FOR **SALE / LEASE**

INDUSTRIAL PROPERTY

222 W 2nd St
Marion, IN 46952

11,438 SF Industrial Building For Sale Or Lease

About The Property

- Downtown corridor location
- Close proximity to new riverfront development
- Two floors of clear-span space
- Large, dedicated parking lot included
- Prime redevelopment potential
- Favorable commercial zoning (LC/TZ)
- Lease Rate: $7.00 SF/yr NNN
- Sale Price: $710,000

the Zacher company

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PROPERTY INFORMATION

11,438 SF INDUSTRIAL BUILDING FOR SALE OR LEASE

BUILDING LOCATION/SIZE/ZONING

Street Address	222 W. 2nd St.
City, State, Zip	Marion, IN 46952
Total Building Area	11,438 SF
Acreage	0.51 Acre
Zoning	LC/TZ - Local Commercial/Transition Zone

BUILDING DATA

Construction Date	1930
Number of Stories	2
Floor Size	5,719 SF
Power	3-Phase
Overhead Doors	1
Restrooms	2

TRANSPORTATION

Distance to Interstate	I-69 - Approx. 6 Miles

UTILITY SUPPLIERS

Electric	AEP
Natural Gas	CenterPoint
Water & Sewer	Marion Utilities

PRICE/AVAILABILITY

Sale Price	$710,000.00
Sale Price/SF	$62.07
Lease Rate	$7.00 SF/yr (NNN)
Available	30 Days

PROPERTY TAXES

Parcel Number	27-07-06-103-096.000-002
Assessment: Land	$67,200
Improvements	$86,200
Total Assessment	$153,400
Tax Year	2024 Payable 2025

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

**Pro-rata share based on SF/area*

NEARBY BUSINESSES

Ryan & Payne	USPS
GCA Title	Northwest Bank
Riverside Community FCU	Family Dollar
CVS	Thompson Fire & Safety

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SITE OVERVIEW

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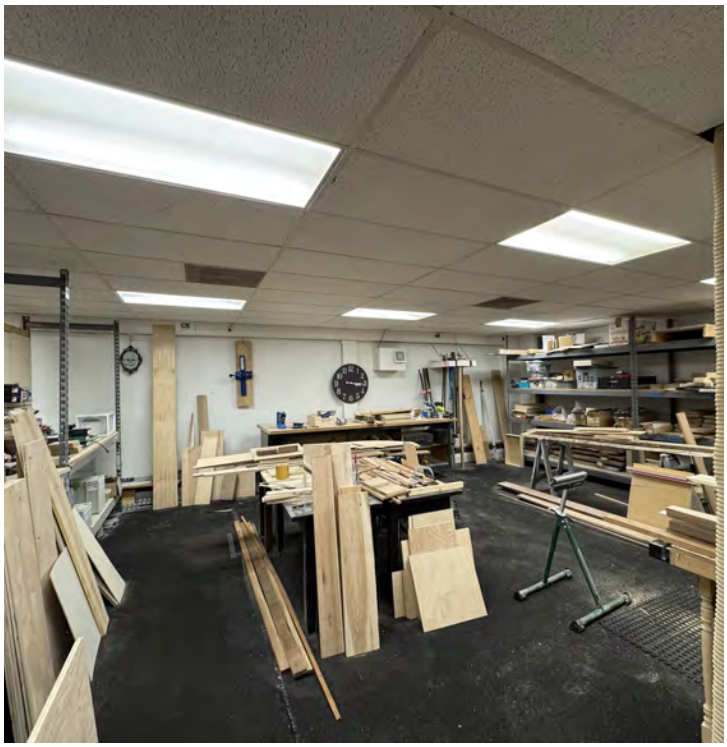
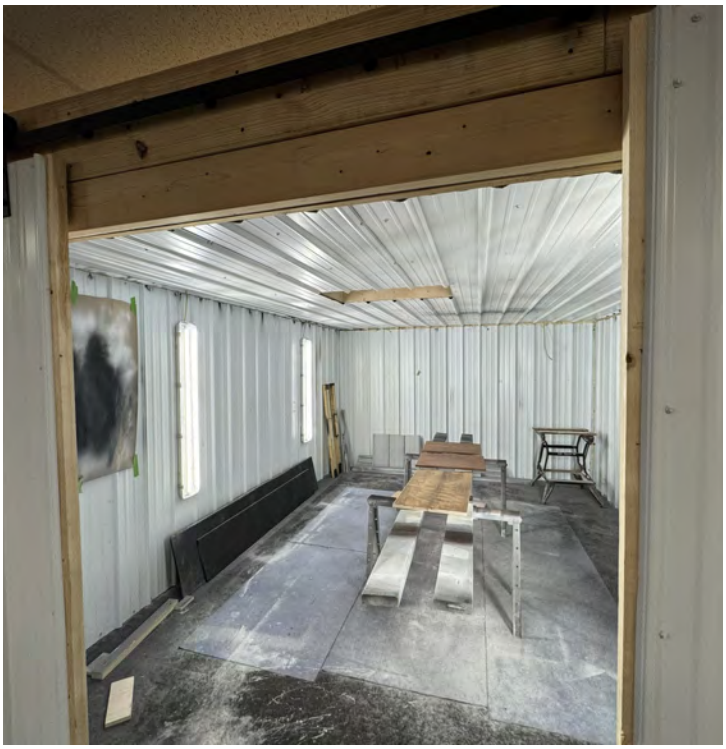
ADDITIONAL PHOTOS

11,438 SF INDUSTRIAL BUILDING FOR SALE OR LEASE





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LOCATION MAP

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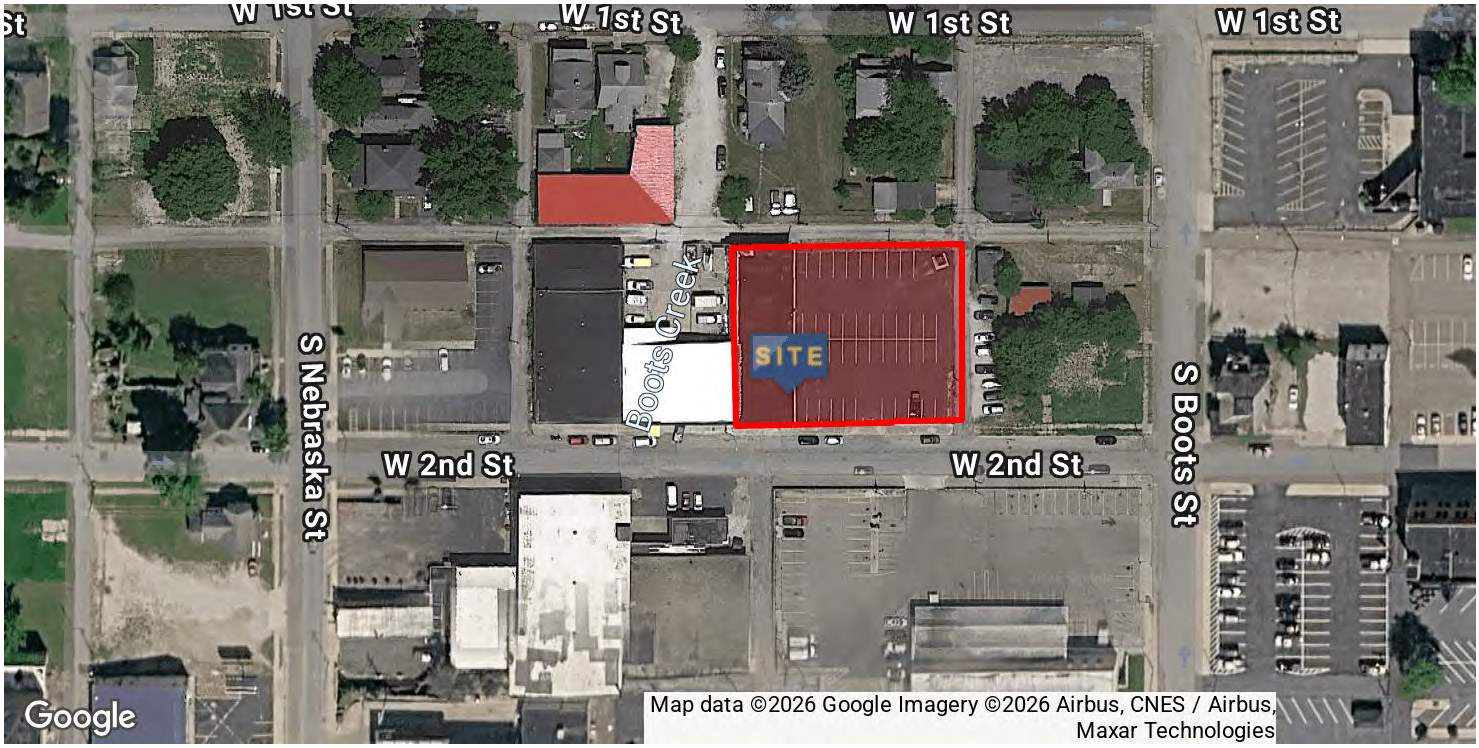

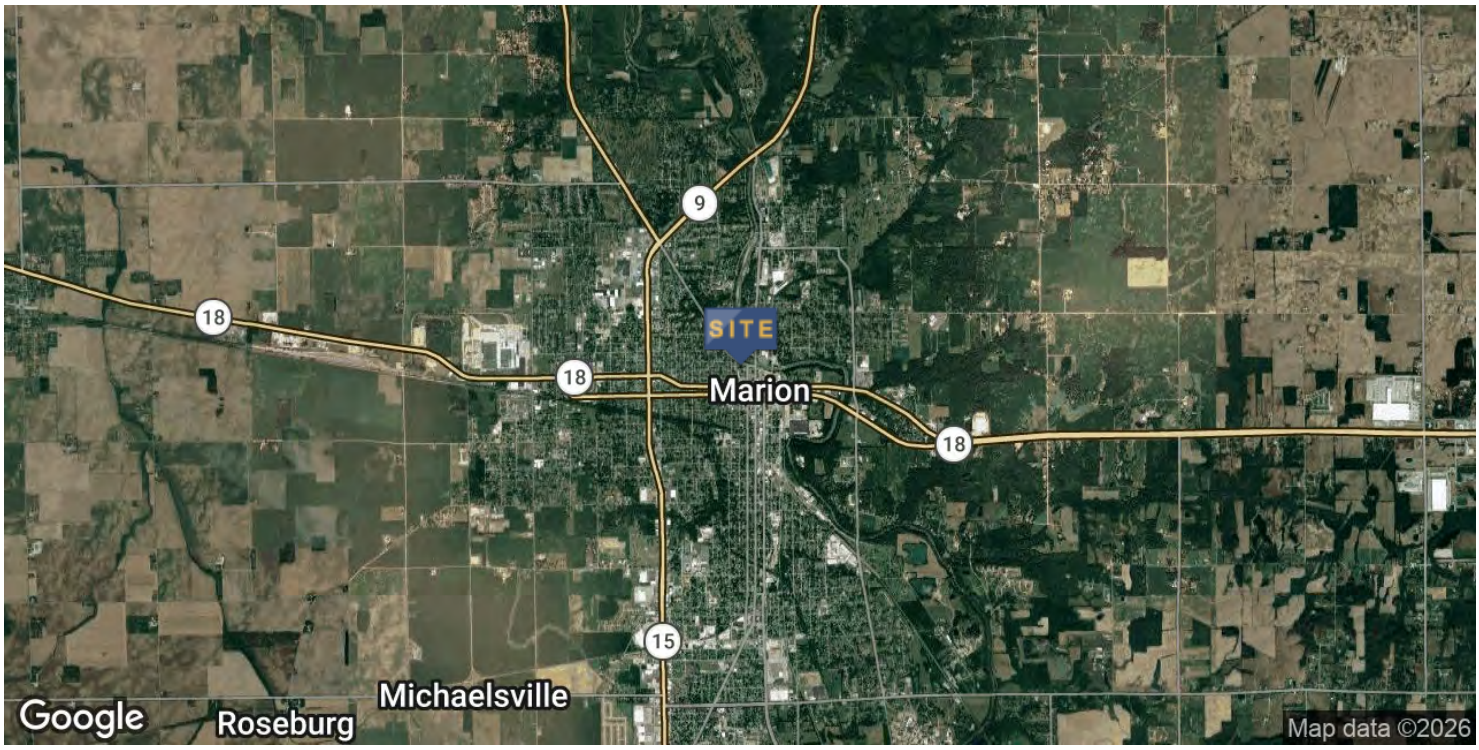

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DEMOGRAPHICS MAP & REPORT

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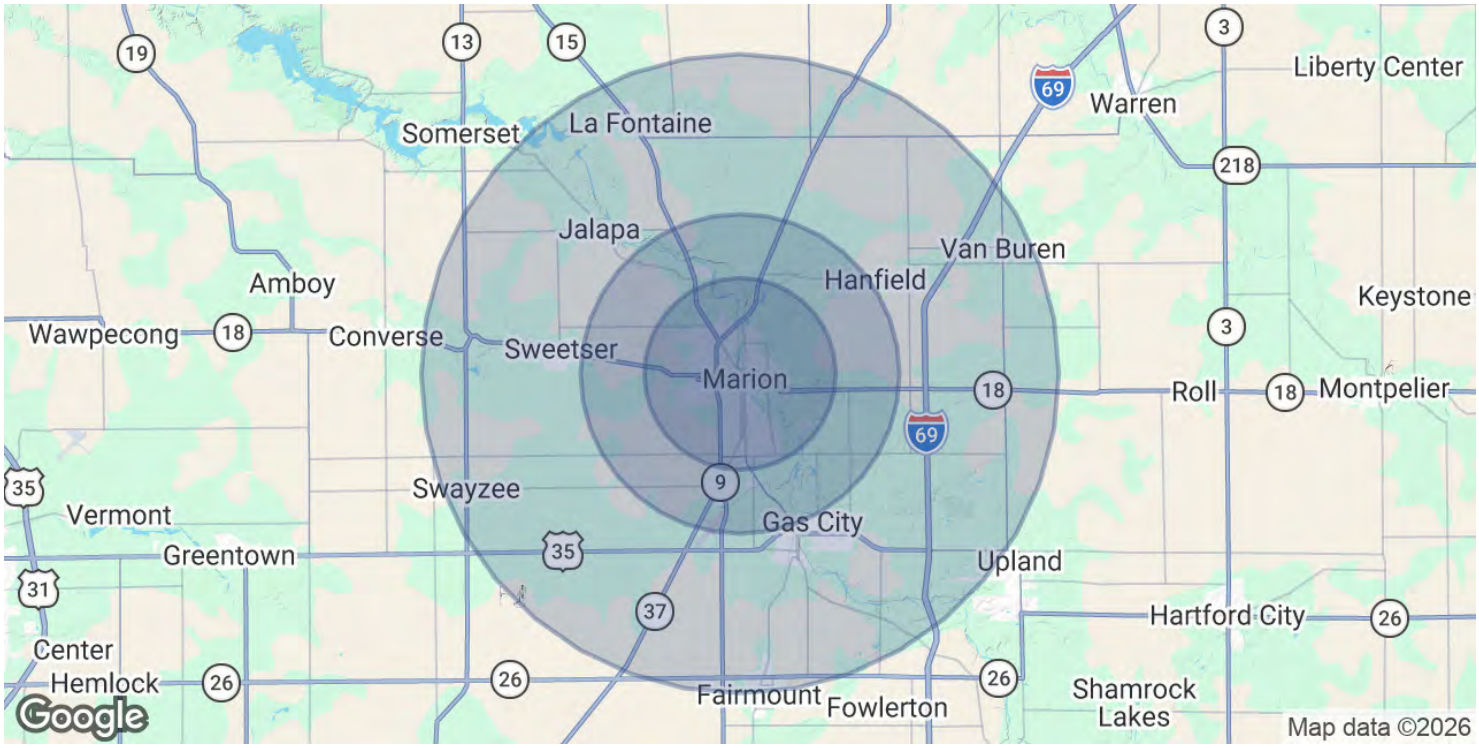

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	28,141	36,043	60,587
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,793	14,676	24,348
# of Persons per HH	2.4	2.5	2.5
Average HH Income	$58,917	$62,085	$67,451
Average House Value	$140,853	$147,594	$165,624

Demographics data derived from AlphaMap

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