



FOR **SALE** INDUSTRIAL
PROPERTY



1000 N Morton St.
Portland, IN 47371

115,993 SF Industrial Building Available

About The Property

- Former use: painting, injection molding and metalizing
- Ceiling height 14' to 16' and 20' to 22'
- 5,000 Amp, 480 Volt 3-Phase
- 6 loading docks; 8 drive-in doors
- 41,000 SF clear span warehouse space constructed in 2018
- 2,553 SF office space
- 5.67 Acres with 100 parking spaces
- Fully sprinkled
- Sale Price: \$4,400,000 (\$37.93/SF)



the
Zacher
company

STEVE ZACHER, SIOR, CCIM
President, Managing Broker
szacher@zacherco.com
260.422.8474

JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209

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

115,993 SF INDUSTRIAL BUILDING AVAILABLE

BUILDING LOCATION/SIZE/ZONING

Total Building Area	115,993 SF
Office Area SF	2,553 SF
Street Address	1000 N Morton St.
City, State, Zip	Portland, IN 47371
Zoning	IND/Industrial District
Site Acreage	5.67 Acres

PRICE/AVAILABILITY

Sale Price	\$4,400,000.00
Sale Price/SF	\$37.93
Available	5/1/25

BUILDING DATA

Year Built/Additions	1978; 2018
Roof	Standing seam metal
Construction	Pre-engineered steel
Power	5,000 amp, 480 volt 3-phase
Ceiling Height:	Manufacturing: 14'-18' Warehouse: 20'- 22'
Heat	Suspended gas and air rotation units
Lighting	LED & fluorescent
Floor	6"-12" reinforced concrete
Sprinklers	100% Wet
Restrooms	3 sets

PROPERTY TAXES

Parcel Number	38-07-16-304-003.000-034 38-07-16-300-035.002-034 38-07-16-304-001.002-304 38-07-16-304-015.001-034 38-07-16-304-001.003-034 38-07-16-304-002.001-034
Total Assessment	\$2,028,800
Annual Taxes	\$62,378.84 (\$0.54/SF)
Tax Year	2023 Payable 2024

LOADING FACILITIES

Dock Doors	Six (10'h x 8'w)
Drive-in Doors	Eight (14'h x 12'w & 12'h x12'w)

ESTIMATED OPERATING COSTS

	Cost (SF)
Taxes	\$0.54
Insurance	TBD
CAM	TBD
Total	TBD

PARKING/TRANSPORTATION

Parking Lot	Asphalt 100 Spaces
Major Road Nearest Site	US 27 - 0.5 Miles
Distance to Interstate	I-69 - 35 Miles

MISC.

Tranter Super Changer cooling towers
 Power roof and gable vent fans
 Buss duct power distribution
 Compressed air lines
 Extensive paint systems including paint conveyors and ovens
 Existing Tenant's lease expires 5/1/25



STEVE ZACHER, SIOR, CCIM
 President, Managing Broker
 szacher@zacherco.com
 260.422.8474

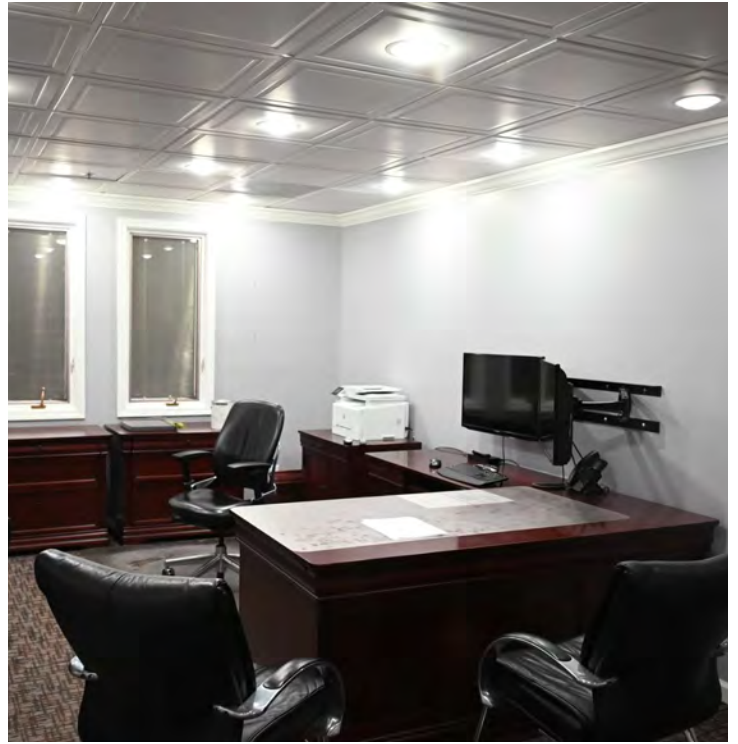
JOHN ADAMS, CCIM
 Vice President - Brokerage Services
 jadams@zacherco.com
 260.422.8474 x209



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

115,993 SF INDUSTRIAL BUILDING AVAILABLE



STEVE ZACHER, SIOR, CCIM
President, Managing Broker
szacher@zacherco.com
260.422.8474

JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209



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

115,993 SF INDUSTRIAL BUILDING AVAILABLE



STEVE ZACHER, SIOR, CCIM
President, Managing Broker
szacher@zacherco.com
260.422.8474

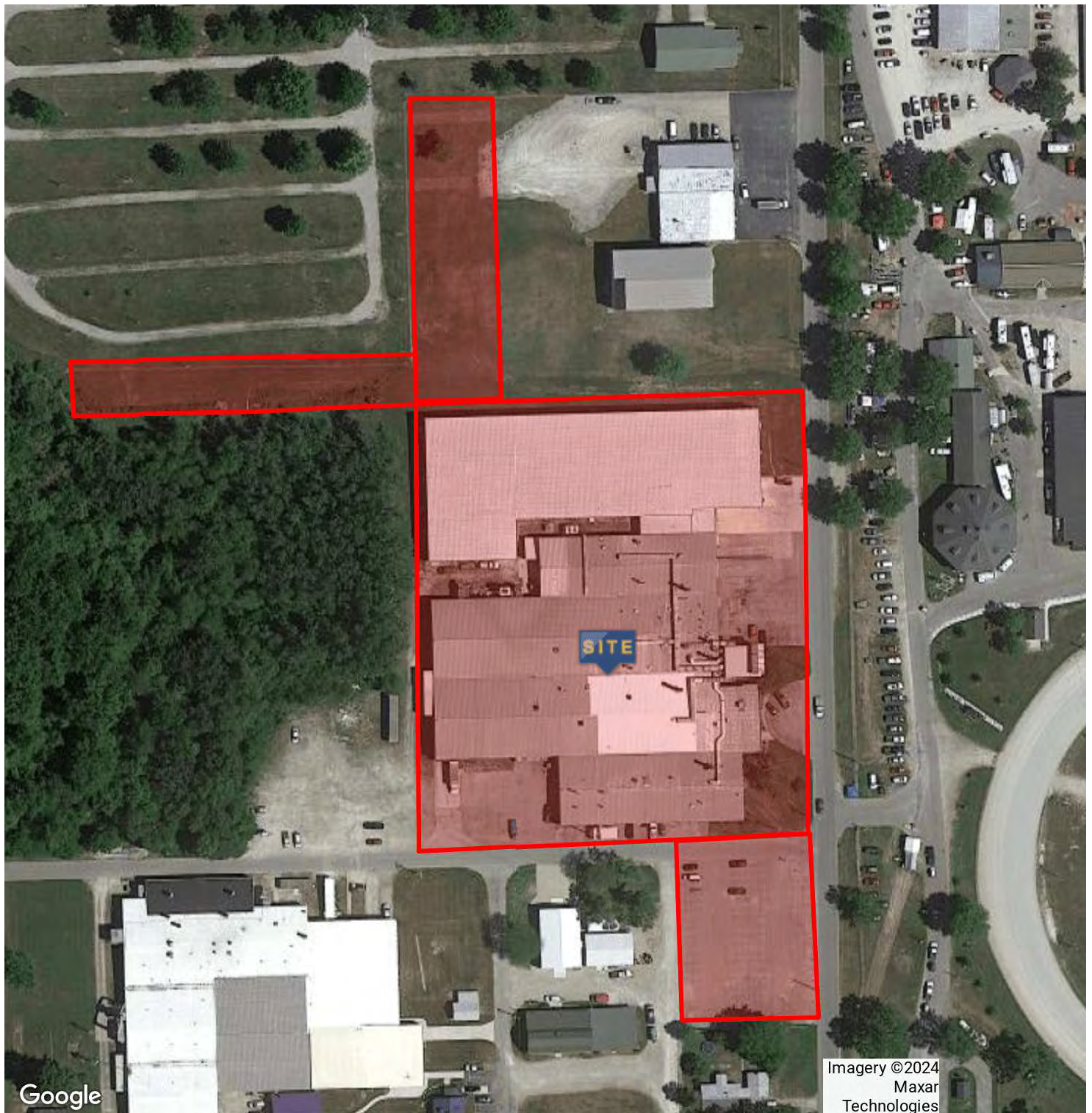
JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209



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.

AERIAL MAP

115,993 SF INDUSTRIAL BUILDING AVAILABLE



STEVE ZACHER, SIOR, CCIM
President, Managing Broker
szacher@zacherco.com
260.422.8474

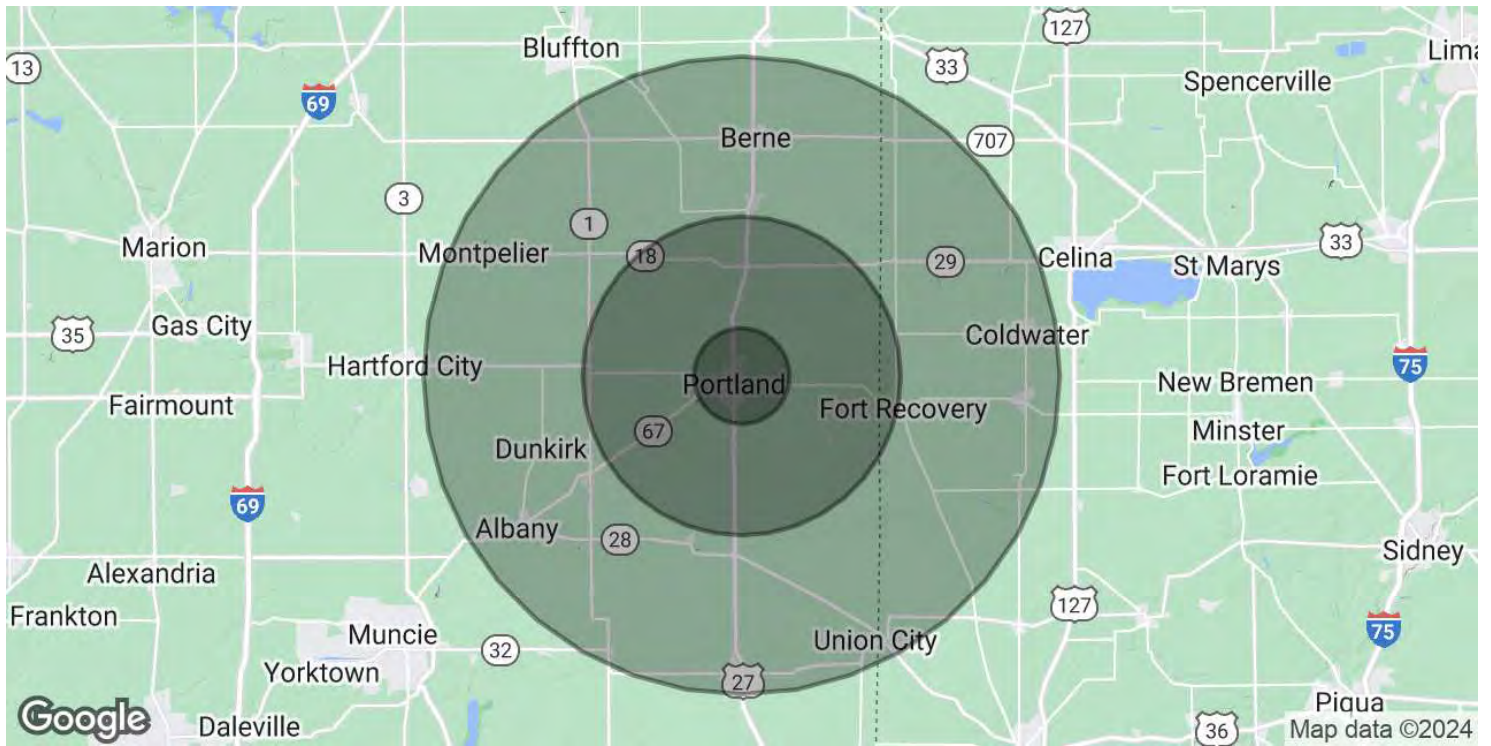
JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209



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

115,993 SF INDUSTRIAL BUILDING AVAILABLE



POPULATION	3 MILES	10 MILES	20 MILES
Total Population	7,519	17,517	81,730
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	43	40	40
HOUSEHOLDS & INCOME	3 MILES	10 MILES	20 MILES
Total Households	3,142	6,676	30,342
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$68,956	\$80,101	\$85,668
Average House Value	\$149,956	\$209,389	\$222,989

Demographics data derived from AlphaMap



STEVE ZACHER, SIOR, CCIM
 President, Managing Broker
 szacher@zacherco.com
 260.422.8474

JOHN ADAMS, CCIM
 Vice President - Brokerage Services
 jadams@zacherco.com
 260.422.8474 x209



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.