



FOR **SALE** INDUSTRIAL
PROPERTY



1040-1050 Industrial Parkway
Peru, IN 46970

Two 30,000 SF Buildings Available

About The Property

- 60,600 SF total on 5.67 acres
- Heavy power - 2,400 amps, 240 volt, 3-phase
- 4 docks and 3 drive-in doors
- Industrial (I-1) zoning in place
- 6" reinforced concrete floors
- Ceiling heights 14'6" - 20'6" and 17'6" - 21'
- Sale Price: \$2,725,000 (\$45.00/SF)



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

TWO 30,000 SF BUILDINGS AVAILABLE

BUILDING LOCATION/SIZE/ZONING

Street Address	1040-1050 Industrial Parkway
City, State, Zip	Peru, IN 46970
County	Miami
Total Available Area	60,600 SF
Site Acreage	5.67 Acres
Zoning	I-1

PRICE/AVAILABILITY

Sale Price	\$2,725,000.00
Sale Price/SF	\$44.97
Available	Immediately

BUILDING 1 - 1050 INDUSTRIAL PKWY.

Total Building Size	30,000 SF
Construction Date	1992
Office Area	3,000 SF
Ceiling Height	14'6" Eaves 20'6" Peak
Dimensions	200' x 150'
Bay Spacing	25' x 50'
Electrical	2,400 Amps, 240 Volt, 3-Phase
Dock Doors	2 (8' x 9') with levelers
Drive-in Doors	1 (10' x 12') & 1 (16' x 12')
Lighting	Fluorescent
Heat	Gas Forced Air
Air Conditioning	Office Only
Sprinkler	Wet System
Floor	6" Reinforced Concrete
Restrooms	3

BUILDING 2 - 1040 INDUSTRIAL PKWY.

Total Building Size	30,600 SF
Construction Date	2000
Office Area	Minimal
Ceiling Height	17'6" Eaves 21' Peak
Dimensions	180' x 170'
Bay Spacing	30' x 42'6"
Electrical	2,400 Amps, 240 Volt, 3-Phase
Dock Doors	2 (8' x 9') with levelers
Drive-In Doors	1 (12' x 12')
Lighting	Fluorescent
Heat	Gas Forced Air
Air Conditioning	No
Sprinkler	Wet System
Floor	6" Reinforced Concrete
Restrooms	2

TRANSPORTATION

Major Road Nearest Site	US 24 - 0.5 Mile
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NEARBY BUSINESSES

S&S Truck Repair	Progress Rail
Bryan Steam, LLC	Heraeus Electro-Nite
Ferrellgas	4ZS RVS
Indiana Oaks Golf Club	Miami Trucking

PROPERTY TAXES

Parcel Number	52-08-22-100-002.001-016
Assessment: Land	\$75,600
Improvements	\$521,000
Total Assessment	\$596,600
Annual Taxes	\$18,894.00 (\$0.31/SF)
Tax Year	2024 Payable 2025



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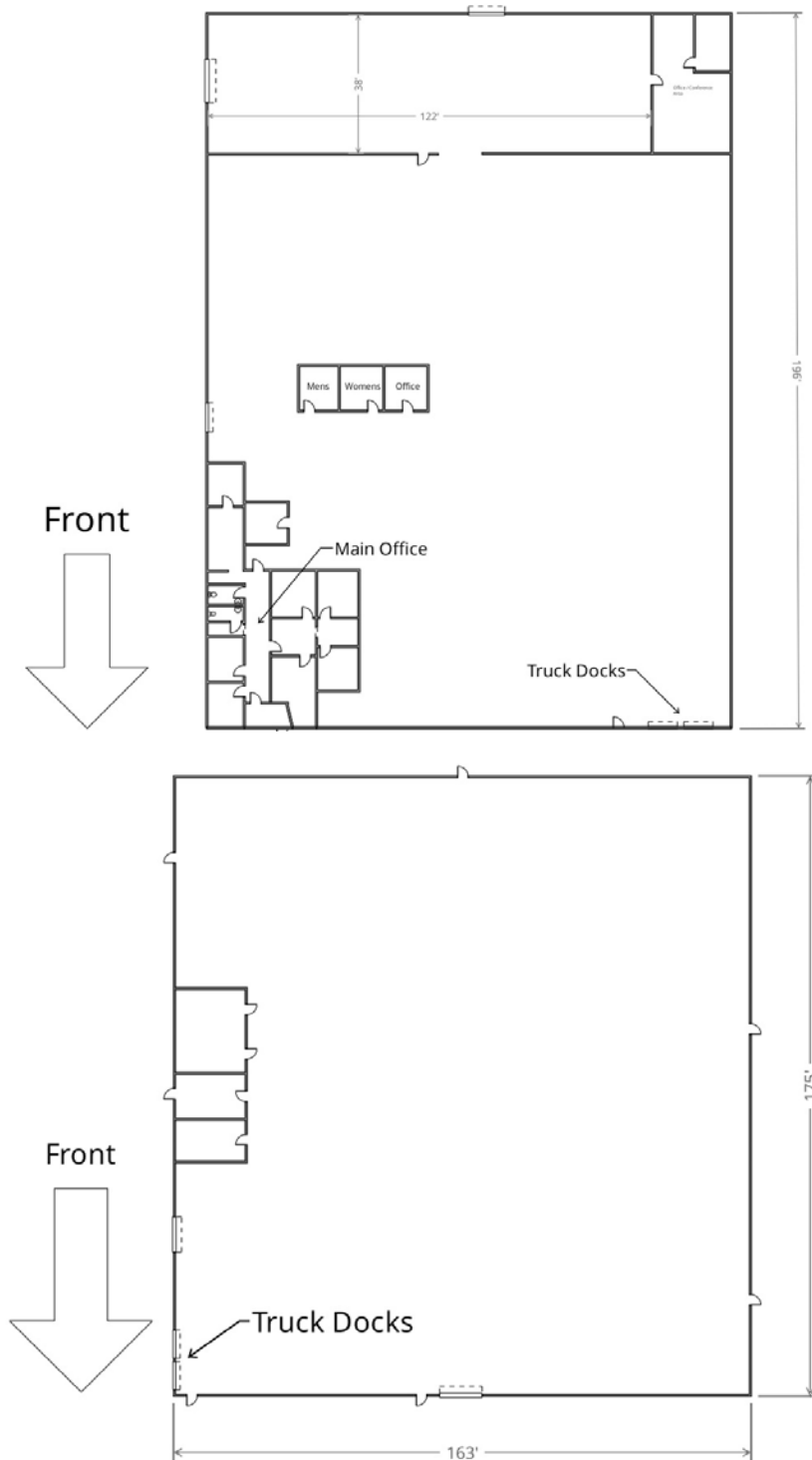
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SITE PLAN

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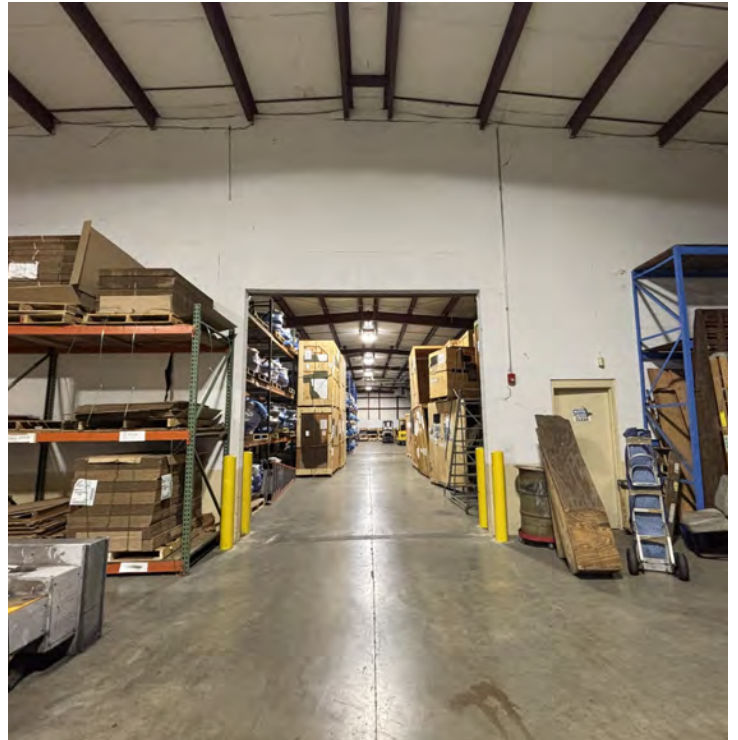
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ADDITIONAL PHOTOS

TWO 30,000 SF BUILDINGS AVAILABLE



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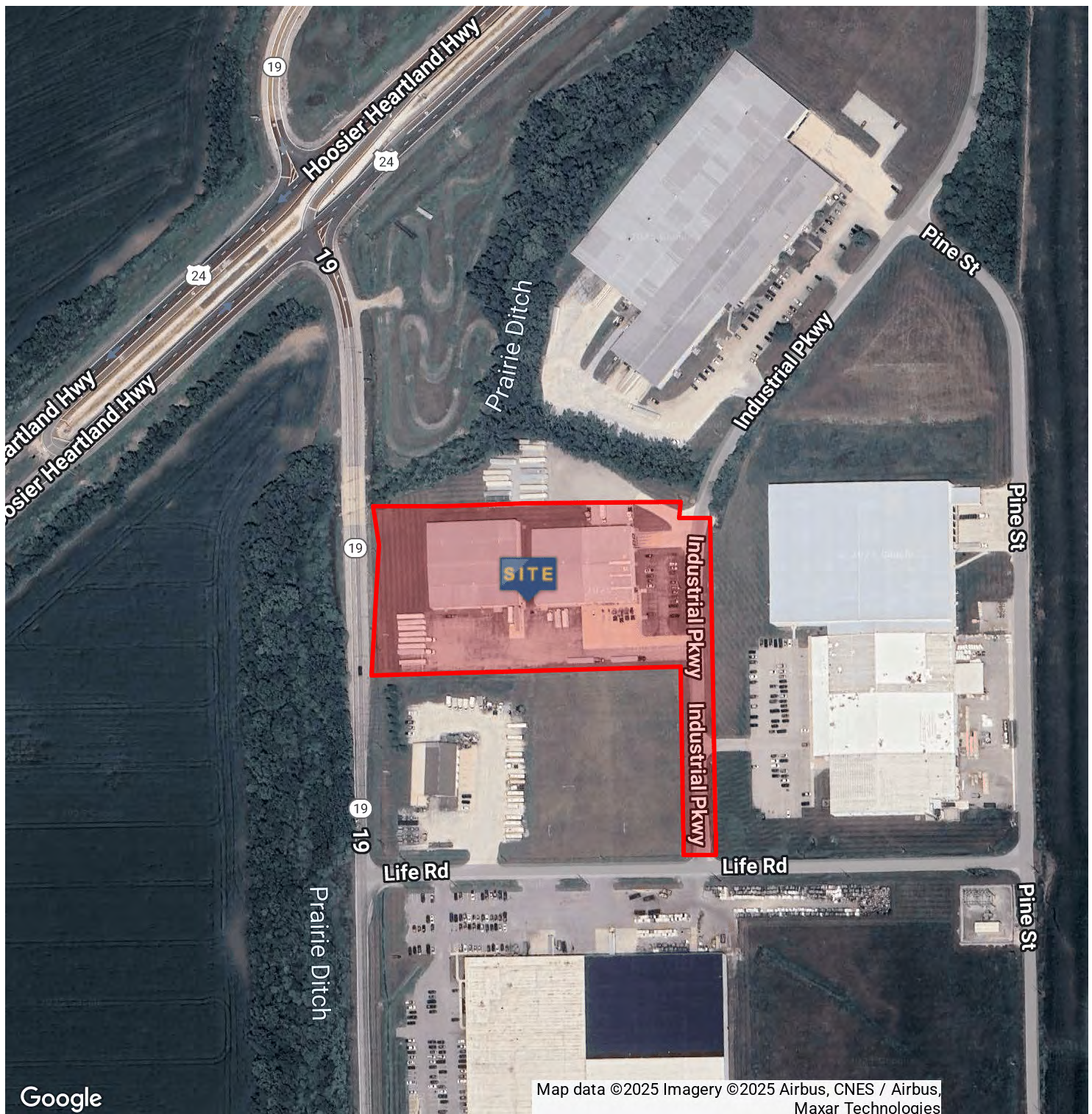
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AERIAL MAP

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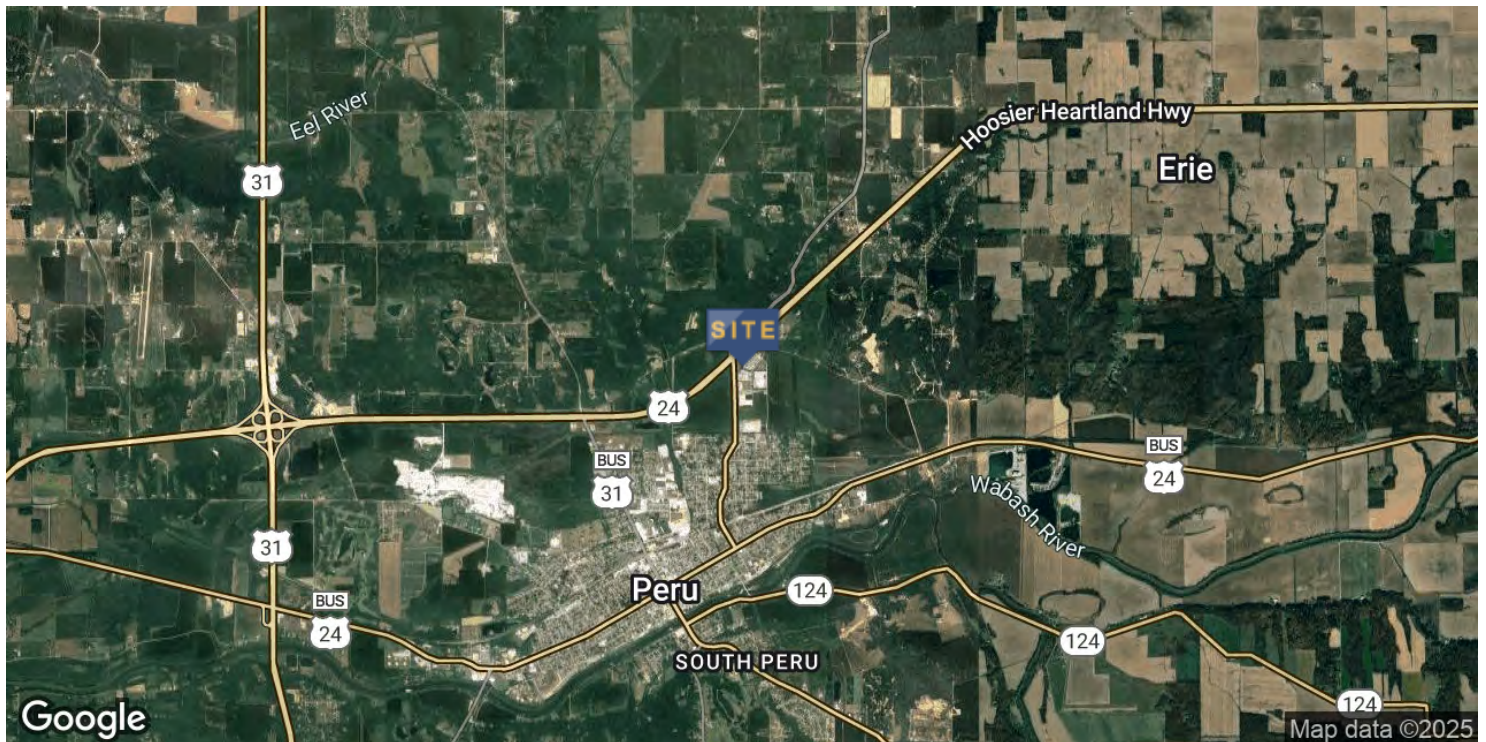
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LOCATION MAP

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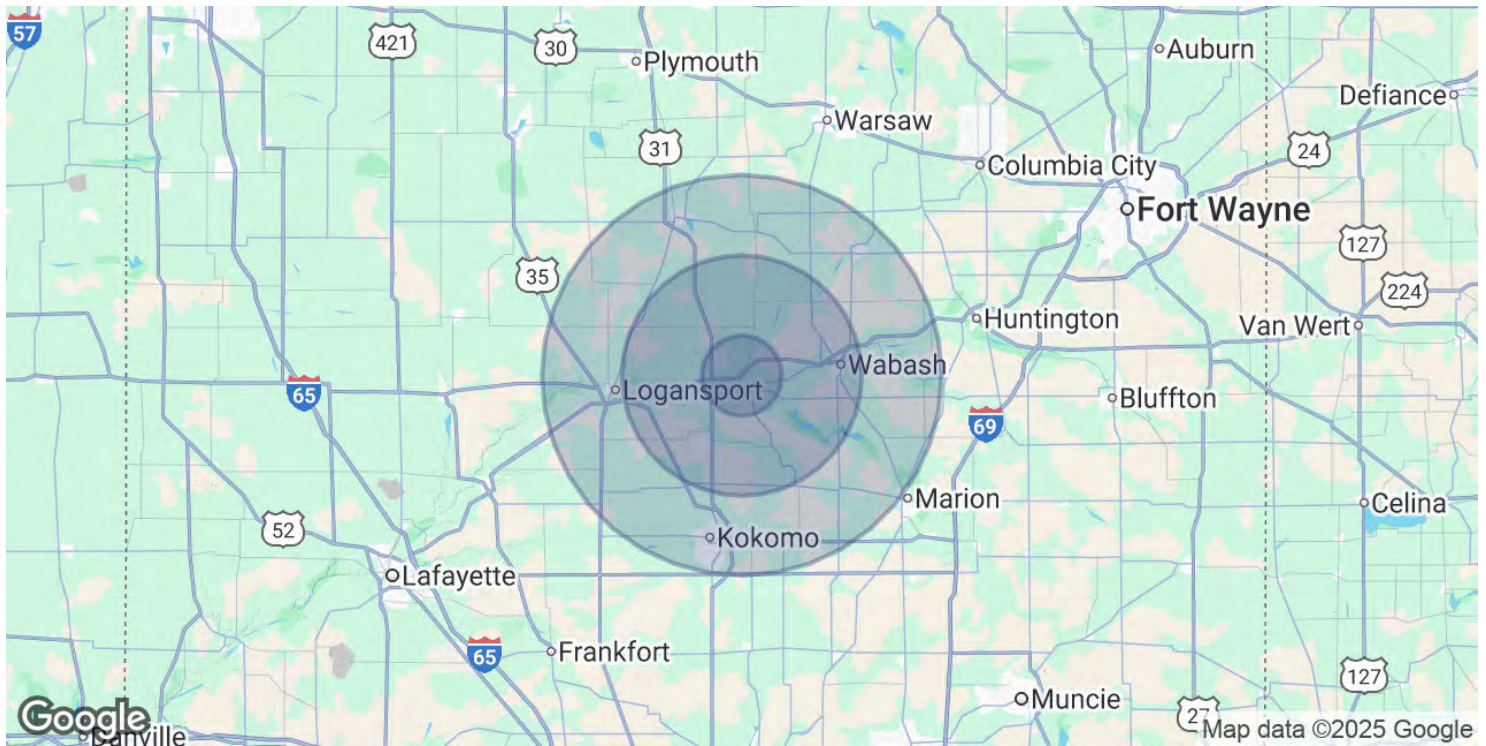
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DEMOGRAPHICS MAP & REPORT

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POPULATION	5 MILES	15 MILES	25 MILES
Total Population	16,258	71,995	188,493
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	5 MILES	15 MILES	25 MILES
Total Households	6,914	28,318	76,543
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$79,629	\$79,050	\$78,377
Average House Value	\$153,764	\$163,649	\$171,085

Demographics data derived from AlphaMap



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