

BALL SPORTS ACADEMY

200 INTERTECH PKWY, ANGOLA, IN 46703



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,900,000
Lease Rate:	\$5.00 SF/yr (NNN)
Building Size:	29,250 SF
Available SF:	26,750 SF
Lot Size:	6.39 Acres
Year Built:	2018
Zoning:	C-1 (Commercial)
Traffic Count:	SR 127 - 12,437 VPD

PROPERTY OVERVIEW

200 Intertech Pkwy is a Class A sports complex located along Interstate 69 in the heart of lake country. With a 5-year lease in place with Parkview Sports Medicine, this property is ideal for any investor or owner-user seeking an established facility. The clear span steel construction, parking for over 100 vehicles, and 6 acre lot presents unlimited potential for future expansion, development, and growth. This property offers a core plus investment opportunity investors or owner-users can't afford to miss!

Within a 5 mile radius of the property at 200 Intertech Pkwy, the local economy is a retailers dream with median home values of \$222,000 and over \$335 million in annual retail spending. Angola, Indiana is a recreational wonderland surrounded by 101 natural lakes and Indiana's most beautiful state park, Pokagon State Park. In the heart of Steuben County, residents and tourists enjoy the State's only toboggan slide, groomed hiking and biking trails, guided horseback rides, boat rentals, a 200-acre buffalo preserve, as well as unique wineries, restaurants, and historic downtowns.

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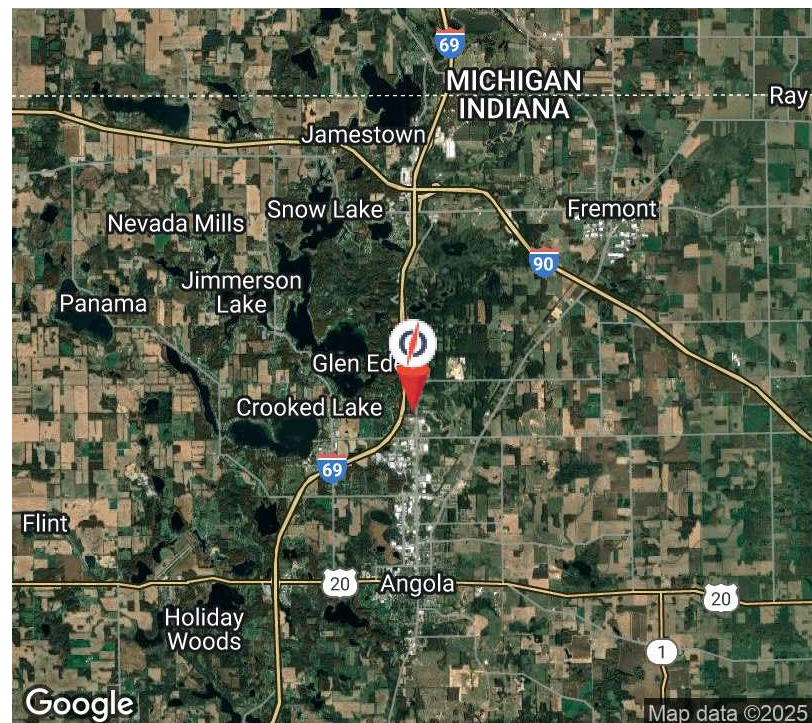


PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Volleyball sports complex located along Interstate 69 in the heart of lake country
- Open span court area with 3 volleyball courts, 34' ceilings, bleacher seating, and overhead door for easy access
- Back office includes 1 small and 1 large private office, conference room, teaching room, pro shop, and tons of stock or storage rooms
- Players and fans enjoy two separate locker rooms, two public restrooms, large lobby with lounge, concession stand, and 100+ parking spaces with handicap designated spaces
- Co-tenants include Parkview Sports Medicine and a spa
- Property is in excellent condition and also offered for sale for interested investors - contact broker for more details
- Excellent location in a growing community along I-69 in the heart of lake country!
- Class A sports complex with a strong reputation in the volleyball community



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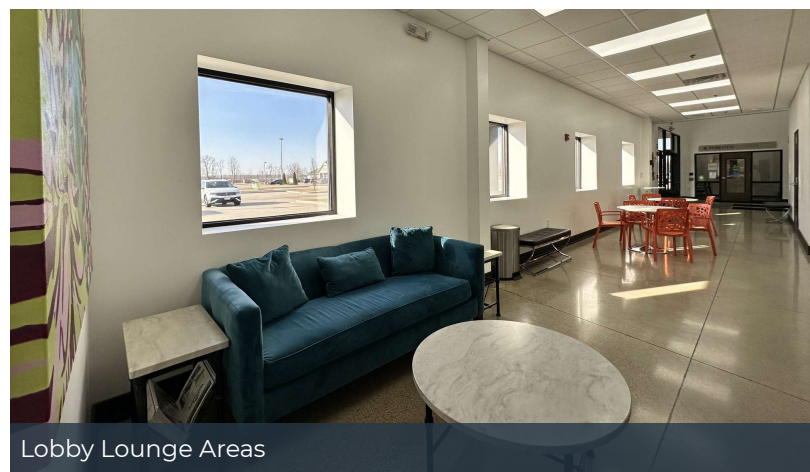
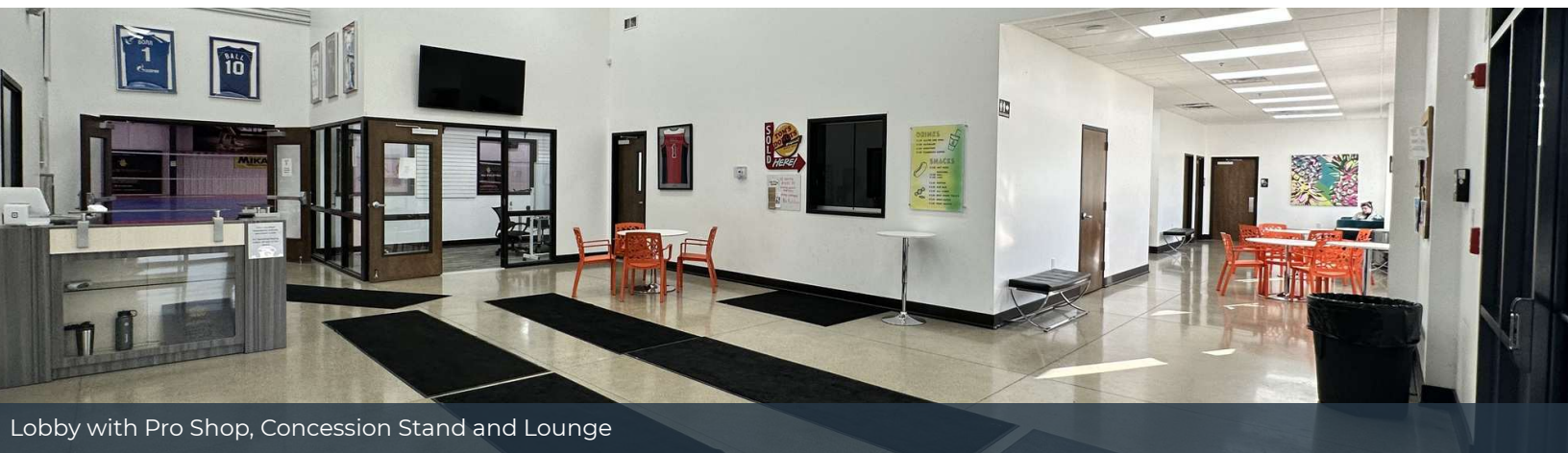
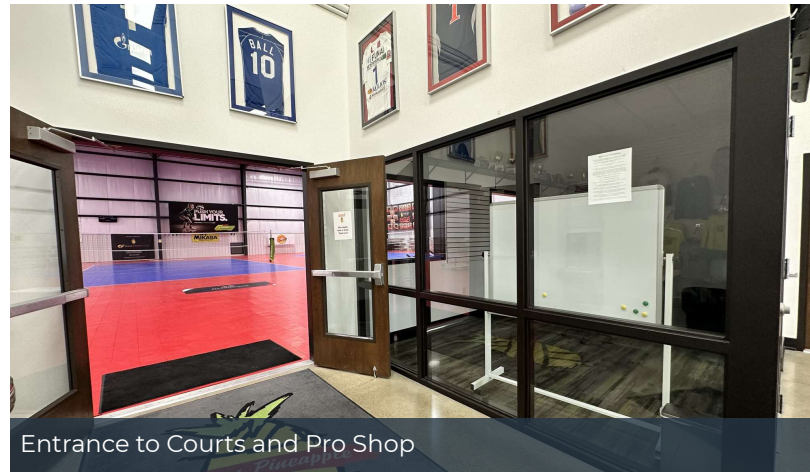
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ENTRANCE LOBBY



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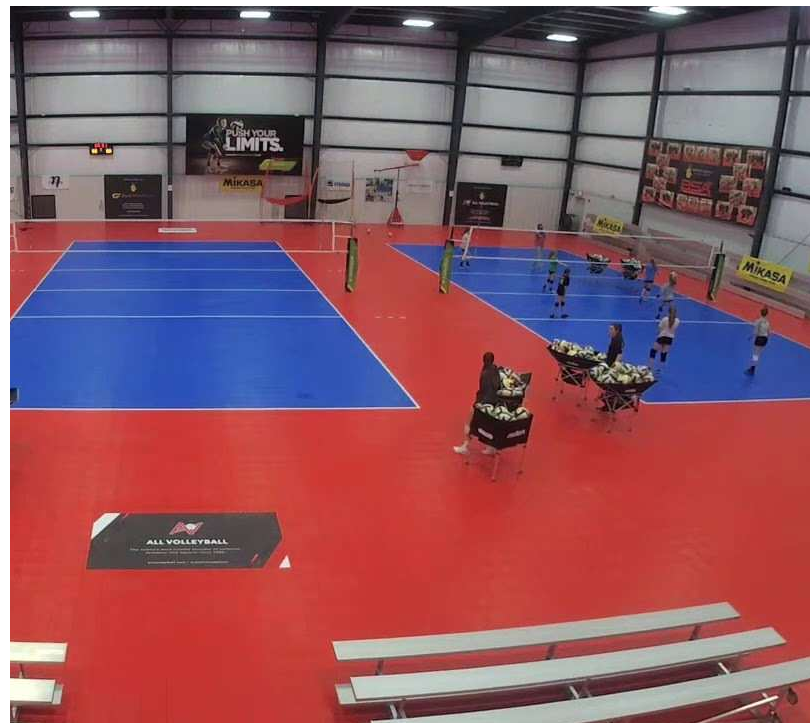
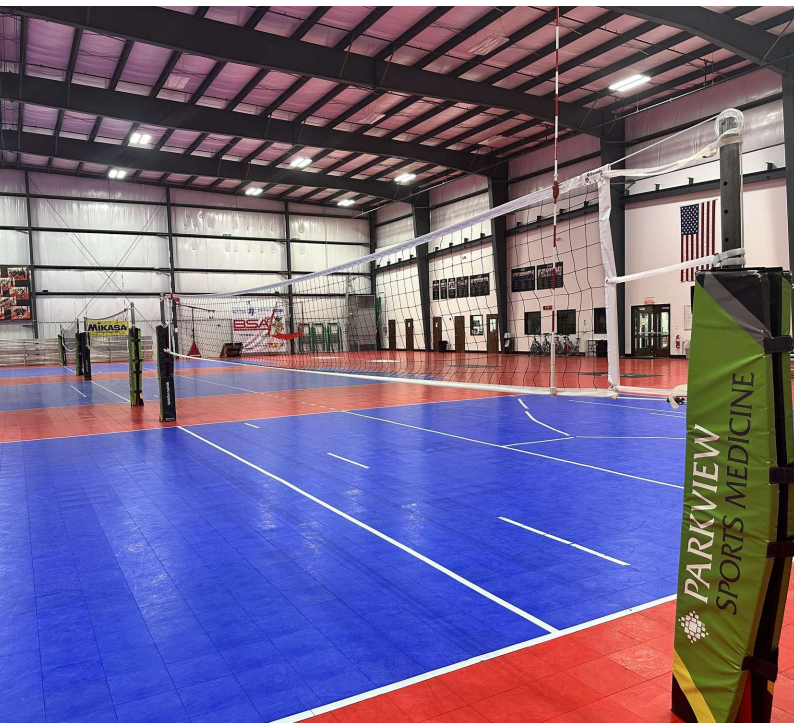
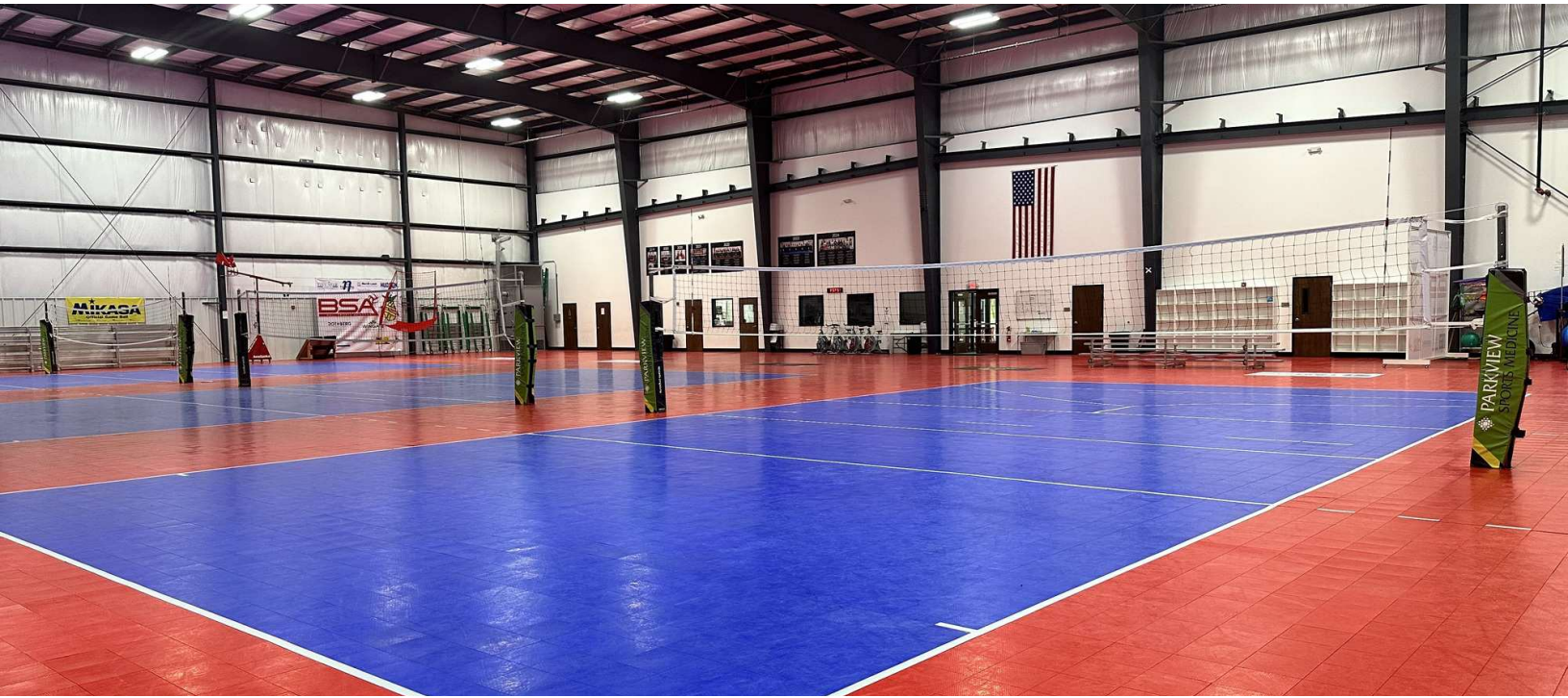
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VOLLEYBALL COURTS



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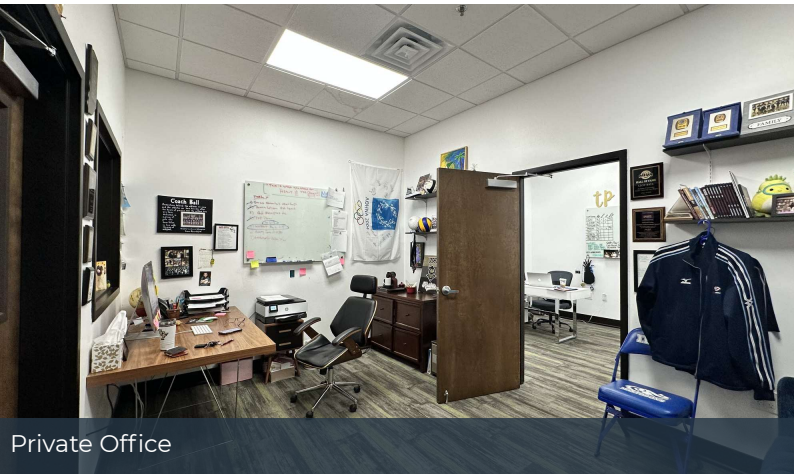
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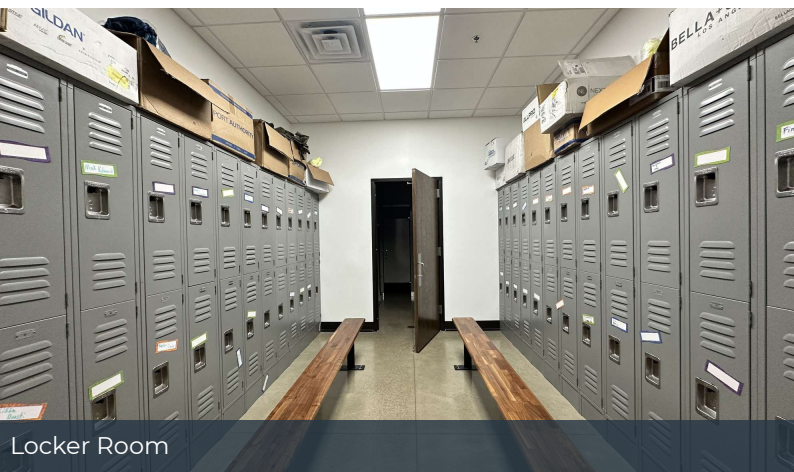
BACK OFFICE



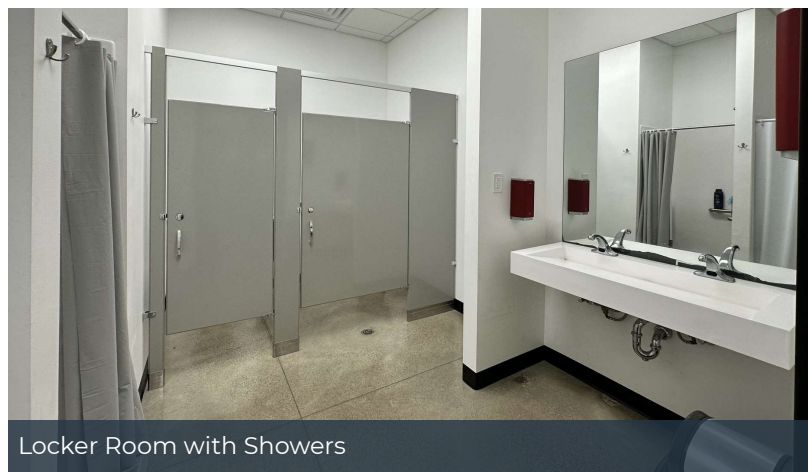
Private Office



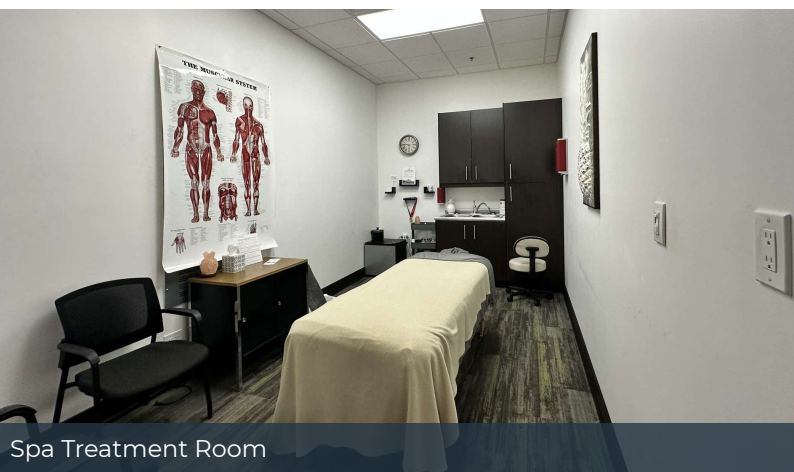
Co-working Office or Conference Room



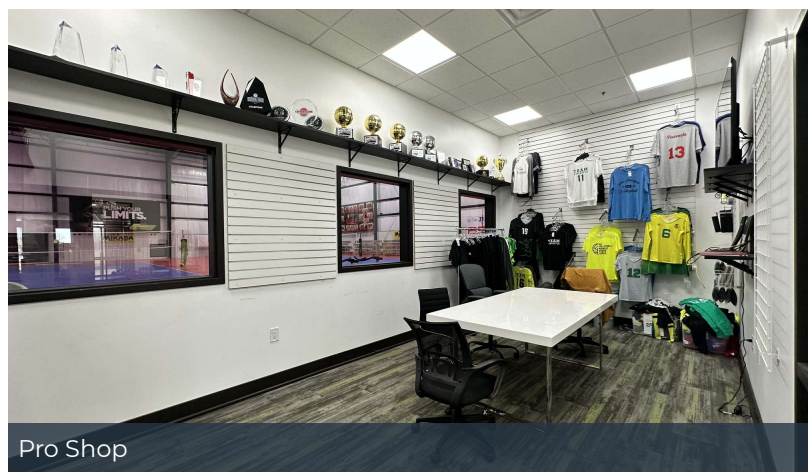
Locker Room



Locker Room with Showers



Spa Treatment Room



Pro Shop

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LEASEABLE FLOOR PLAN



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PROPERTY DETAILS

SALE PRICE	\$1,900,000
LEASE RATE	\$5.00 SF/YR

LOCATION INFORMATION

Building Name	Ball Sports Academy
Street Address	200 Intertech Pkwy
City, State, Zip	Angola, IN 46703
County/Township	Steuben/Pleasant
Market	Tertiary
Cross Streets	N Wayne St & Intertech Pkwy
Section	North
Side Of Street	North
Road Type	Highway
Nearest Highway	Interstate 69

BUILDING INFORMATION

Building Size	29,250 SF
Lot Size	6.39 Acres
Sale Price / SF	\$64.96
Year Built	2018
Occupancy %	100%
Tenancy	Multiple
Construction Status	Existing
Framing	Metal
Condition	Excellent
Roof	Metal
Free Standing	Yes
Floor Coverings	Rubber Membrane

PROPERTY DETAILS

Property Type	Sports Complex
Zoning	C-1 (Commercial)
APN#	76-06-11-000-054.000-012
	76-06-11-000-055.000-012
	76-06-11-000-056.000-012
Lot Frontage	410'
Lot Depth	685'
Corner Property	Yes
Traffic Count	SR 127 (N Wayne St) - 12,437VPD

PARKING & TRANSPORTATION

Parking Type	Private
Paved Lot Type	Concrete
Number Of Spaces	102 Spaces & 4 Handicap

UTILITIES & AMENITIES

Handicap Access	Yes
Restrooms	5
Landscaping	Yes
Power	Yes
Exterior Description	Steel Frame and Siding
Interior Description	Multi-tenant volleyball complex with a Parkview Sports Medicine, spa, locker rooms, private offices, concession stand, conference room, lounge areas, pro shop, and zero grade overhead door.

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