



BUTLER INDUSTRIAL FACILITY

206 W Depot St, Butler, IN 46721

Property Highlights

- 18,518 SF industrial facility on nearly 6 acres in Butler, Indiana
- Impressive crane infrastructure: five 5-ton cranes and two 3-ton cranes included
- 32-foot clear height in the 12,000 SF crane shop with clear span design
- Heavy power capacity at 1,200 amps - ready for manufacturing operations
- Multiple buildings offer operational flexibility: crane shop, paint shop, and dedicated office space



Dave Horacek
260-760-1988
Dave@alliedcomre.com



Parker Braun
260-223-1199
Parker@alliedcomre.com

6059 Innovation Blvd
Fort Wayne, IN
260-424-0210

Alliedcommercial.co

SALE & LEASE INFORMATION



Address:	206 W Depot St, Butler, IN 46721
County:	Dekalb
Township:	Wilmington
Parcel Number(s):	17-07-11-228-001.000-027 17-07-11-228-002.000-027 17-07-11-228-008.000-027
Price:	\$1,400,000.00
Square Foot:	18,518
Price PSF:	\$75.60
Acres:	6.79

Dave Horacek
260-760-1988
Dave@alliedcomre.com

Parker Braun
260-223-1199
Parker@alliedcomre.com



BUILDING INFORMATION

Property Type:	Industrial
Year Built:	Office- 1996 Trailer (Office)- 1980 Paint Shop- 1981 Crane Shop- 1996
Year Renovated:	1996
# of Stories:	1
Construction Type:	Steel Frame Shop, Frame construction office
Exterior Type:	Metal Siding, vinyl siding office
Roof:	Metal Shop, Asphalt Shingle office
Heating:	Gas forced and infrared heat in shop. Gas forced heat in office.
A/C:	In the office
Lighting :	LED in Crane Shop
Electrical:	1200 Amp

Ceiling Height:	Paint Shop- 14ft Crane Shop- 32 ft Clear Span (Center Beam 18 ft)
Sprinkler:	No
Security:	Specific to user
Flooring Type:	Shop is concrete, Office is carpet
Concrete Thickness:	Truck bay is a foot thick but the rest of the shop is 6" thick.
Overhead Doors:	Paint Shop-2 Crane Shop- 2
Overhead Door Sizes:	Paint Shop-2 (12x14) Crane Shop- 2 (12x16)
Semi Docks:	N/A
Box Truck Docks:	4 drive in doors
Cranes:	5- Five Ton Cranes 2- Three Ton Cranes
Restrooms:	1 in Paint Shop Office, 1 in Office

AVAILABLE BUILDINGS



AVAILABLE SPACE

Total Building SQFT:	18,518
Total Available:	18,518
Max Contingous:	12,000

BUILDINGS

Building	Total SQFT
Office	2,824
Trailer	600
Paint Shop	3,094
Crane Shop	12,000

Dave Horacek
260-760-1988
Dave@alliedcomre.com

Parker Braun
260-223-1199
Parker@alliedcomre.com



SITE DATA & UTILITIES



Acreage:	5.794
Zoning:	I1-light industrial
Proximity to Interstate:	14 Min to I69
Parking Surface:	Concrete and Stone
Parking Spots:	Ample
Lighted Intersection:	No
Access:	W Depot St
Site Visibility:	Prime

Electric (Amps/Volts/Phase):	Shop 1,200 amp
Electric Provider:	AEP
Water:	Butler Water Treatment
Sewer:	Wastewater Treatment
Gas:	Nipsco
Broadband Supplier	Mediacom/ Frontier

Dave Horacek
260-760-1988
Dave@alliedcomre.com

Parker Braun
260-223-1199
Parker@alliedcomre.com



BUILDING PHOTOS



Dave Horacek
260-760-1988
Dave@alliedcomre.com

Parker Braun
260-223-1199
Parker@alliedcomre.com

Allied
COMMERCIAL
BROKERAGE | PROPERTY MANAGEMENT | DEVELOPMENT

AERIAL PHOTOS



Dave Horacek
260-760-1988
Dave@alliedcomre.com

Parker Braun
260-223-1199
Parker@alliedcomre.com

Allied
COMMERCIAL
BROKERAGE | PROPERTY MANAGEMENT | DEVELOPMENT