



FOR SALE / LEASE

INDUSTRIAL PROPERTY



6 Ringle Ave
Wabash, IN 46992

30,000 SF Industrial Spec Building Expandable To 83,250 SF

About The Property

- Shell is complete and ready to be finished
- Situated on +/- 3.0 Acres
- Ceiling height 26' (Eaves) 28' 6" (Peak)
- 2 dock doors & 1 drive-in door
- Attractive architectural entry to accommodate 2-story office build-out or mezzanine
- 6 year phased-in tax abatement
- Sale Price: \$3,400,000 (\$113.33/sf)
- Lease Rate: \$7.61/sf/yr NNN



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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

30,000 SF INDUSTRIAL SPEC BUILDING EXPANDABLE TO 83,250 SF

BUILDING /SIZE/LOCATION/ZONING

Total Building Area	30,000 SF
Street Address	6 Ringle Ave
City, State, Zip	Wabash, IN 46992
County/Township	Wabash/Noble
Site Acreage	+/- 3.0 Acres
Zoning	WCLI/Light Industry District

PRICE/AVAILABILITY

Lease Rate	\$7.61 /sf/yr NNN
Sale Price	\$3,400,000 (113.33/sf)
Date Available	Shell Complete and ready for finish

PROPERTY TAXES

Parcel Number	85-10-36-200-005.000-008
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BUILDING DATA

Condition	New
Construction Date	2025
Roof	Standing seam
Floor	Not yet poured
Ceiling Height	26' (Eave) 28' 6"Peak
Bay Spacing	31' x 60'
Dimensions	240' x 125'
Electrical	600 amp, 480v, 3 phase
Sprinkler	Wet System

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

ESTIMATED OPERATING COSTS

		Cost (SF)
Taxes	Will advise	\$0.00
Insurance	Will advise	\$0.00
CAM	Will advise	\$0.00
Total	Will advise	\$0.00

LOADING FACILITIES

Dock Doors	two (9' x 9) with 40,000 # manual levelers
Drive-in Doors	one 14' x 14'

UTILITIES

Electric Supplier	Duke Energy
Natural Gas	NIPSCO
Water & Sewer	City of Wabash



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BUILDING FINISHES

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LEVEL OF FINISHES

- Exterior Standard metal panel with vinyl faced 4" Fiberglass Batt Insulation
- Roof Standing seam metal
- Insulation R13 sidewalls R19 roof
- Floor The floor has not yet been poured, the floor is able to accommodate 6" reinforced concrete or to Tenant's specifications. (Not included in sale price)
- Electrical 600 amp, 488/277 Volt, 3 phase (additional power is available)
- Lighting LED 30' candles
- Heat in Whse. One wall mounted Cambridge S-800 Air makeup unit
- Ventilation Wall fans and louvers
- Dock Doors Two 9'x9' with 40,000 pound mechanical levelers with dock seals
- Drive-in Doors One 14'x14'
- Fire Protection Wet System. It is possible to upgrade to ESFR
- Parking 10 vehicles; more can be added
- Restrooms Not included but will finish to suit
- Office finish Not included but will finish to suit

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.



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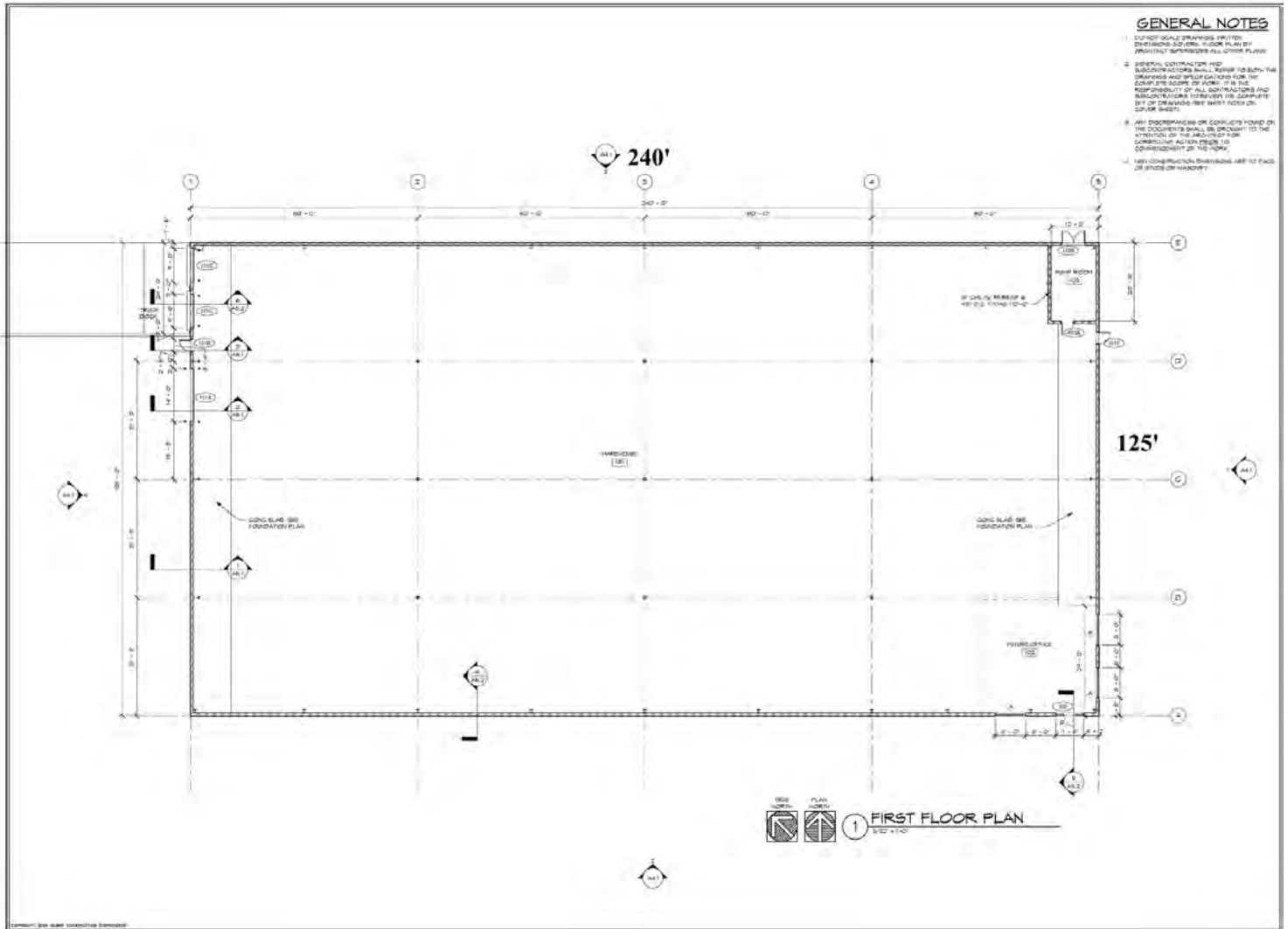
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SITE PLAN

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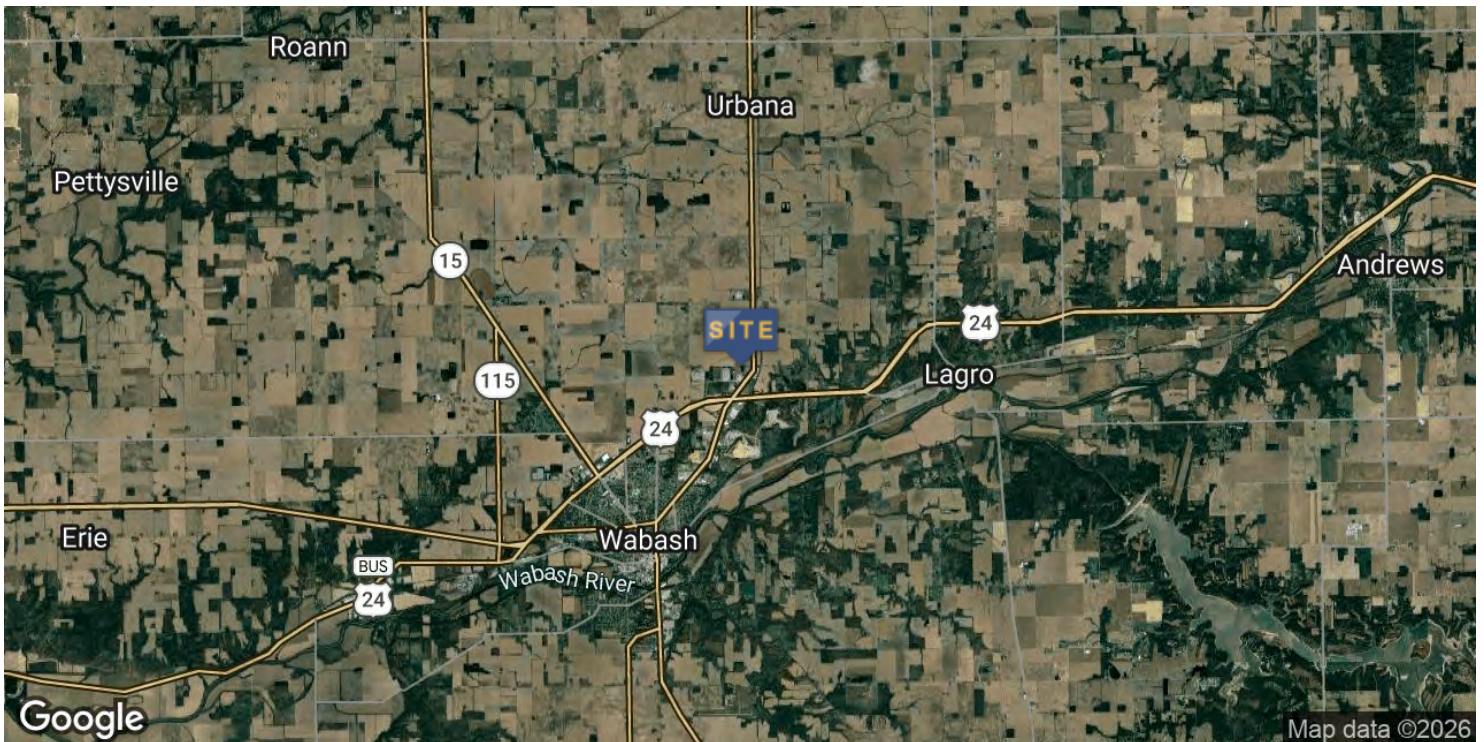
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LOCATION MAP

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DRIVING DISTANCE MAP

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DISTANCE FROM WABASH, INDIANA, TO MAJOR CITIES

Fort Wayne	46 miles
Indianapolis	84 miles
Toledo	148 miles
Chicago	157 miles

Cincinnati	182 miles
Columbus	182 miles
Grand Rapids	200 miles
Detroit	208 miles



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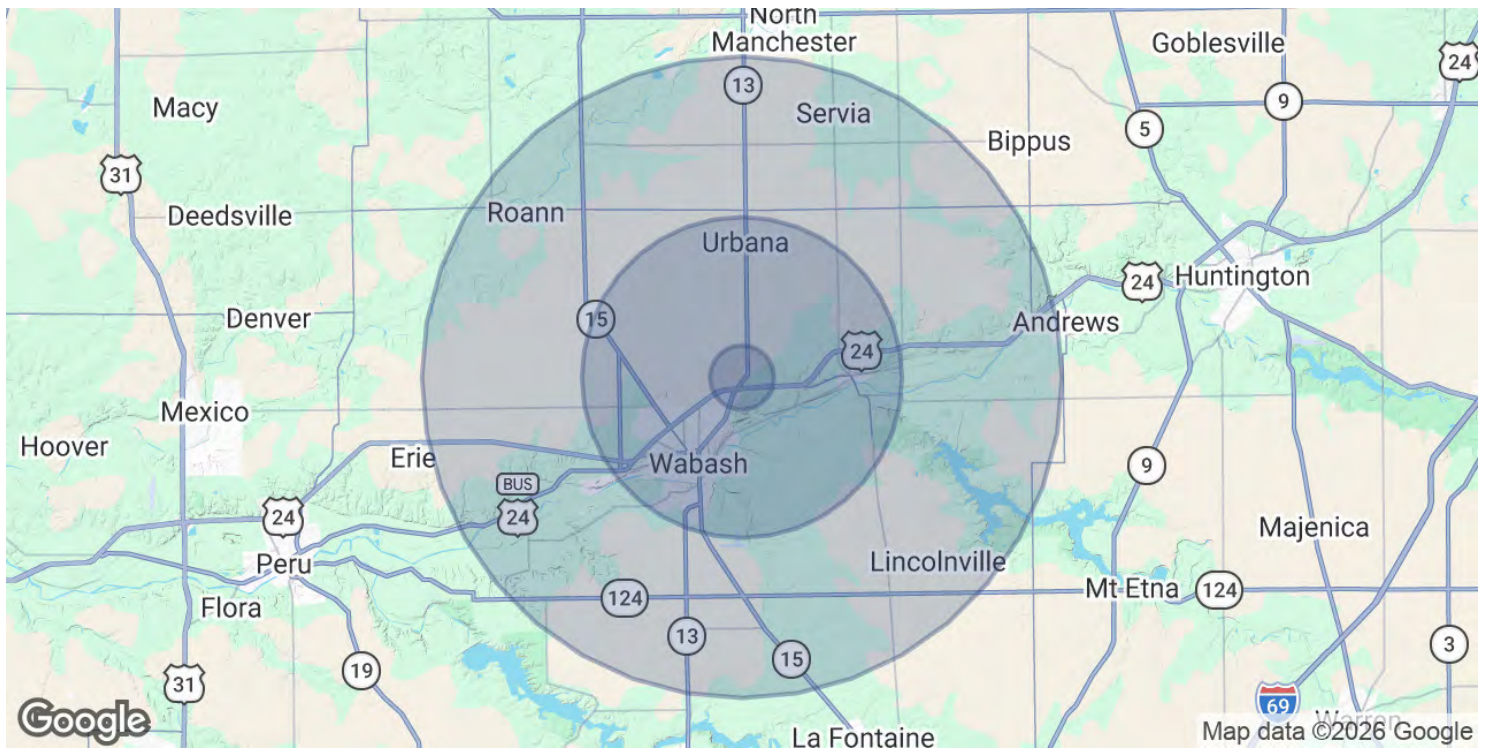
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DEMOGRAPHICS MAP & REPORT

30,000 SF INDUSTRIAL SPEC BUILDING EXPANDABLE TO 83,250 SF



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	179	13,506	21,712
Average Age	44	44	44
Average Age (Male)	44	42	43
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	73	5,787	9,091
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$96,258	\$77,793	\$82,816
Average House Value	\$236,369	\$163,906	\$182,151

Demographics data derived from AlphaMap



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