



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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PROPERTY INFORMATION

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

| <u>BUILDING /SIZE/LOCATION/ZONING</u> | | <u>PRICE/AVAILABILITY</u> | |
|---------------------------------------|--|-----------------------------------|-------------------------------------|
| Total Building Area | 30,000 SF | Lease Rate | \$7.61 /sf/yr NNN |
| Street Address | 6 Ringle Ave | Sale Price | \$3,400,000 (\$113.33/sf) |
| City, State, Zip | Wabash, IN 46992 | Date Available | Shell Complete and ready for finish |
| County/Township | Wabash/Noble | | |
| Site Acreage | +/- 3.0 Acres | | |
| Zoning | WCLI/Light Industry District | | |
| <u>BUILDING DATA</u> | | <u>PROPERTY TAXES</u> | |
| Condition | New | Parcel Number | 85-10-36-200-005.000-008 |
| 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 | | |
| <u>LOADING FACILITIES</u> | | <u>FINANCIAL RESPONSIBILITIES</u> | |
| Dock Doors | two (9' x 9) with 40,000 # manual levelers | Utilities | Tenant |
| Drive-in Doors | one 14' x 14' | Property Taxes | Tenant |
| | | Property Insurance | Tenant |
| | | Common Area Maintenance | Tenant |
| | | Non Structural Maintenance | Tenant |
| | | Roof & Structure | Landlord |
| <u>UTILITIES</u> | | <u>ESTIMATED OPERATING COSTS</u> | |
| Electric Supplier | Duke Energy | | Cost (SF) |
| Natural Gas | NIPSCO | Taxes | \$0.00 |
| Water & Sewer | City of Wabash | Insurance | \$0.00 |
| | | CAM | \$0.00 |
| | | Total | \$0.00 |



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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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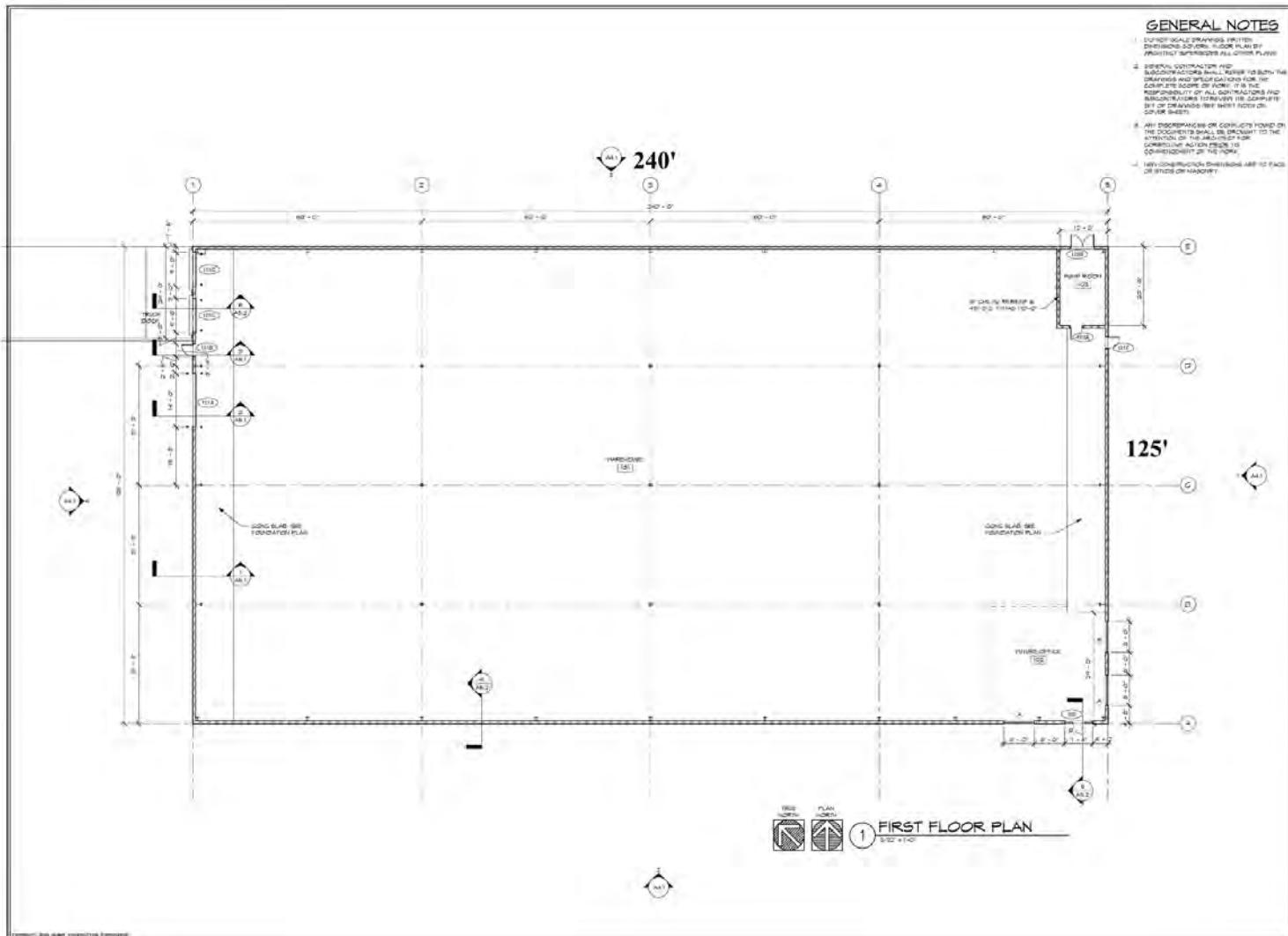
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SITE PLAN

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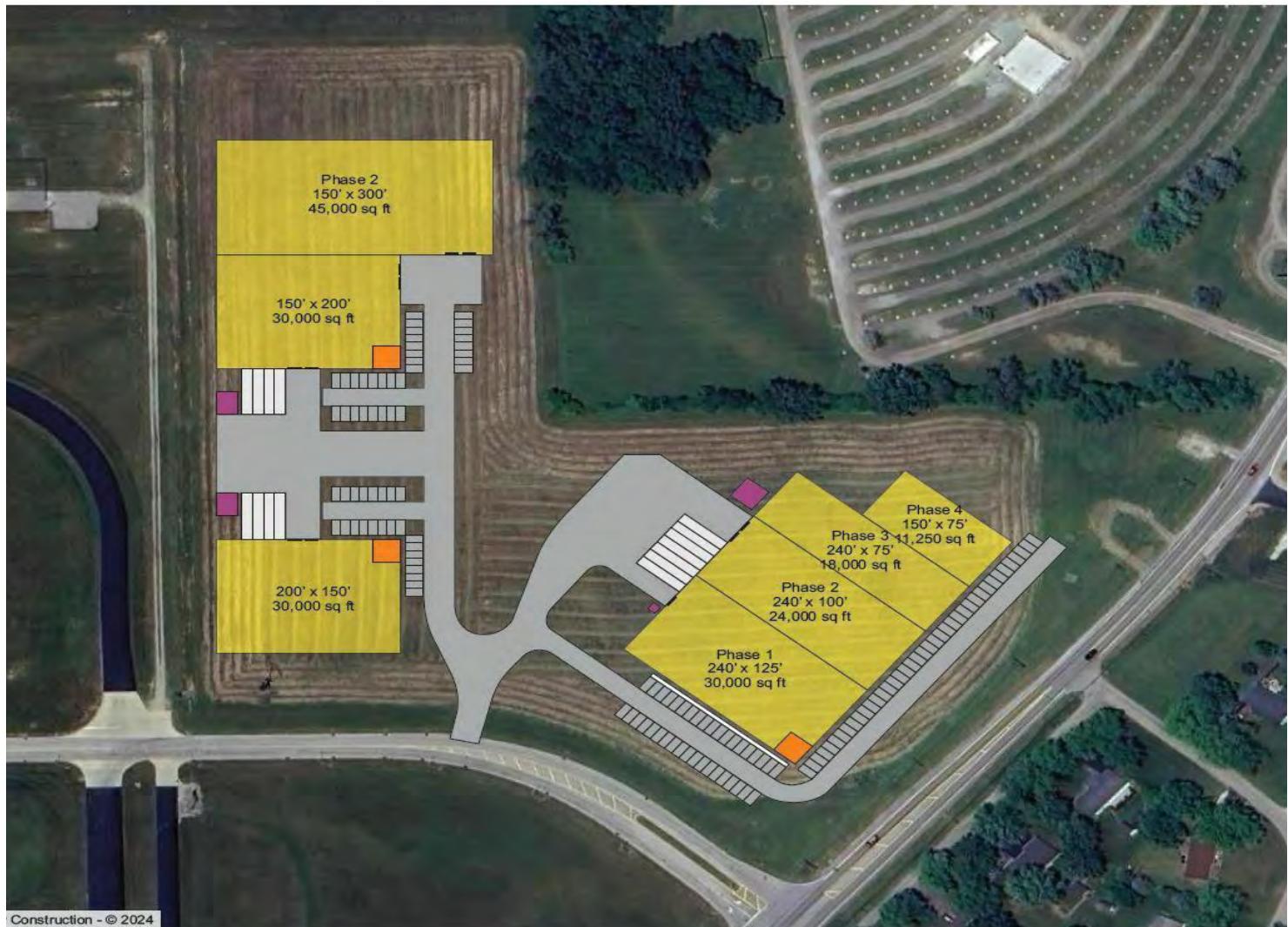
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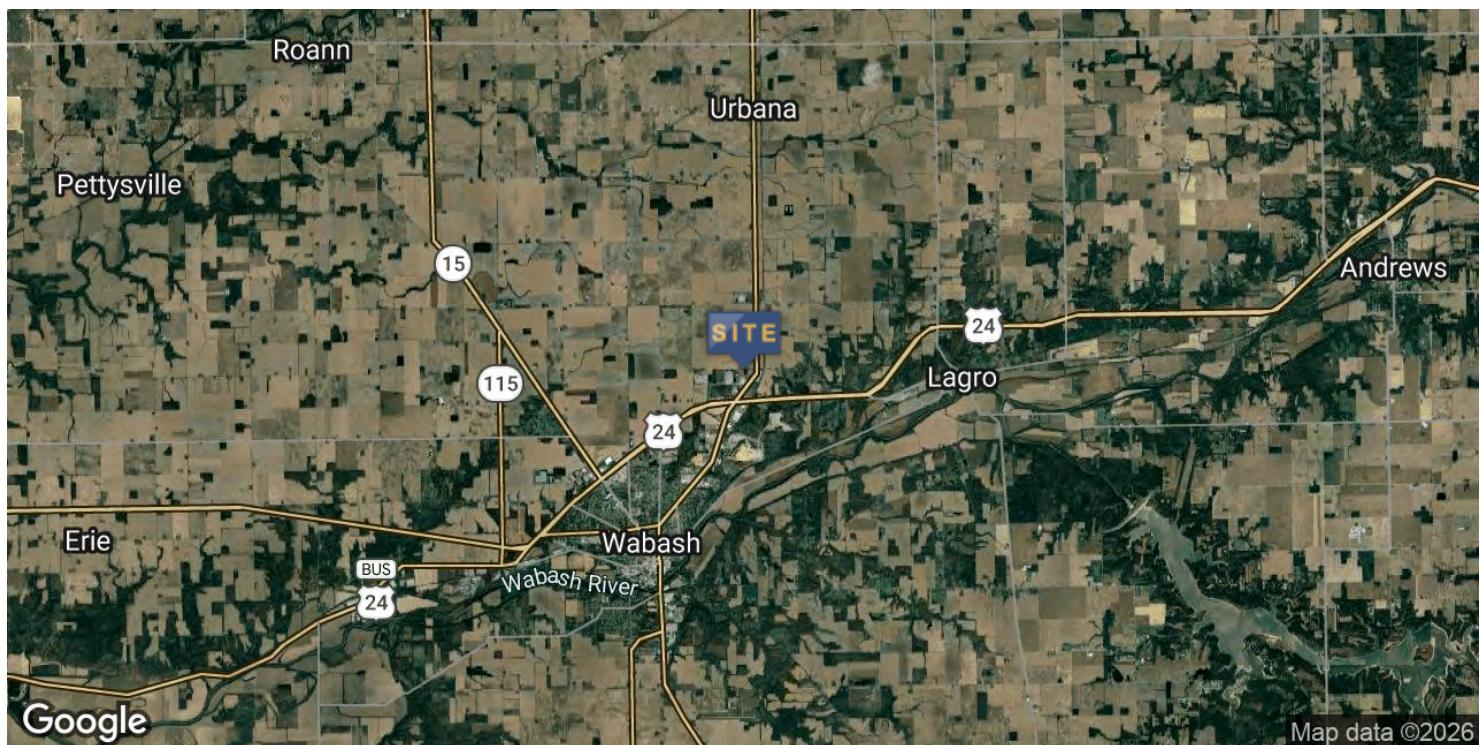
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LOCATION MAP

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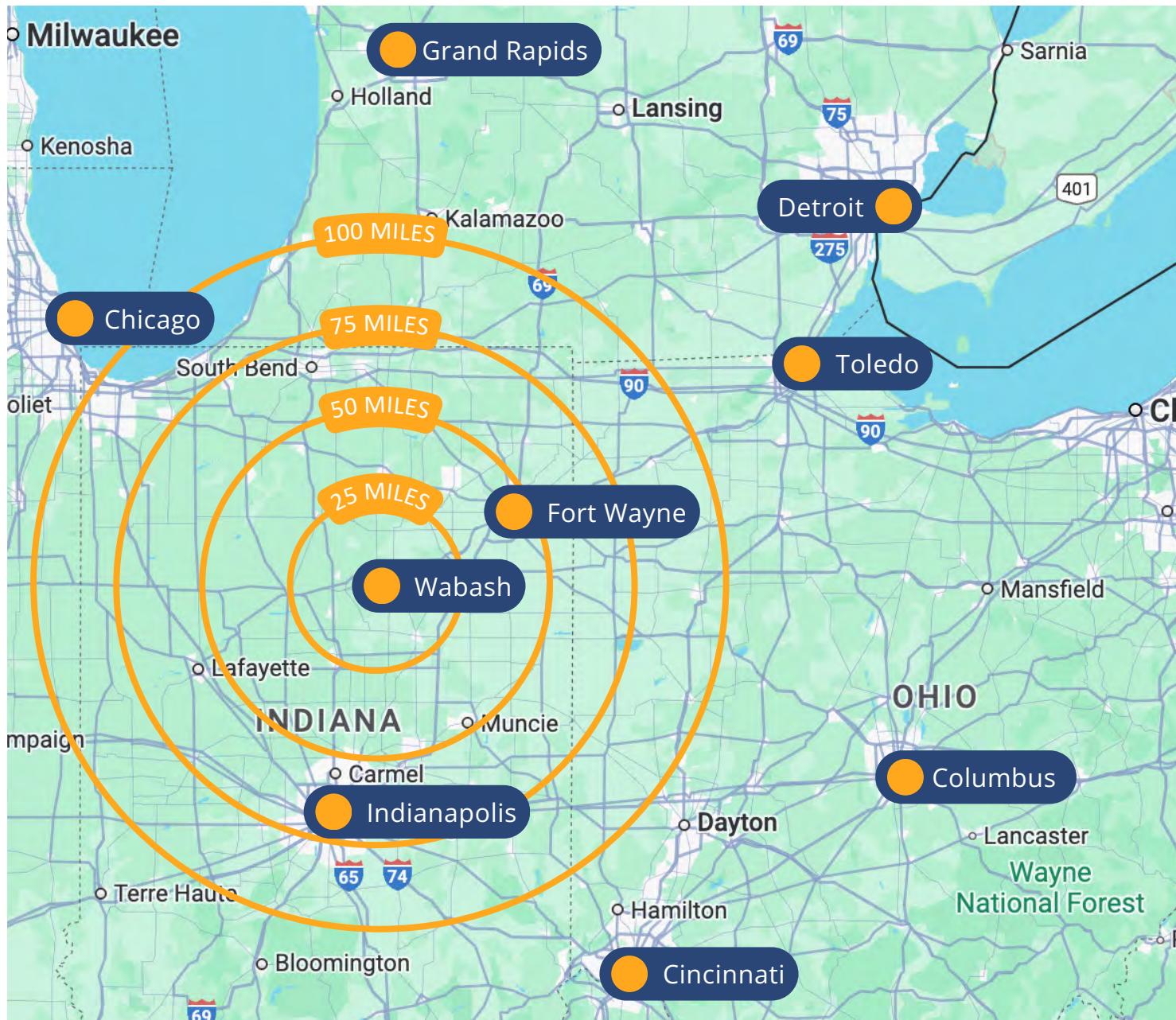
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DRIVING DISTANCE MAP

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



DISTANCE FROM WABASH, INDIANA, TO MAJOR CITIES

| | | | |
|---------------------|-----------|---------------------|-----------|
| Fort Wayne | 46 miles | Cincinnati | 182 miles |
| Indianapolis | 84 miles | Columbus | 182 miles |
| Toledo | 148 miles | Grand Rapids | 200 miles |
| Chicago | 157 miles | Detroit | 208 miles |

the
Zacher
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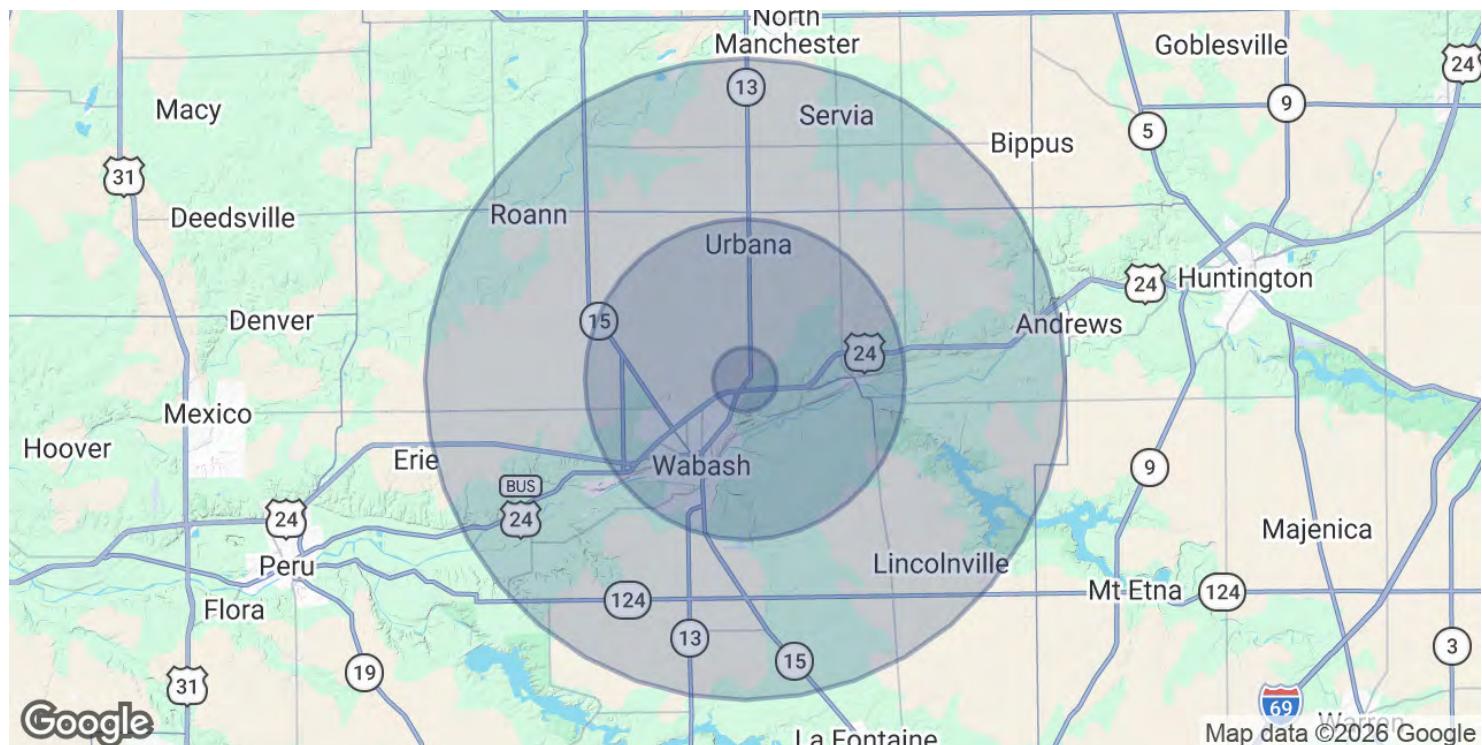
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DEMOCRAPHICS MAP & REPORT

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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