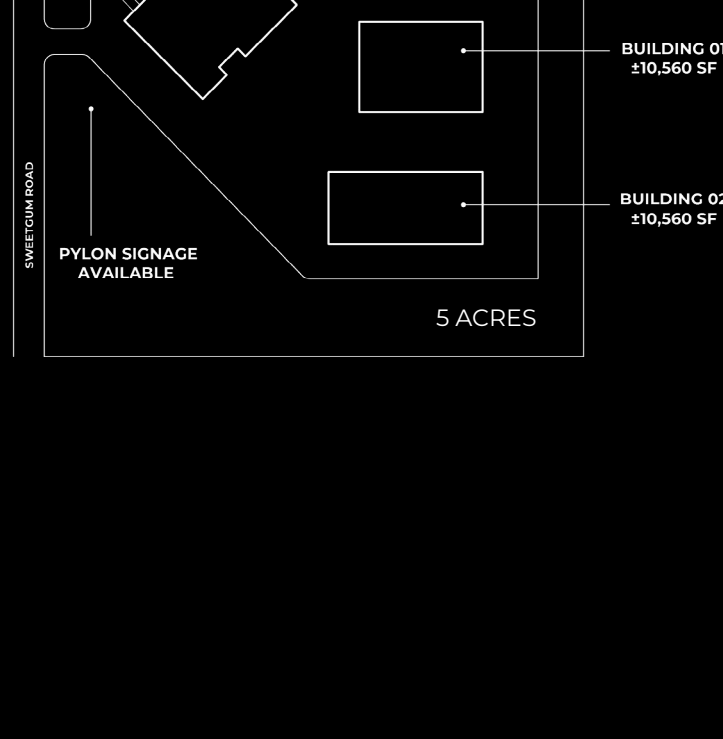




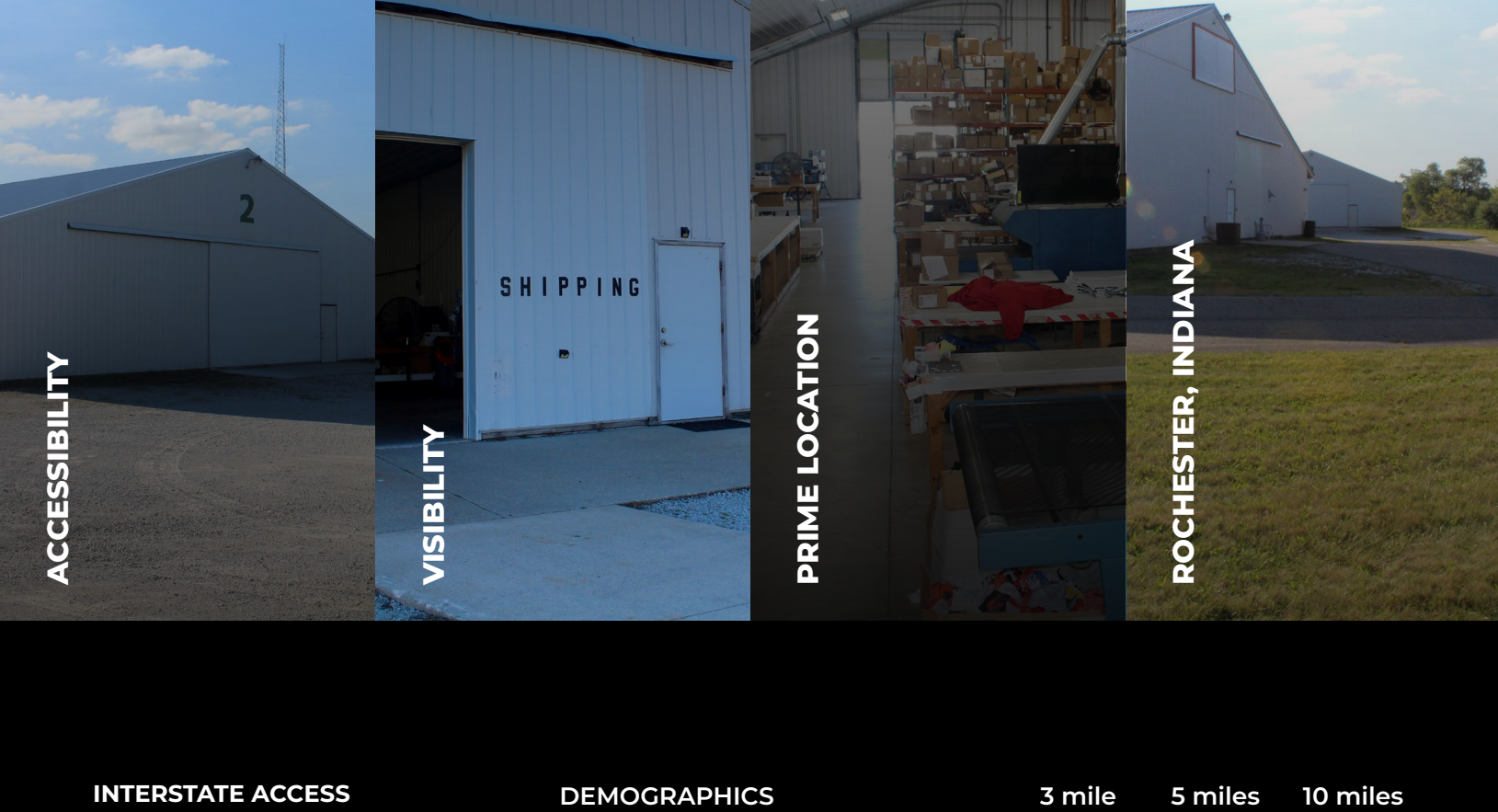
# 2196 SWEETGUM ROAD

BrightPoint Real Estate is pleased to present to market the sale of **2196 Sweetgum Road**, a standout **100% occupied** investment opportunity. This property features **±34,544 SF** of flex warehouse & indoor/outdoor storage space across **3 buildings** on 5 expansive acres. Strategically located with prime frontage along US 31, this asset is ideal for investors looking to maximize returns through multiple revenue streams. Zoned as **HC (Highway Commercial)**, the location of the asset offers a unique value component while also presenting the potential for future expansion or redevelopment for investors seeking to capitalize on its visibility, location & accessibility.



## PROPERTY HIGHLIGHTS

**35,104** SQUARE FEET COMPLEX TOTAL    **5** COMPLEX ACRES    **±10,560** SQUARE FEET BUILDING 01    **±10,560** SQUARE FEET BUILDING 02    **±13,984** SQUARE FEET BUILDING 03



### INTERSTATE ACCESS



**DISTANCE TO MAJOR CITIES**

SOUTH BEND, IN	48 MILES
FORT WAYNE, IN	58 MILES
INDIANAPOLIS, IN	101 MILES
CHICAGO, IL	120 MILES
GRAND RAPIDS, MI	164 MILES
TOLEDO, OH	169 MILES
CINCINNATI, OH	199 MILES
LOUISVILLE, KY	209 MILES

### DEMOGRAPHICS

	3 mile	5 miles	10 miles
Total Population	7,189	9,470	17,385
Average Age	41.2	41.6	42.1
Average Age (Male)	38.6	40.2	41.2
Average Age (Female)	45.1	44.6	44.3

### HOUSEHOLDS & INCOME

	3 mile	5 miles	10 miles
Total Households	3,323	4,586	8,413
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$50,879	\$53,144	\$53,912
Average House Value	\$105,920	\$127,503	\$132,905

### INVESTMENT HIGHLIGHTS

- 100% OCCUPIED LONG STANDING TENANT IN PLACE | 50+ YEARS OF OPERATING EXPERIENCE
- NNN LEASE
- MARKET ANNUAL RENT INCREASES
- PRIME VISIBILITY | LOCATION
- ACCESS TO US31 | 20,129 VPD

### PROPERTY HIGHLIGHTS

- TRUCK | TRAILER PARKING
- INDOOR | OUTDOOR STORAGE
- MANUFACTURING FACILITY
- HEAVY POWER
- 24/7 SECURE | GATED
- PYLON SIGNAGE AVAILABLE
- YEAR BUILT | 1999/2003
- RENOVATED | 2015
- CLEAR HEIGHT | 16'-21'
- ZONED HIGHWAY COMMERCIAL
- NORTH & SOUTH BOUND US 31 ACCESS
- PRIME VISIBILITY | REVENUE SIGNAGE OPPORTUNITIES

## COMPLEX DETAILS

BUILDING 01	±10,560 SF	OCCUPIED
BUILDING 02	±10,560 SF	OCCUPIED
BUILDING 03	±13,984 SF	OCCUPIED

### 01 BUILDING



#### BUILDING 01

##### HIGHLIGHTS

- INDUSTRIAL | WAREHOUSE | OFFICE
- SQUARE FOOTAGE ±10,560
- CLEAR HEIGHT 16'-21'
- OVERHEAD DOORS 2 (10'X10') 1(8'X8')
- ZONED HC (HIGHWAY COMMERCIAL)

- » Heated | Air Conditioned
- » Breakroom Total | One
- » Bathrooms Total | Two

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### 02 BUILDING



### 02 BUILDING

#### BUILDING 02

##### HIGHLIGHTS

- INDUSTRIAL | WAREHOUSE | OUTDOOR STORAGE
- SQUARE FOOTAGE ±10,560
- CLEAR HEIGHT 16'-21'
- OVERHEAD DOORS ONE TOTAL

- » INDOOR STORAGE

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### 03 BUILDING



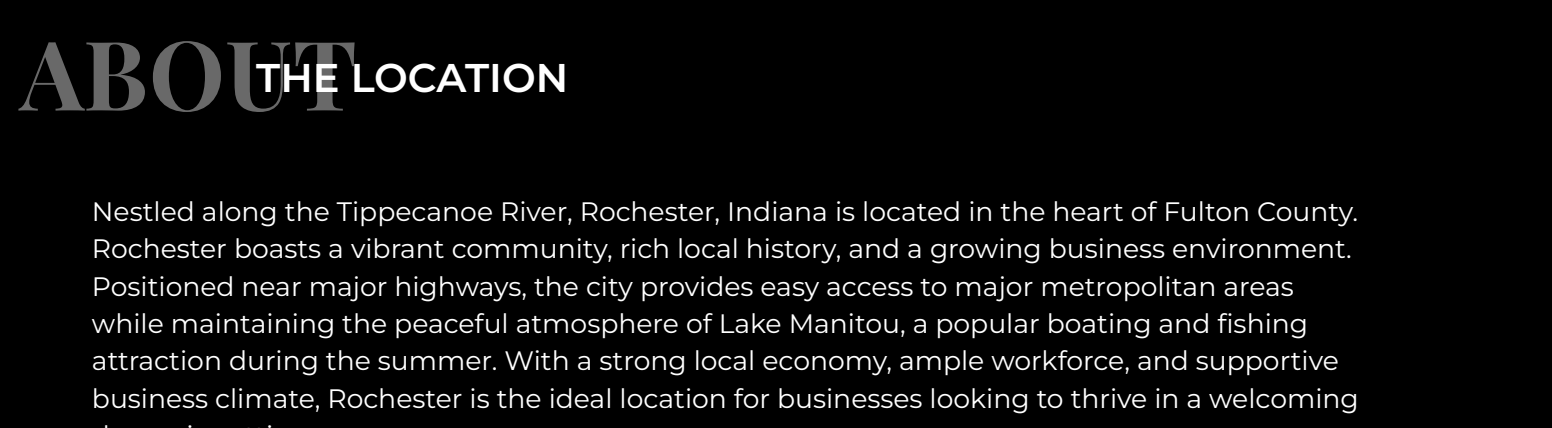
#### BUILDING 03

##### HIGHLIGHTS

- INDUSTRIAL | WAREHOUSE | OFFICE
- SQUARE FOOTAGE ±13,984
- OFFICE | SHOWROOM ±7,360
- WAREHOUSE ±6,624
- CLEAR HEIGHT 16'-21'
- OVERHEAD DOORS 1 TOTAL (9'X7')

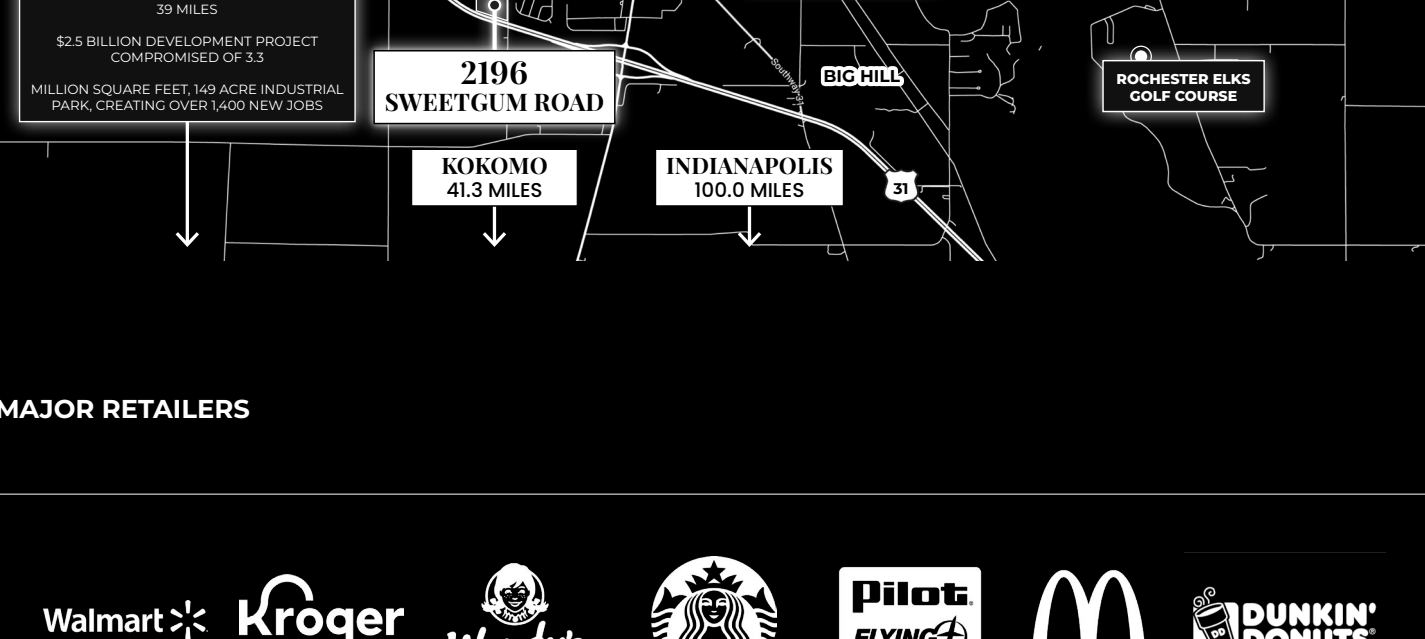
- » Two Mezzanines Located In Warehouse
- » Bathrooms | Two
- » Breakroom | One
- » Showroom | One
- » Open Office | One
- » Private Offices | Eight
- » Conference Room | One
- » Heated | Air Conditioned

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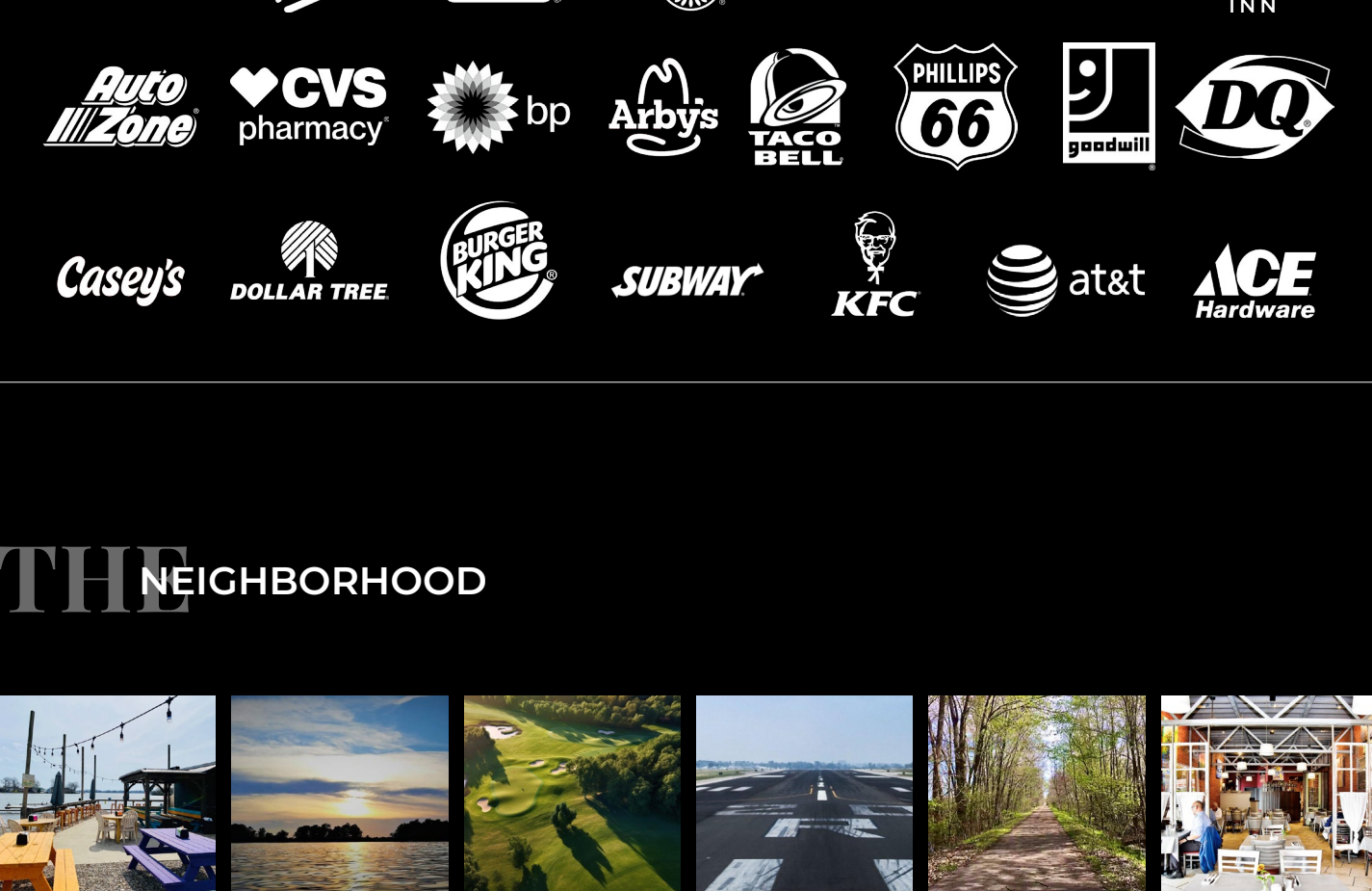


## ABOUT THE LOCATION

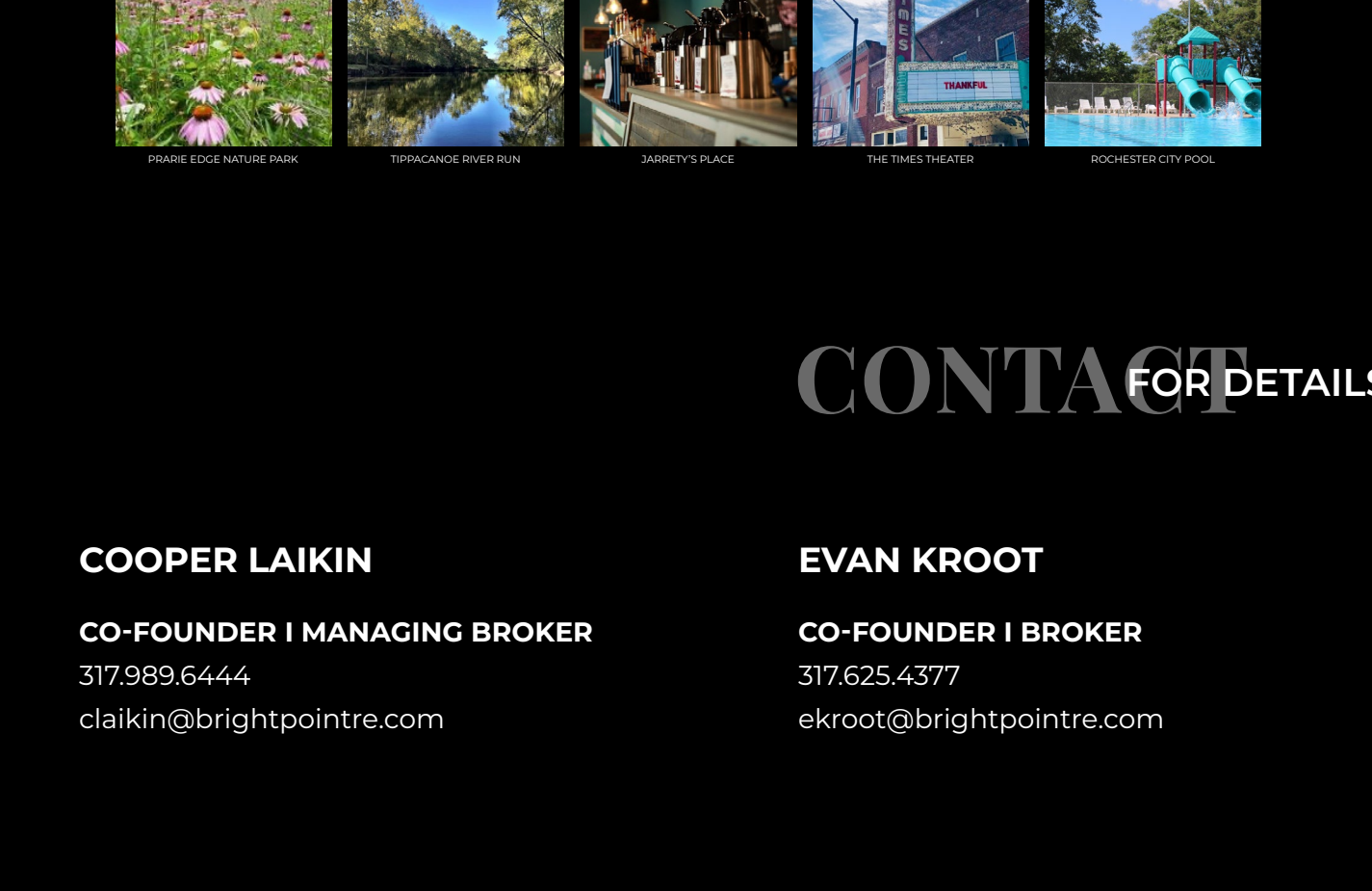
Nestled along the Tippecanoe River, Rochester, Indiana is located in the heart of Fulton County. Rochester boasts a vibrant community, rich local history, and a growing business environment. Positioned near major highways, the city provides easy access to major metropolitan areas while maintaining the peaceful atmosphere of Lake Manitou, a popular boating and fishing attraction during the summer. With a strong local economy, ample workforce, and supportive business climate, Rochester is the ideal location for businesses looking to thrive in a welcoming dynamic setting.



### MAJOR RETAILERS



## THE NEIGHBORHOOD



## CONTACT FOR DETAILS

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## ABOUT BRIGHTPOINT REAL ESTATE

BrightPoint Real Estate has redefined the business of real estate, modernizing and advancing the industry by fostering a culture of partnership in which all clients and listings are represented in a collaborative environment by our expert agents.

Our experts offer a personalized service in all aspects of the Real Estate Industry. We represent clientele who buy, build, occupy and invest in a variety of assets including office, industrial, retail, multi-family, and land real estate.