



FOR **SALE / LEASE**
INDUSTRIAL PROPERTY



6 Ringle Ave
Wabash, IN 46992

30,000 SF Industrial Spec Building Expandable To 83,250 SF

About The Property

- Shell is complete and ready to be finished
- Situated on +/- 3.0 Acres
- Ceiling height 26' (Eaves) 28' 6" (Peak)
- 2 dock doors & 1 drive-in door
- Attractive architectural entry to accommodate 2-story office build-out or mezzanine
- 6 year phased-in tax abatement
- Sale Price: \$3,400,000 (\$113.33/sf)
- Lease Rate: \$7.61/sf/yr NNN



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PROPERTY INFORMATION

30,000 SF INDUSTRIAL SPEC BUILDING EXPANDABLE TO 83,250 SF

<u>BUILDING /SIZE/LOCATION/ZONING</u>		<u>PRICE/AVAILABILITY</u>	
Total Building Area	30,000 SF	Lease Rate	\$7.61 /sf/yr NNN
Street Address	6 Ringle Ave	Sale Price	\$3,400,000 (\$13.33/sf)
City, State, Zip	Wabash, IN 46992	Date Available	Shell Complete and ready for finish
County/Township	Wabash/Noble		
Site Acreage	+/- 3.0 Acres		
Zoning	WCLI/Light Industry District		
<u>BUILDING DATA</u>		<u>PROPERTY TAXES</u>	
Condition	New	Parcel Number	85-10-36-200-005.000-008
Construction Date	2025		
Roof	Standing seam		
Floor	6" Reinforced concrete		
Ceiling Height	26' (Eave) 28' 6"Peak)		
Bay Spacing	31' x 60'		
Dimensions	240' x 125'		
Electrical	600 amp, 480v, 3 phase		
Sprinkler	Wet System		
<u>LOADING FACILITIES</u>		<u>FINANCIAL RESPONSIBILITIES</u>	
Dock Doors	two (9' x 9) with 40,000 # manual levelers	Utilities	Tenant
Drive-in Doors	one 14' x 14'	Property Taxes	Tenant
		Property Insurance	Tenant
		Common Area Maintenance	Tenant
		Non Structural Maintenance	Tenant
		Roof & Structure	Landlord
<u>UTILITIES</u>		<u>ESTIMATED OPERATING COSTS</u>	
Electric Supplier	Duke Energy		Cost (SF)
Natural Gas	NIPSCO	Taxes	\$0.00
Water & Sewer	City of Wabash	Insurance	\$0.00
		CAM	\$0.00
		Total	\$0.00



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BUILDING FINISHES

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LEVEL OF FINISHES

- Exterior Standard metal panel with vinyl faced 4" Fiberglass Batt Insulation
- Roof Standing seam metal
- Insulation R13 sidewalls R19 roof
- Floor The floor has not yet been poured, the floor is able to accommodate 6" reinforced concrete or to Tenant's specifications. (Not included in sale price)
- Electrical 600 amp, 488/277 Volt, 3 phase (additional power is available)
- Lighting LED 30' candles
- Heat in Whse. One wall mounted Cambridge S-800 Air makeup unit
- Ventilation Wall fans and louvers
- Dock Doors Two 9'x9' with 40,000 pound mechanical levelers with dock seals
- Drive-in Doors One 14'x14'
- Fire Protection Wet System. It is possible to upgrade to ESFR
- Parking 10 vehicles; more can be added
- Restrooms Not included but will finish to suit
- Office finish Not included but will finish to suit

Additional finishes can be added to meet the users specific needs and will be either amortized over the term of the lease as additional rent or paid by the tenant.



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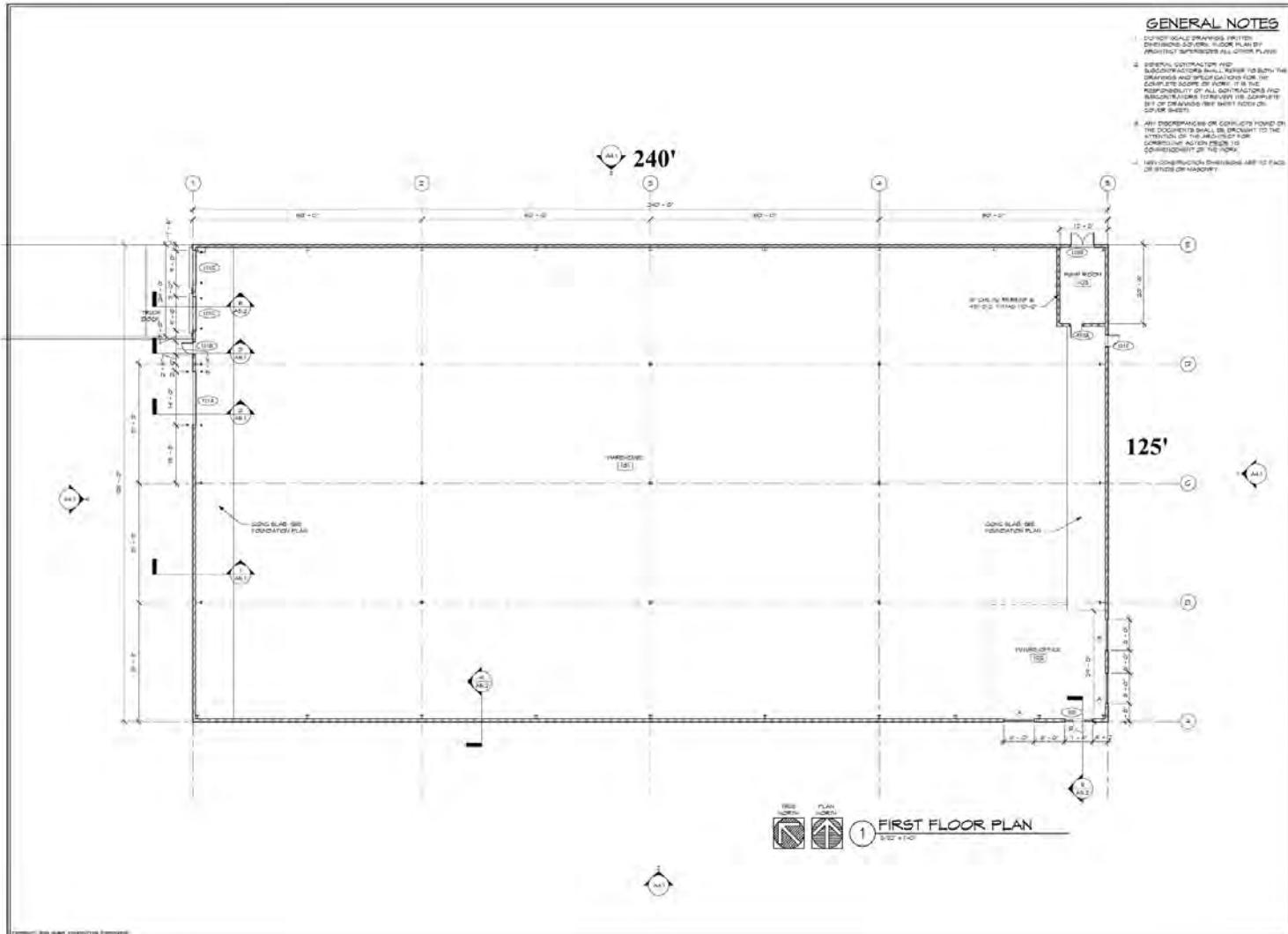
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SITE PLAN

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**the
Zacher
company**

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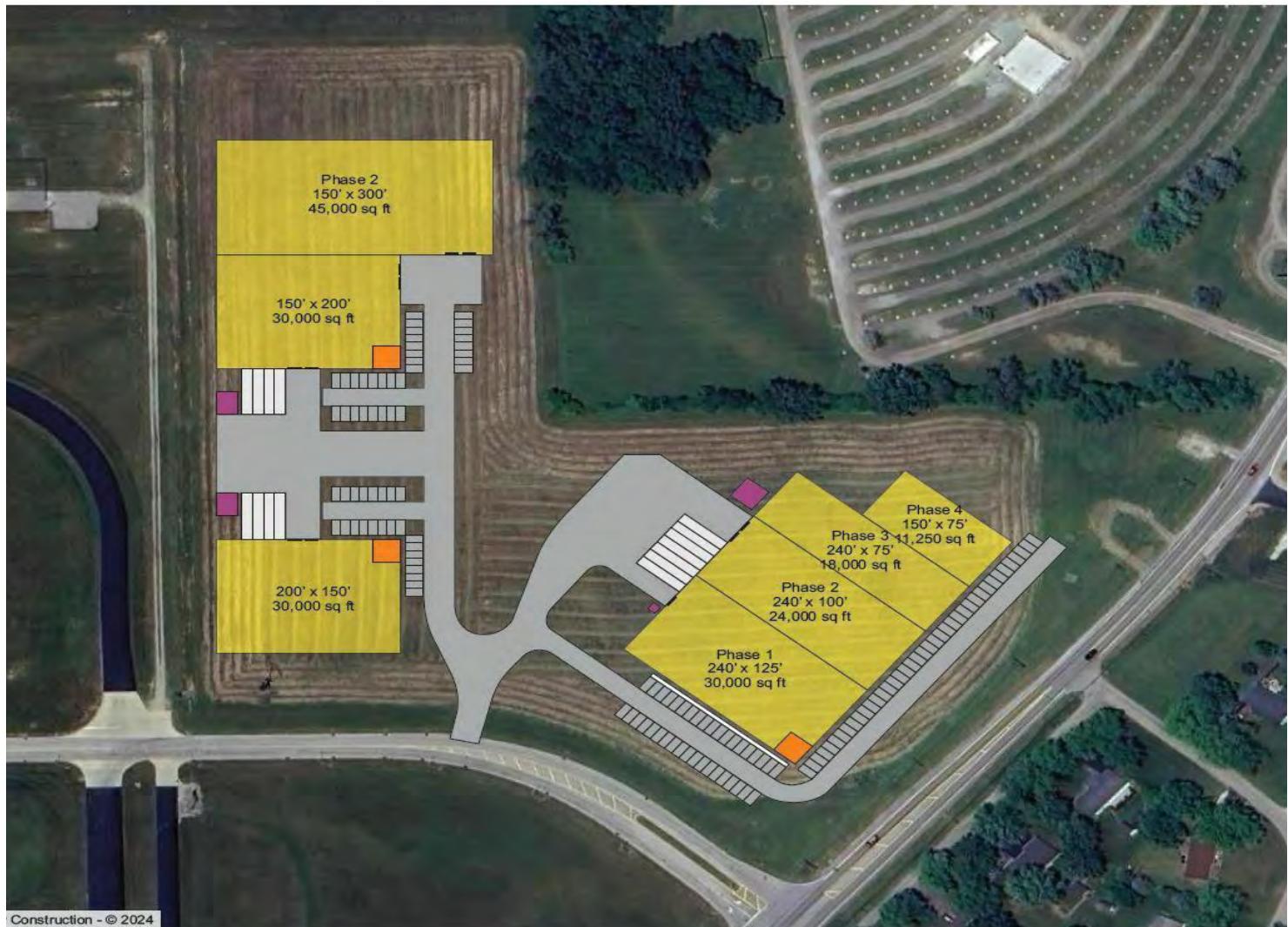
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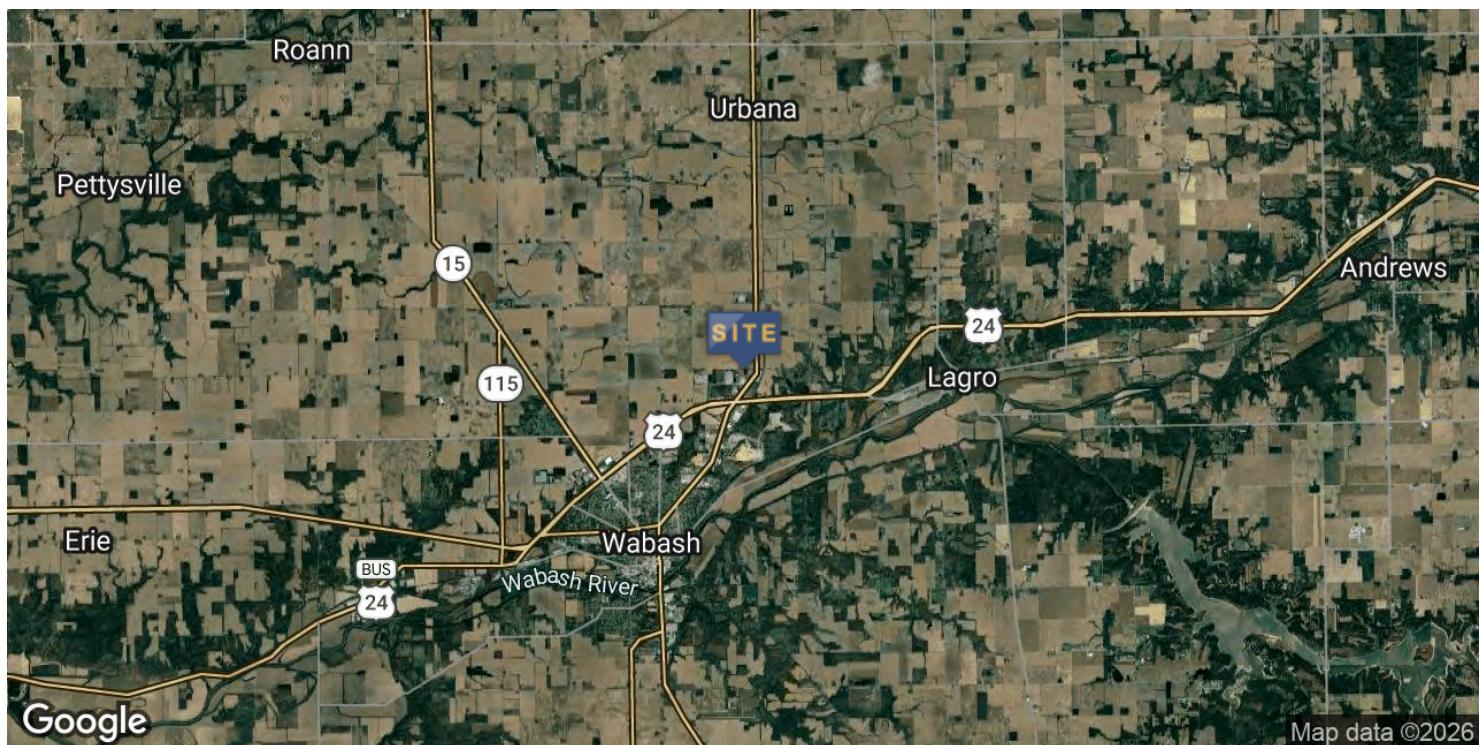
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LOCATION MAP

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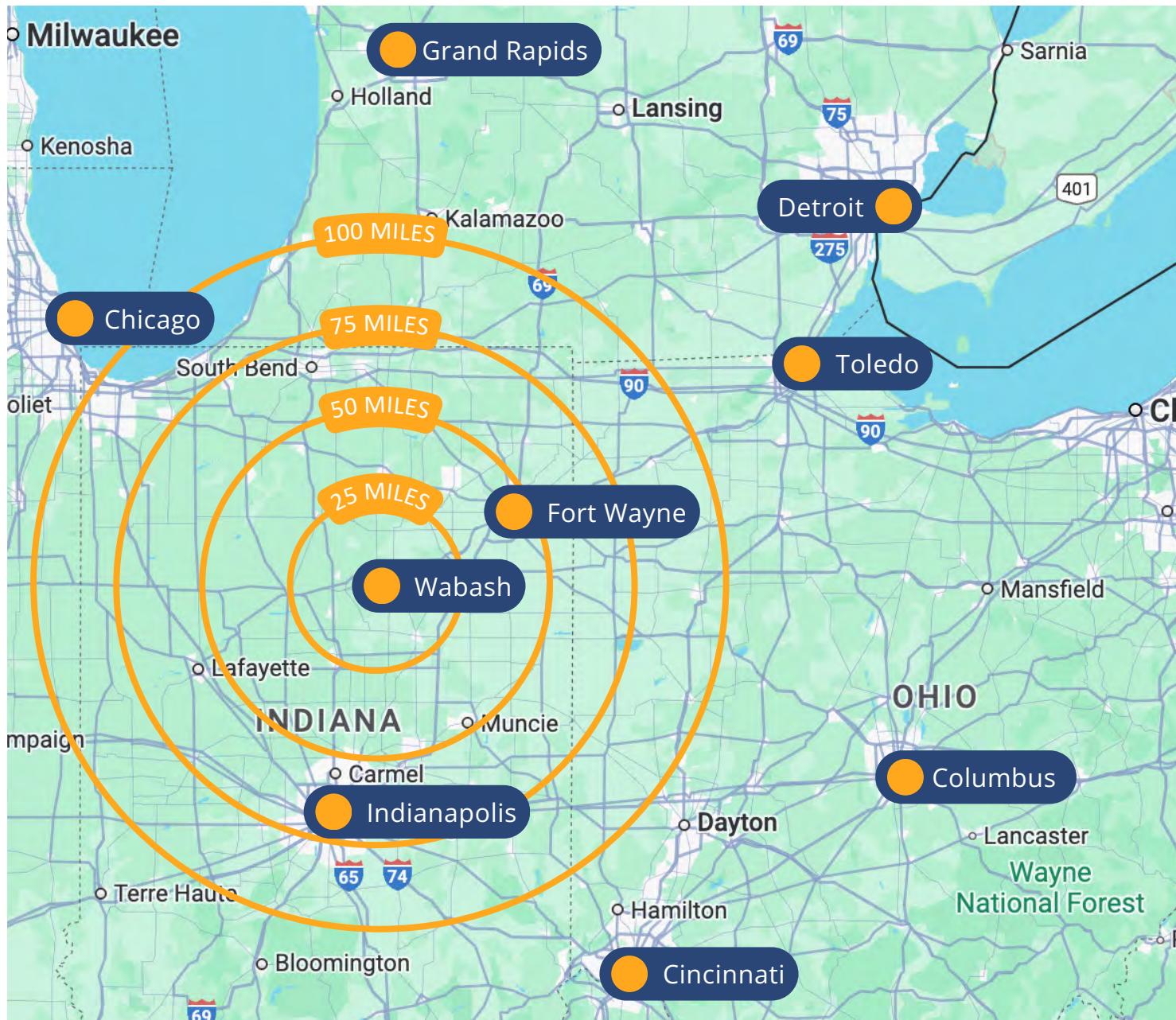
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DRIVING DISTANCE MAP

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DISTANCE FROM WABASH, INDIANA, TO MAJOR CITIES

Fort Wayne	46 miles	Cincinnati	182 miles
Indianapolis	84 miles	Columbus	182 miles
Toledo	148 miles	Grand Rapids	200 miles
Chicago	157 miles	Detroit	208 miles



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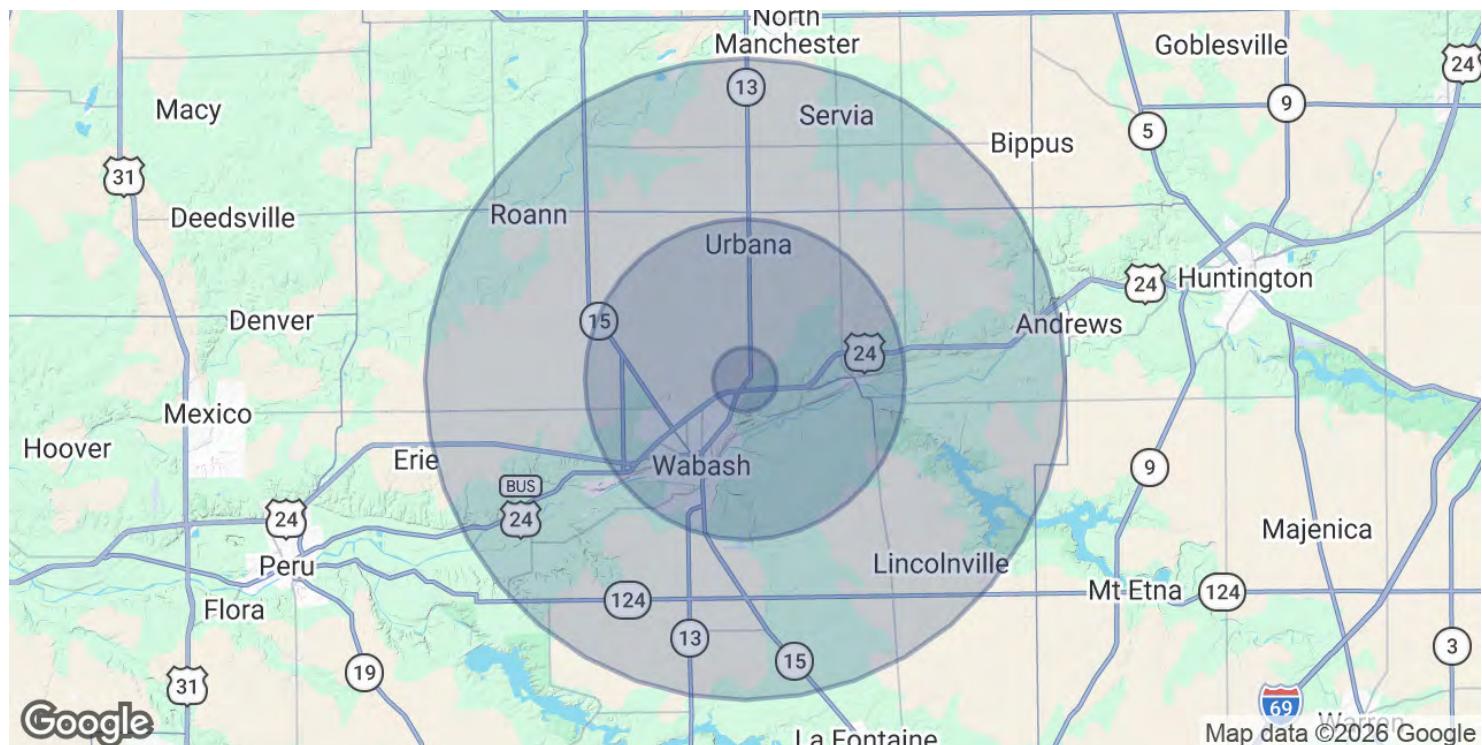
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DEMOCRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	179	13,506	21,712
Average Age	44	44	44
Average Age (Male)	44	42	43
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	73	5,787	9,091
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$96,258	\$77,793	\$82,816
Average House Value	\$236,369	\$163,906	\$182,151

Demographics data derived from AlphaMap



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