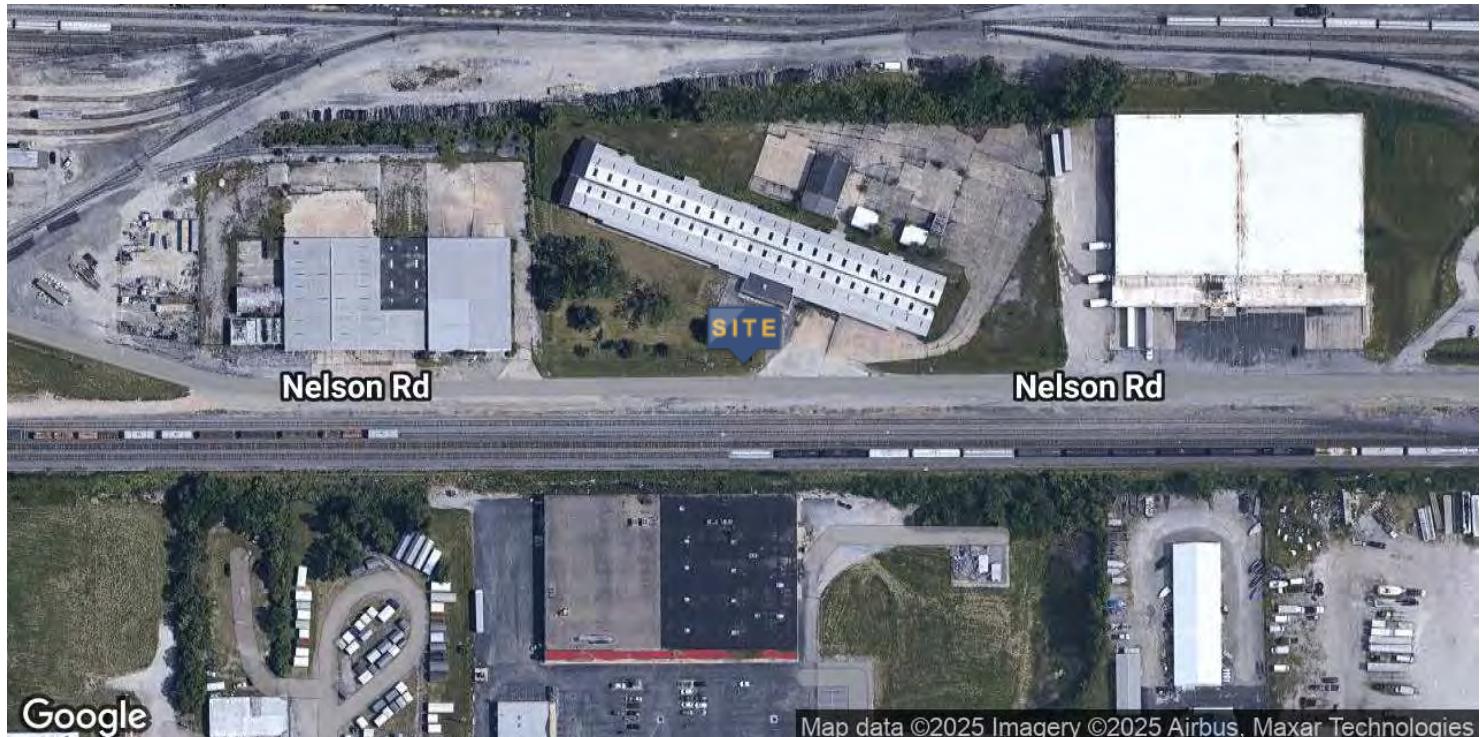
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LOCATION MAP

40,240 SF INDUSTRIAL BUILDING



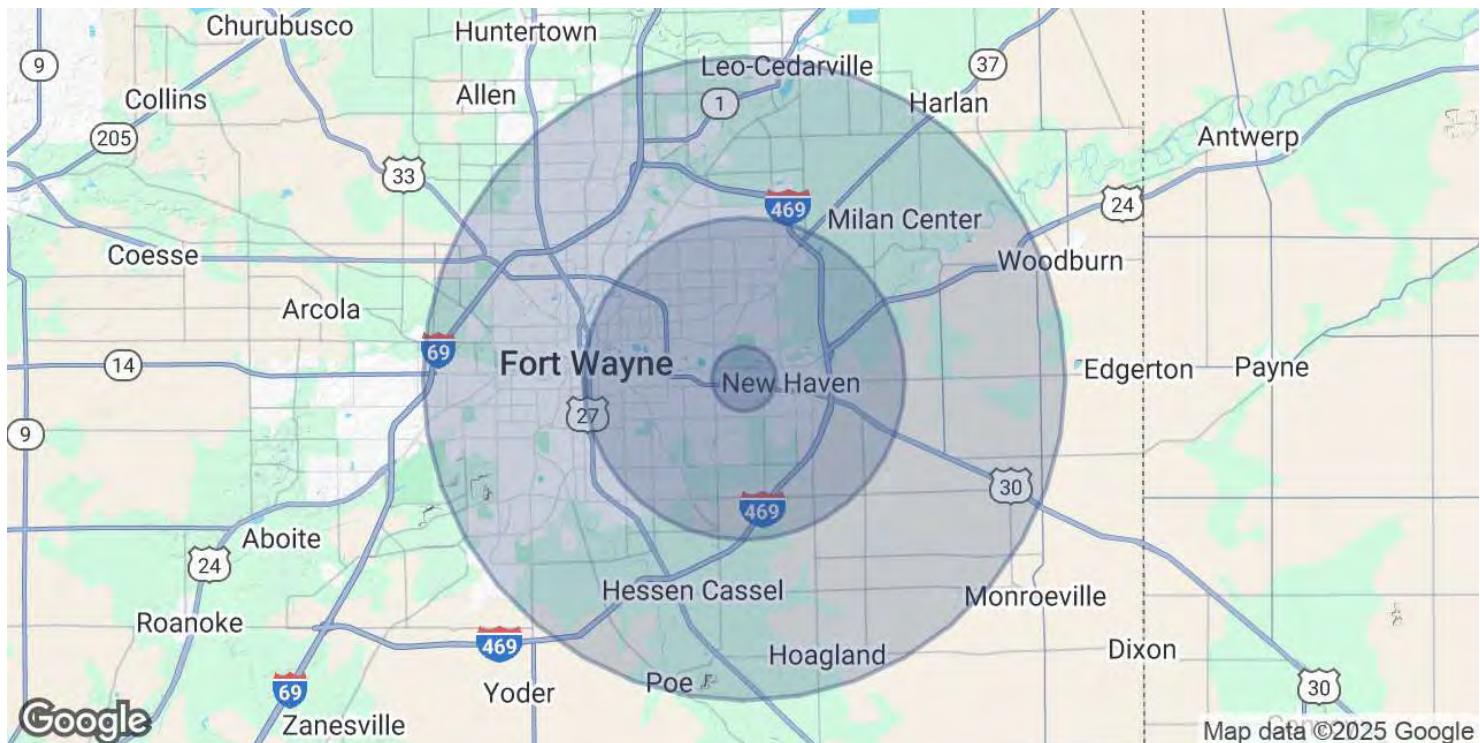
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DEMOCRAPHICS MAP & REPORT

40,240 SF INDUSTRIAL BUILDING



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,436	107,393	319,410
Average Age	36.4	36.3	34.6
Average Age (Male)	34.3	34.5	33.2
Average Age (Female)	37.6	38.2	35.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	985	41,255	126,160
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$46,159	\$55,438	\$52,630
Average House Value	\$68,964	\$112,821	\$115,943

* Demographic data derived from 2020 ACS - US Census



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