

AVAILABLE FOR SALE

718 E Main Street
KEWANNA, IN 46939



Property Overview

A 32,660 square foot industrial warehouse and manufacturing facility situated on 5.61 acres. Built in 1973, the property features a clear span layout with 22-foot ceilings, three oversized overhead doors, 480V/800 Amp power service, and municipal utilities. The site includes a gravel/grass outside yard, efficient lighting in the shop area, and an interior truck loading dock. Zoned Institutional/Recreational (IR), it offers flexibility for industrial use, with potential for expansion and eligibility under the EB-5 Rural Purchase Program.

Strategically positioned along SR 17 with proximity to SR 114, the property provides convenient access to major transportation routes, facilitating connectivity to regional and interstate markets across the Great Lakes and Midwest regions

BUILDING SIZE	32,660 SF
SALE PRICE	\$1,320,000
PRICE PER SF	\$44.42
ACRES	5.61 ACs
ZONING	IR (Institutional/ Recreational District)
YEAR BUILT	1973
CEILING HEIGHT	22 Feet
2024 TAXES	\$7,800
PARCEL NUMBER	250527176008000011

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

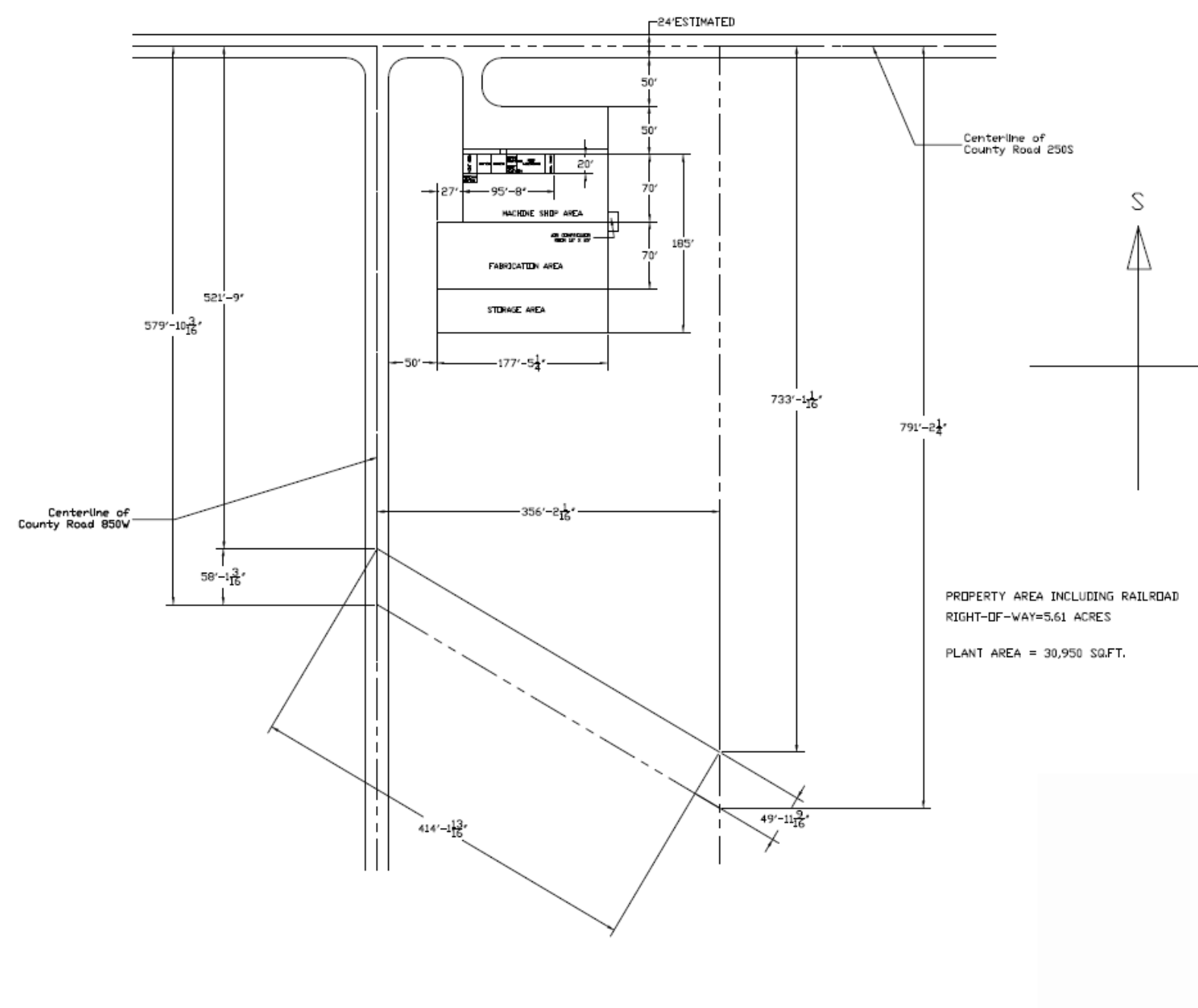
LORI TUBBS

REAL ESTATE & DEVELOPMENT CONSULTING

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PROPERTY LAYOUT



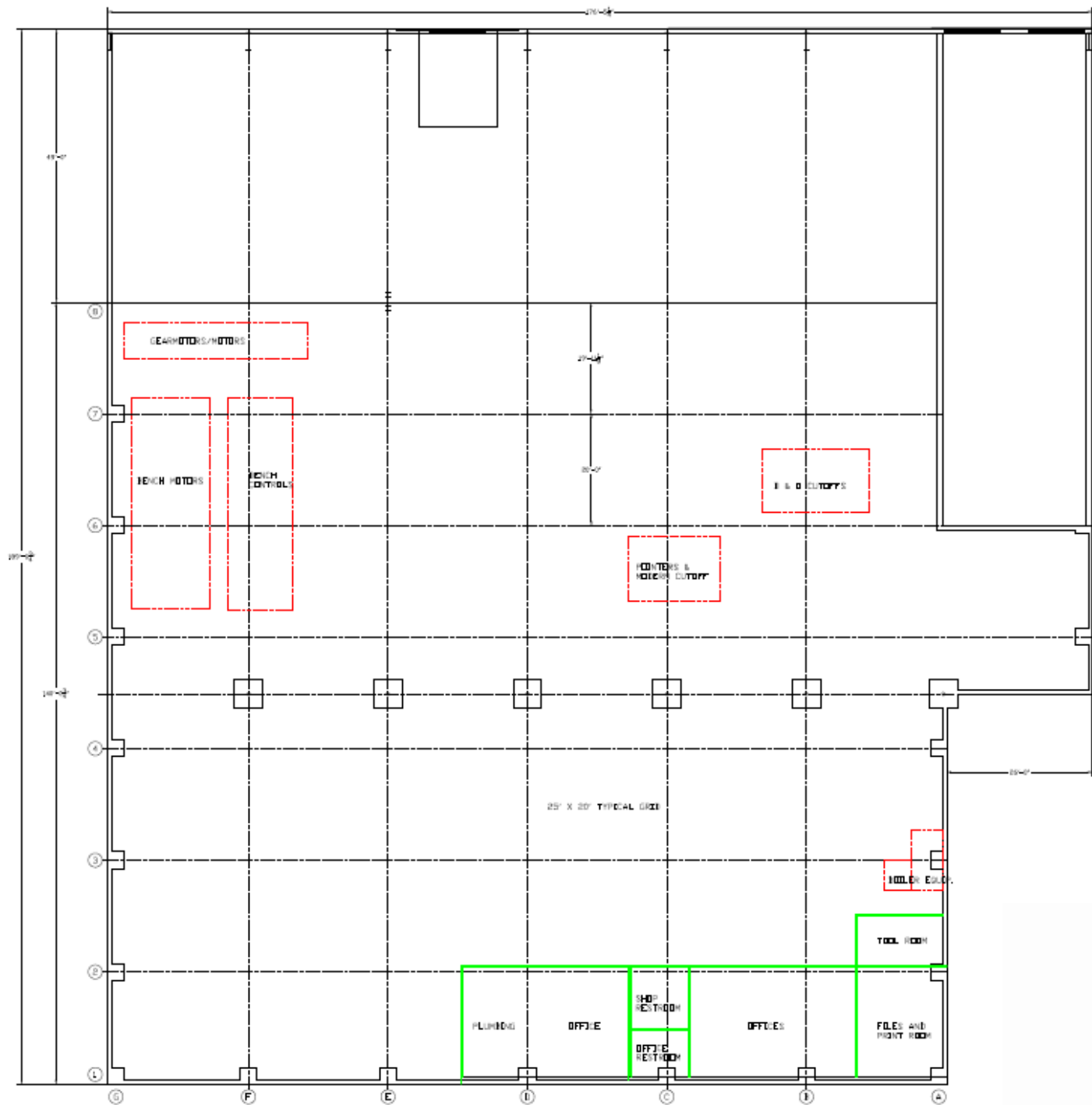
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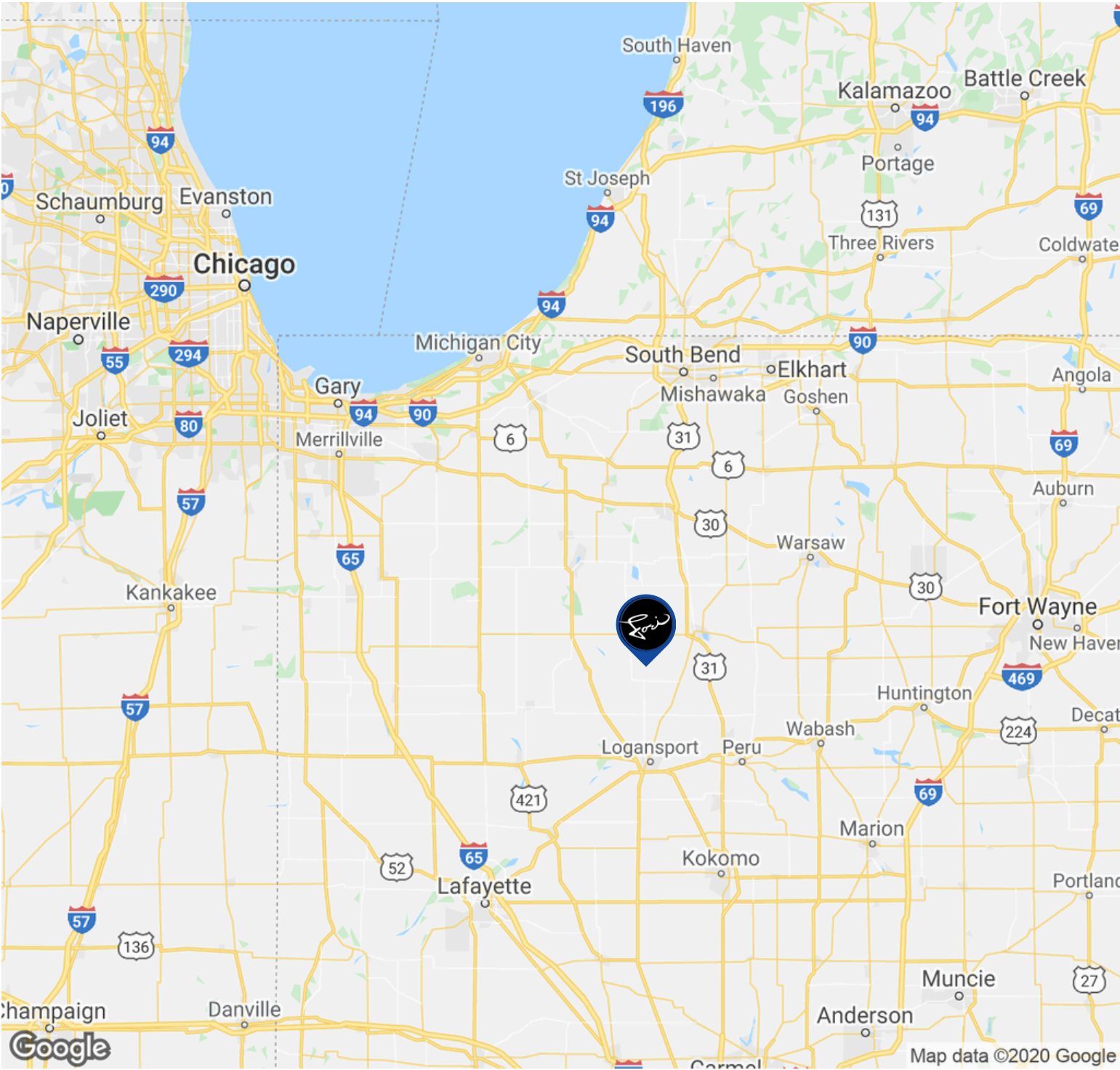
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MAP



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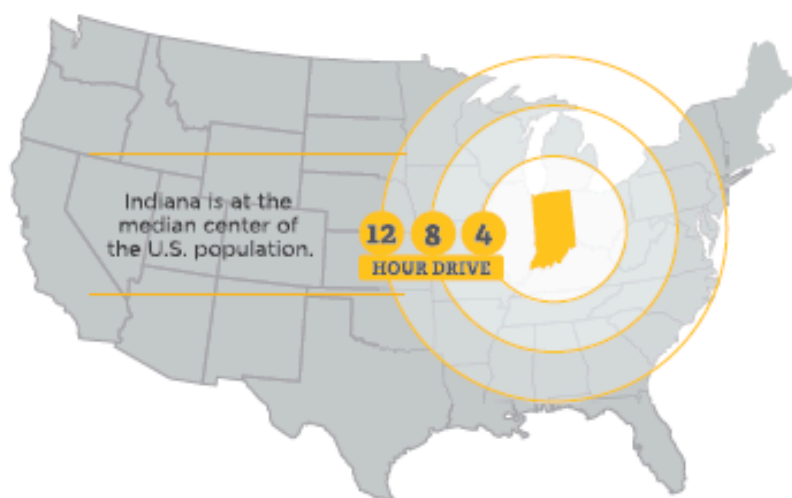
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STATE OF INDIANA INFORMATION

INDIANA Business Climate

Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1** America's Top State for Business Infrastructure
(CNBC, 2022)
- 1** Best Place to Start a Business
(Forbes, 2025)
- 1** Property Tax Index Rank
(Tax Foundation, 2022)
- 2** Cost of Doing Business
(America's Top States for Business, CNBC, 2022)
- 9** State Business Tax Climate Index Score
(Overall Rank, 2023)



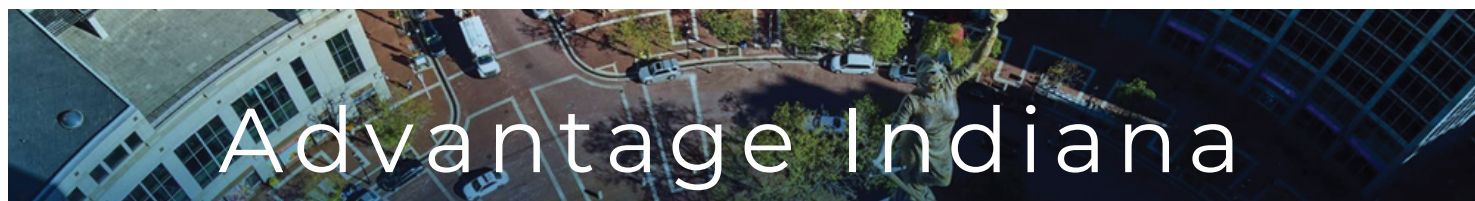
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STATE OF INDIANA INFORMATION

CORPORATE
INCOME TAX: **4.9%**

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: **3%**

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

Individual Income Tax Rate: **3.15%**

MI: 4.25% | OH: 4.79% | KY: 4.5% | IL: 4.95%

AAA Indiana
Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: BBB+
(Fitch, 2023)

UNEMPLOYMENT
INSURANCE RATE: **2.5%**

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

UI Tax for New Employers: **\$238**

WORKER'S
COMPENSATION
PREMIUM RATE RANK: **4th**

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

RIGHT TO WORK: **YES**

Indiana is a right to work state with a business-friendly environment.

MI: NO | OH: NO | KY: YES | IL: NO

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