



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
Zacher
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

BUILDING SIZE/LOCATION/ZONING

Total Building Area	40,240 SF
Warehouse	37,740 SF
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

BUILDING DATA

Condition	Fair
Year Built	1958
Former Use	UNIVAR/ChemCentral
Roof	Standing Seam
Floor	Concrete Slab
Bay Spacing	40' x 20'
Sprinklers	Yes
Air Conditioning	Office Only
Lighting	Matel Halide
Restrooms	1 Set in Office & Warehouse

PARKING/TRANSPORTATION

Parking Lot	Will Advise
Distance to Interstate	I-469 - 2.5 Miles

UTILITY SUPPLIERS

Electric	Indiana Michigan Power
Natural Gas	NIPSCO
Water & Sewer	City of New Haven

PRICE/AVAILABILITY

Sale Price	\$885,000.00
Sale Price/SF	\$21.99

PROPERTY TAXES

Parcel Number 1	02-13-10-276-002.000-041
Parcel Number 2	02-13-10-276-003.000-041
Assessment: Land	\$82,600
Improvements	\$368,900
Total Assessment	\$451,500
Annual Taxes	\$11,738.68 (\$0.29/SF)
Tax Year	2024 Payable 2025

LOADING FACILITIES

Dock Doors	4
Size	8' x 8'
Drive-In Doors	9
Size	12' x 12'



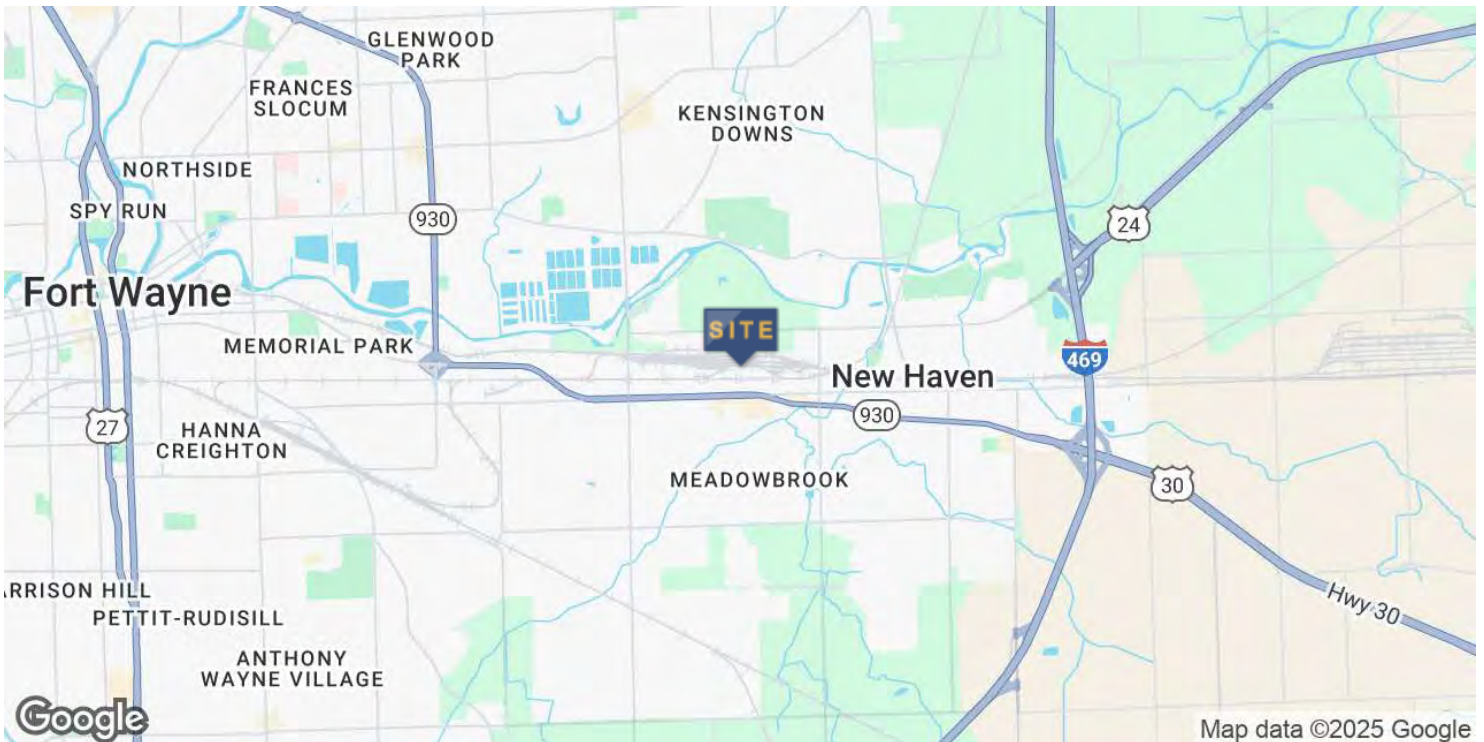
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LOCATION MAP

40,240 SF INDUSTRIAL BUILDING



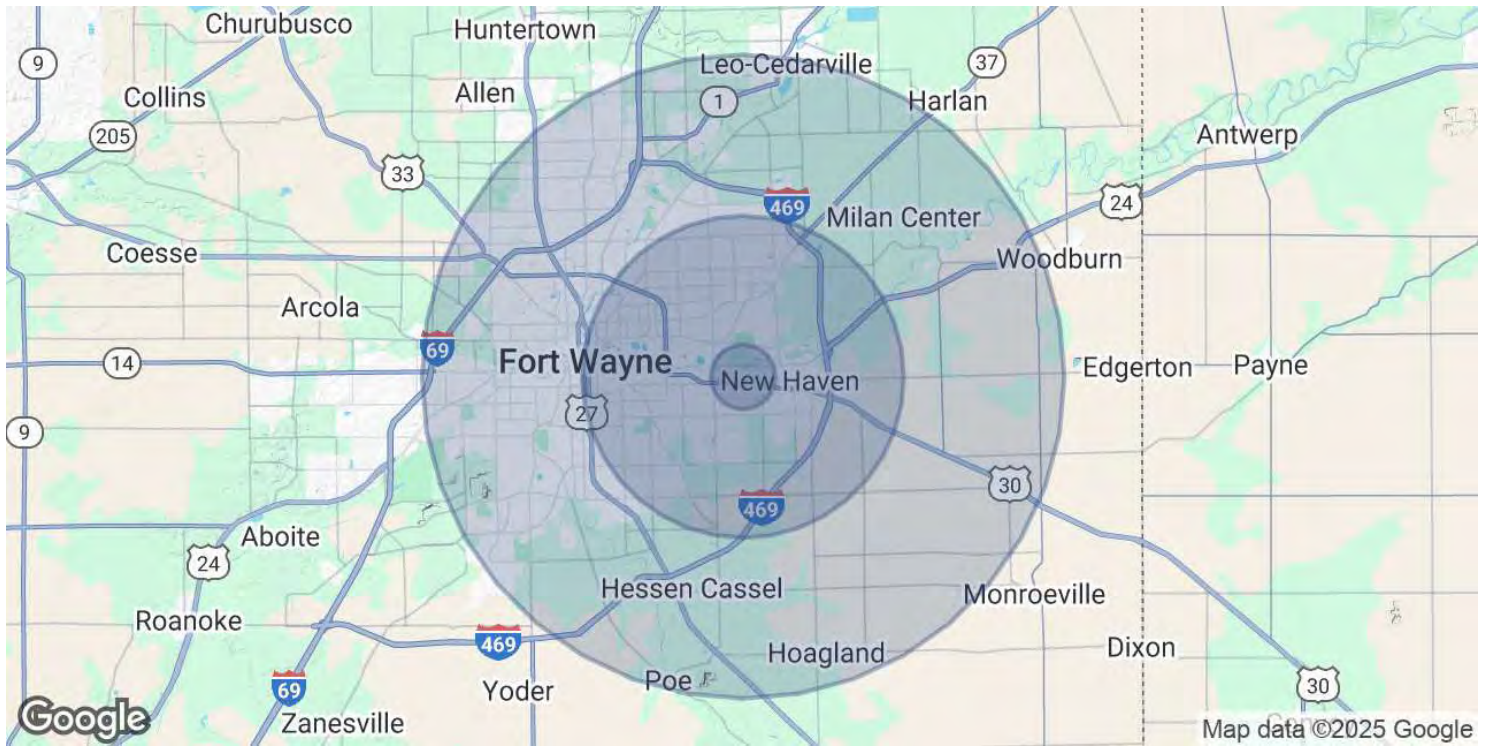
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DEMOGRAPHICS MAP & REPORT

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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