



FOR **SALE / LEASE**
INDUSTRIAL PROPERTY



859 S. Adams St.
Bluffton, IN 46714

200,000 SF Shell Available Now

About The Property

- Shell complete - ready for finishes
- Will divide to 100,000 SF
- Ceiling height: 36"8' peak, 31"9' eaves
- ESFR sprinkler
- 16 truck docks
- Capable of expedited 200,000 SF expansion: foundation and zoning in place
- Lease rate: \$5.50/sf Triple Net
- Sale Price: \$16,000,000 (\$80.00/sf)



the
Zacher
company

STEVE ZACHER, SIOR, CCIM
President, Managing Broker
szacher@zacherco.com
260.422.8474

JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209

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

200,000 SF SHELL AVAILABLE NOW

BUILDING SIZE/LOCATION/ZONING

Total Building Area	200,000 SF
Minimum Area	100,000 SF
Office Area	Build to Suit
Expandable Area	200,000 SF
Street Address	859 S. Adams St.
City, State, Zip	Bluffton, IN 46714
County/Township	Wells/Harrison
Zoning	I1/Light Industrial
Site Acreage	30.63 Acres

BUILDING DATA

Construction Date	2022
Type of Construction	Pre-Engineered Galvanized Steel
Insulation	R-30 Roof: R-19 Sidewalls
Roof	Standing Seam Metal
Floor	8" Reinforced Concrete
Ceiling Height	36'8" Peak - 31'9" Eave
Dimensions	250' x 800'
Bay Spacing	50' x 50'
Sprinklers	ESFR System
Heat	High Efficiency Air Rotation System (Sidewall Units)
Air Conditioning	Offices Only
Lighting	LED
Restrooms	4 - One per 50,000 Sq. Ft. Section

LOADING FACILITIES

Dock Doors	16 (9' x 10') 8 West & 8 East with Dock Locks, Hydraulic Levelers & Seals
Drive-in Doors	2 (14' x 14') with Ramps

PRICE/AVAILABILITY

Sale Price	\$16,000,000
Sale Price/SF	\$80.00
Lease Rate	\$5.50 SF/yr (NNN)
Availability	Shell complete - ready for finish

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance/ Lawn & Snow	Tenant
Roof & Structure	Landlord

ESTIMATED OPERATING COSTS PSF

	2024	2025
Real Estate Taxes	\$.60+/-	\$.70
Fire & Ext. Coverage Ins	\$.12+/-	\$.15
Misc. CAM	\$.15+/-	\$.15
Total	\$.87	\$1.00

UTILITIES

Electric & Water/Sewer	Bluffton Utilities
Natural Gas	NIPSCO
High Speed Fiber Internet	Adams/Wells Telecom

TRANSPORTATION

Distance to Interstate	12 Miles to I-69
Distance to FW GM Plant	24 Miles
Distance to Airport	Fort Wayne Int'l - 20 Miles

INCENTIVE INFORMATION

Foreign Trade Zone #182; Economic Revitalization Area (ERA): allows for abatement of business personal property TIF District



STEVE ZACHER, SIOR, CCIM
President, Managing Broker
szacher@zacherco.com
260.422.8474

JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209



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.

BUILDING FINISHES

200,000 SF SHELL AVAILABLE NOW

LEVEL OF FINISHES

- Exterior Pre-engineered steel frame, metal sidewalls
- Floor 8" reinforced concrete
- Office User specific
- Electrical 4-400 Kva transformers; 480/277 volt 3 phase 4 wire
- Lighting LED @ 35 lumens
- Restrooms 4 Unisex
- Heat in Whse. Four air rotation units
- Dock Doors 16 with 50,000# hydraulic levelers (8 on each end) with truck dock restraints
- Drive-in Doors Two with 14'x14' openings (on each end)
- Fire Protection ESFR
- Parking 30 Employee spaces
- Water & Sanitary There are two 6" water lines into the north side of the building and There is a 12" sanitary sewer main down to 8" on the east side of the building

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.



STEVE ZACHER, SIOR, CCIM
President, Managing Broker
szacher@zacherco.com
260.422.8474

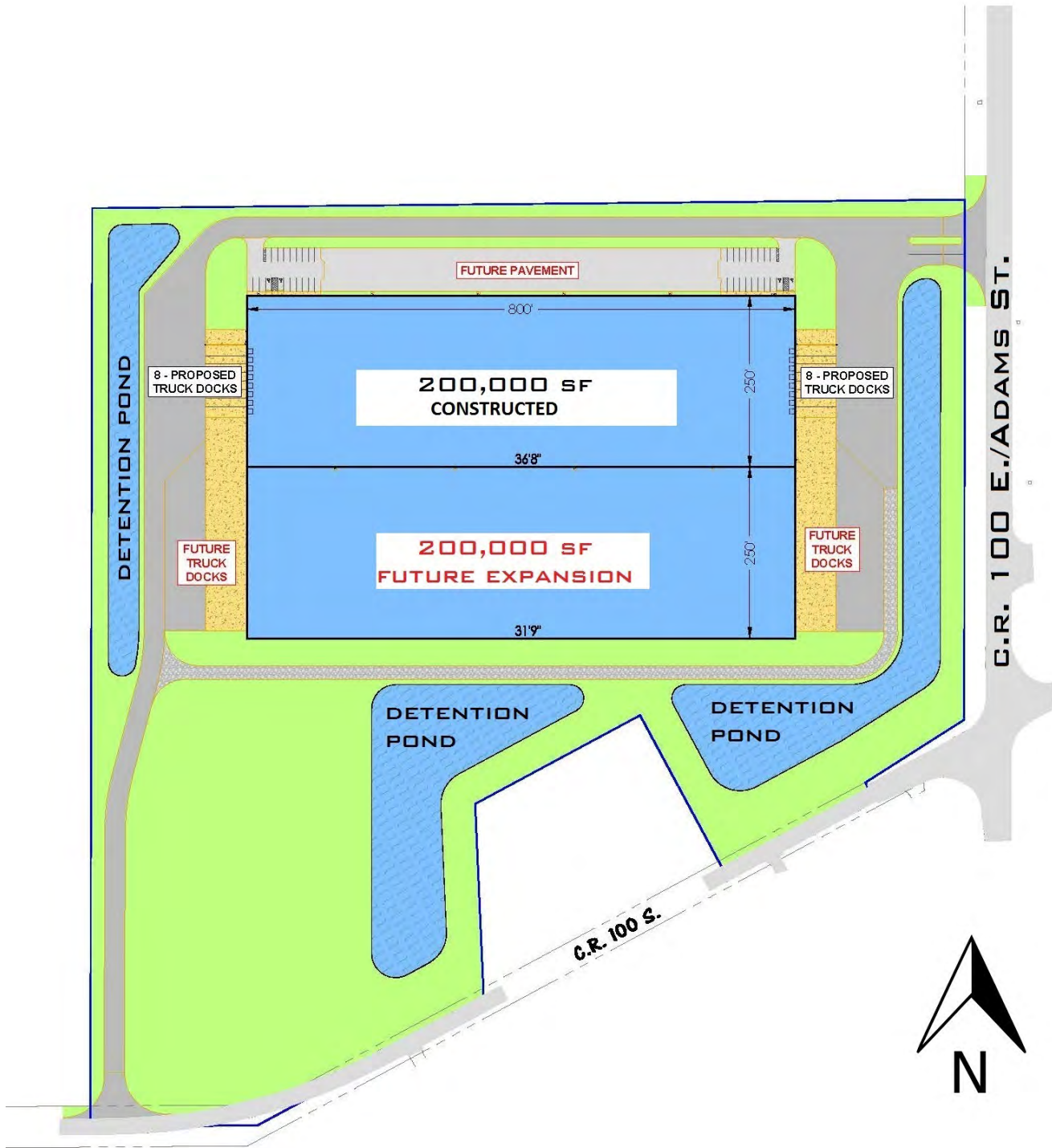
JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209



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.

SITE PLANS

200,000 SF SHELL AVAILABLE NOW



STEVE ZACHER, SIOR, CCIM
President, Managing Broker
szacher@zacherco.com
260.422.8474

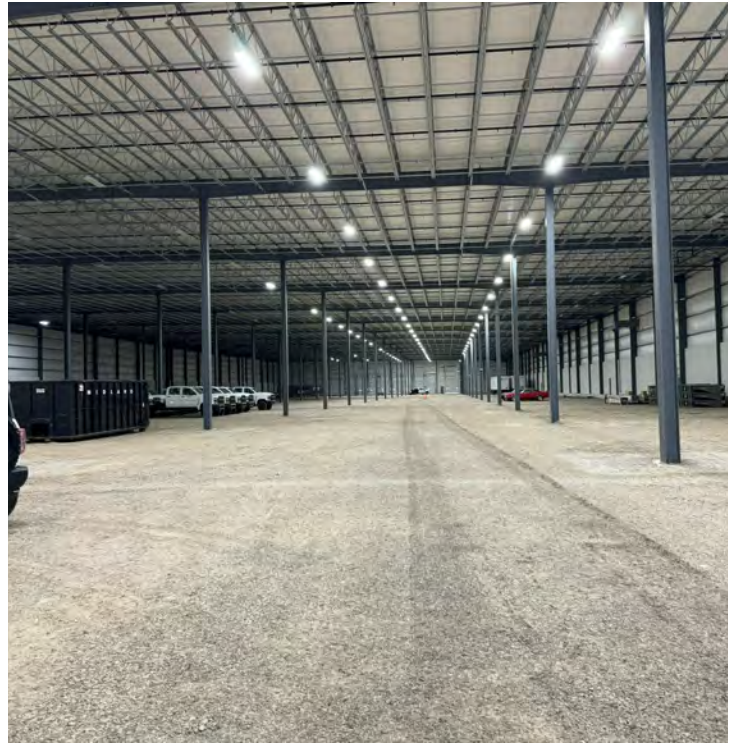
JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209



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.

INTERIOR PHOTOS

200,000 SF SHELL AVAILABLE NOW



STEVE ZACHER, SIOR, CCIM
President, Managing Broker
szacher@zacherco.com
260.422.8474

JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209



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.

EXTERIOR PHOTOS

200,000 SF SHELL AVAILABLE NOW



STEVE ZACHER, SIOR, CCIM
President, Managing Broker
szacher@zacherco.com
260.422.8474

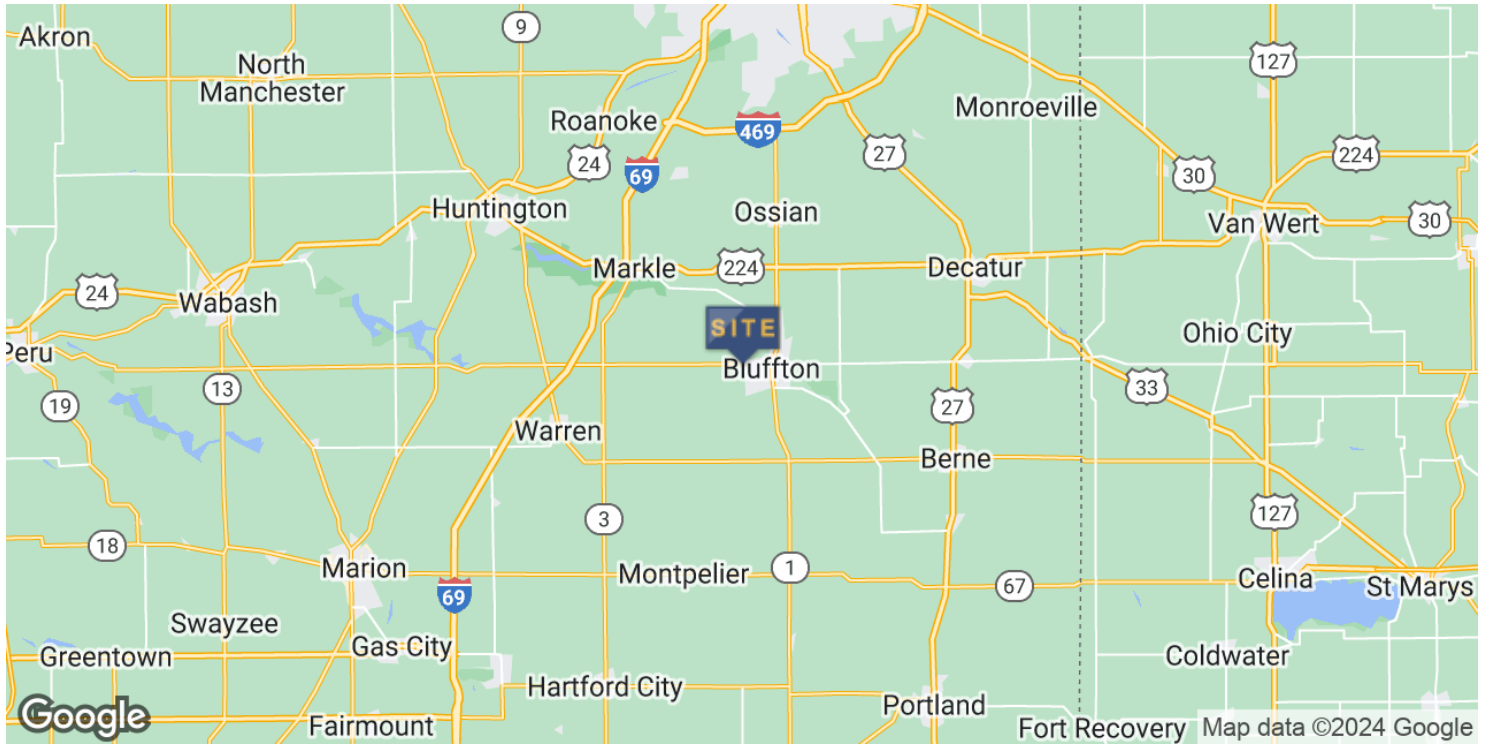
JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209



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

200,000 SF SHELL AVAILABLE NOW



STEVE ZACHER, SIOR, CCIM
President, Managing Broker
szacher@zacherco.com
260.422.8474

JOHN ADAMS, CCIM
Vice President - Brokerage Services
jadams@zacherco.com
260.422.8474 x209



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.