



FOR **LEASE** INDUSTRIAL
PROPERTY



1804 W 2nd St
Marion, IN 46952

15,660 SF Industrial Building Available For Lease

About The Property

- Turnkey industrial flex space
- 12,963 SF warehouse area with 2,697 SF office
- Office space could be converted to warehouse, or excluded entirely
- Located in established industrial area
- Close proximity to interstate
- Tenant friendly incentives available (rent abatement and low initial rent)
- Asking lease rate: \$6.50/SF NNN
- Owner will also consider offers to purchase



the
Zacher
company

DAN GABBARD
Broker
dgabbard@zacherco.com
260.422.8474

KALEB HAIMES
Broker Associate
khaimes@zacherco.com
260.422.8474

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

15,660 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE

BUILDING LOCATION/SIZE

Street Address	1804 W 2nd St
City, State, Zip	Marion, IN 46952
Total Building Size	27,824 SF
Site Acreage	2.18 Acres

PRICE/AVAILABILITY

Available Space	15,660 SF
Warehouse Only	12,963 SF
Lease Rate	\$6.50 SF/yr NNN
Available	60 Days

BUILDING DATA

Construction Date	1975
Construction Type	Metal
Stories	1
Ceiling Height	(12' - 14' 5")
Heating	Full Area
Air conditioned	Office Area
Sprinklers	Included
Power	3 Phase, 280 Volt
Mezzanine	Included in warehouse
Parking	25 Spaces
Traffic Count	W. 2nd St. - 5,304 VPD

PROPERTY TAXES

Parcel Number	27-06-01-204-128.000-008
Assessment: Land	\$136,300.00
Improvements	\$431,500.00
Total Assessment	\$567,800.00
Annual Taxes	\$17,034 (\$1.09/SF)
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

LOADING FACILITIES

Drive-in Doors	4 (plus 1 internal)
Door 12	14' x 12'
Door 13	10' x 12'
Door 14	12' x 10'
Door 15	12' x 14'

NEARBY BUSINESSES

Advanced Cabinet Systems	JGBowers, Inc.
Marion Glass & Aluminum, Inc.	Roof Master
Forestry Doors	GBS Service LLC



DAN GABBARD
Broker
dgabbard@zacherco.com
260.422.8474

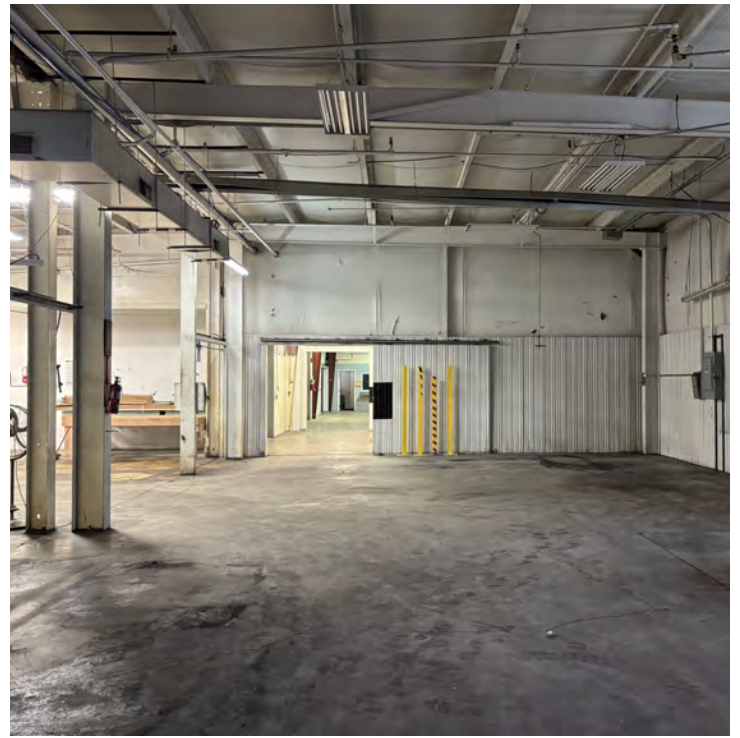
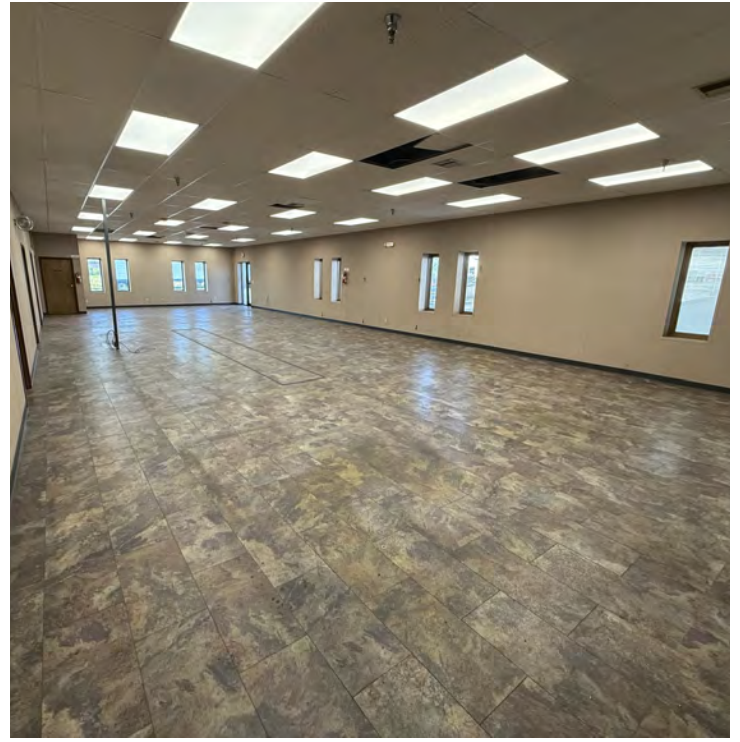
KALEB HAIMES
Broker Associate
khaimes@zacherco.com
260.422.8474



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

15,660 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE



DAN GABBARD
Broker
dgabbard@zacherco.com
260.422.8474

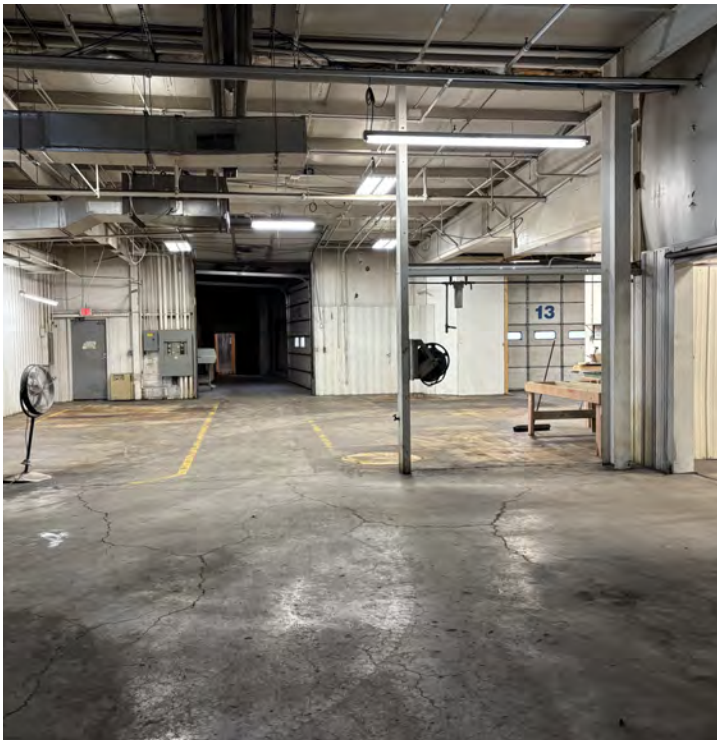
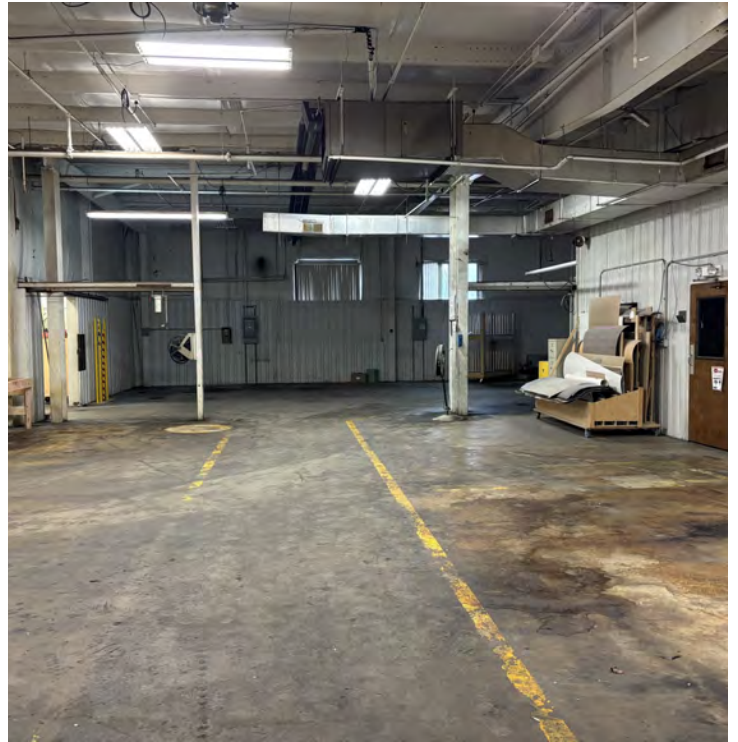
KALEB HAIMES
Broker Associate
khaimes@zacherco.com
260.422.8474



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

15,660 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE



DAN GABBARD
Broker
dgabbard@zacherco.com
260.422.8474

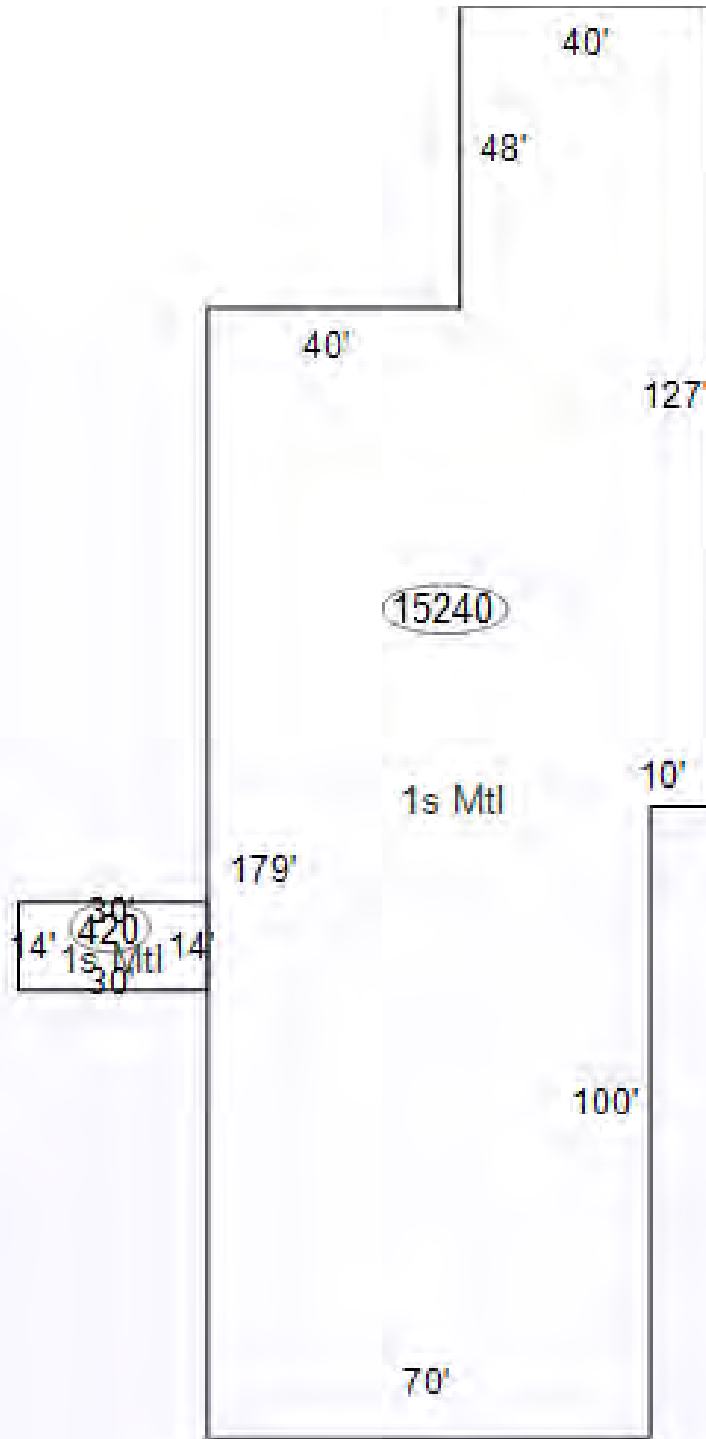
KALEB HAIMES
Broker Associate
khaimes@zacherco.com
260.422.8474



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.

FLOOR PLAN

15,660 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE



DAN GABBARD
Broker
dgabbard@zacherco.com
260.422.8474

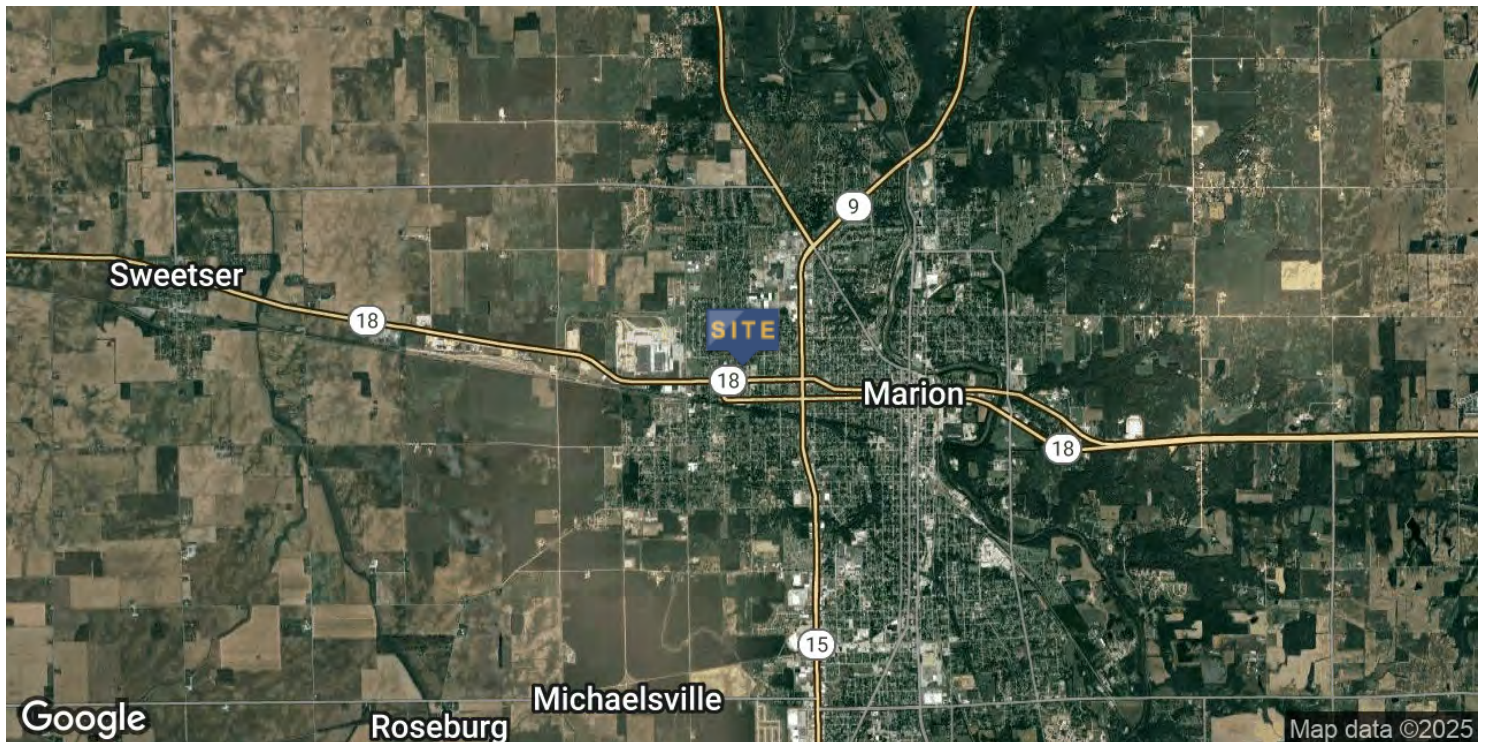
KALEB HAIMES
Broker Associate
khaimes@zacherco.com
260.422.8474



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

15,660 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE



DAN GABBARD
Broker
dgabbard@zacherco.com
260.422.8474

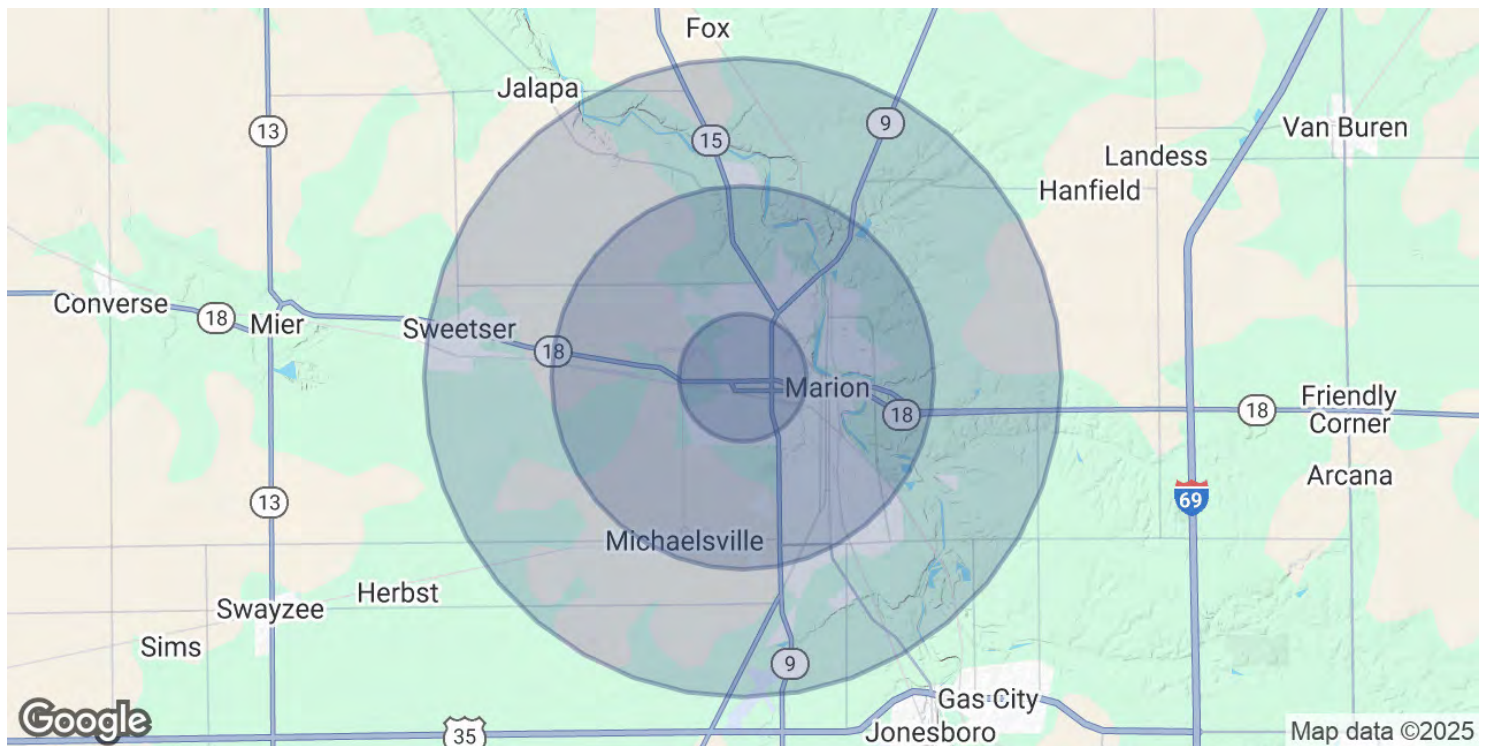
KALEB HAIMES
Broker Associate
khaimes@zacherco.com
260.422.8474



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

15,660 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,761	26,994	37,161
Average Age	41	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,431	11,350	15,135
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$53,640	\$59,436	\$62,876
Average House Value	\$135,931	\$144,812	\$150,122

Demographics data derived from AlphaMap



DAN GABBARD
Broker
dgabbard@zacherco.com
260.422.8474

KALEB HAIMES
Broker Associate
khaimes@zacherco.com
260.422.8474



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.