



FOR **SALE / LEASE**
INDUSTRIAL PROPERTY



1514 Progress Dr.
Albion, IN 46701

59,200 Sq. Ft. On 5.89 Acres

About The Property

- Fully air conditioned
- Ceiling height: 13' to 20'
- 1,200 amp electric service
- Four truck docks & one drive-in door
- Will consider subdividing
- Available Immediately
- Sale Price: Ask Broker
- Lease Rate: \$3.95 /SF/yr (NNN)



the
Zacher
company

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PROPERTY INFORMATION

59,200 SQ. FT. ON 5.89 ACRES

BUILDING SIZE/LOCATION/ZONING

Total Building Area	59,200 SF
Office Area	3,000 SF
Street Address	1514 Progress Dr.
City, State, Zip	Albion, IN 46701
County/Township	Noble/Jefferson
City Limits	Inside
Zoning	IH/Industrial Light
Site Acreage	5.89 Acres

BUILDING DATA

Construction	1994
Type of Construction	Pre-engineered Steel with 8' Metal Wainscoting
Roof	Standing Seam Metal
Floor	6" Reinforced Concrete
Ceiling Height	17' Eaves, 20' Peak West 13' Eaves, 14'8" Peak East
Bay Spacing	30' x 50'
Sprinklers	Wet
HVAC	Gas Forced Air Package Units Fully Air Conditioned 13 Ground-mounted Units 4 Roof-top Units
Lighting	LED & Metal Halide
Restrooms	One Set

LOADING FACILITIES

Dock Doors	4 With Manual Levelers 3 - (8' x 8') & 1 - (10' x 8')
Drive-in Doors	1 - (14' x 14')

AVAILABILITY/PRICE

Date Available	Available Immediately
Sale Price	Ask Broker
Lease Rate	\$3.95 SF/yr (NNN)

PROPERTY TAXES

Parcel Number 1	57-12-20-400-005.000-022
Parcel Number 2	57-12-20-400-028.000-022
Assessment: Land	\$68,600
Improvements	\$847,100
Total Assessment	\$915,700
Annual Taxes	\$19,326.34 (\$0.33/sf)
Tax Year	2023 payable 2024

ESTIMATED OPERATING COSTS

	Cost (SF)
Taxes	\$0.33
Insurance & Cam	\$0.25
Total	\$0.58

PARKING/TRANSPORTATION

Parking Lot	Concrete & Gravel
Parking Spaces	84
Major Road Nearest Site	SR 8
Distance to Interstate	22 Miles to I-69

UTILITY SUPPLIERS

Electric	Noble REMC
Power	1,200 Amp, 480 Volt, 3-Phase bus duct distribution
Natural Gas	NIPSCO
Water & Sewer	Albion Municipal



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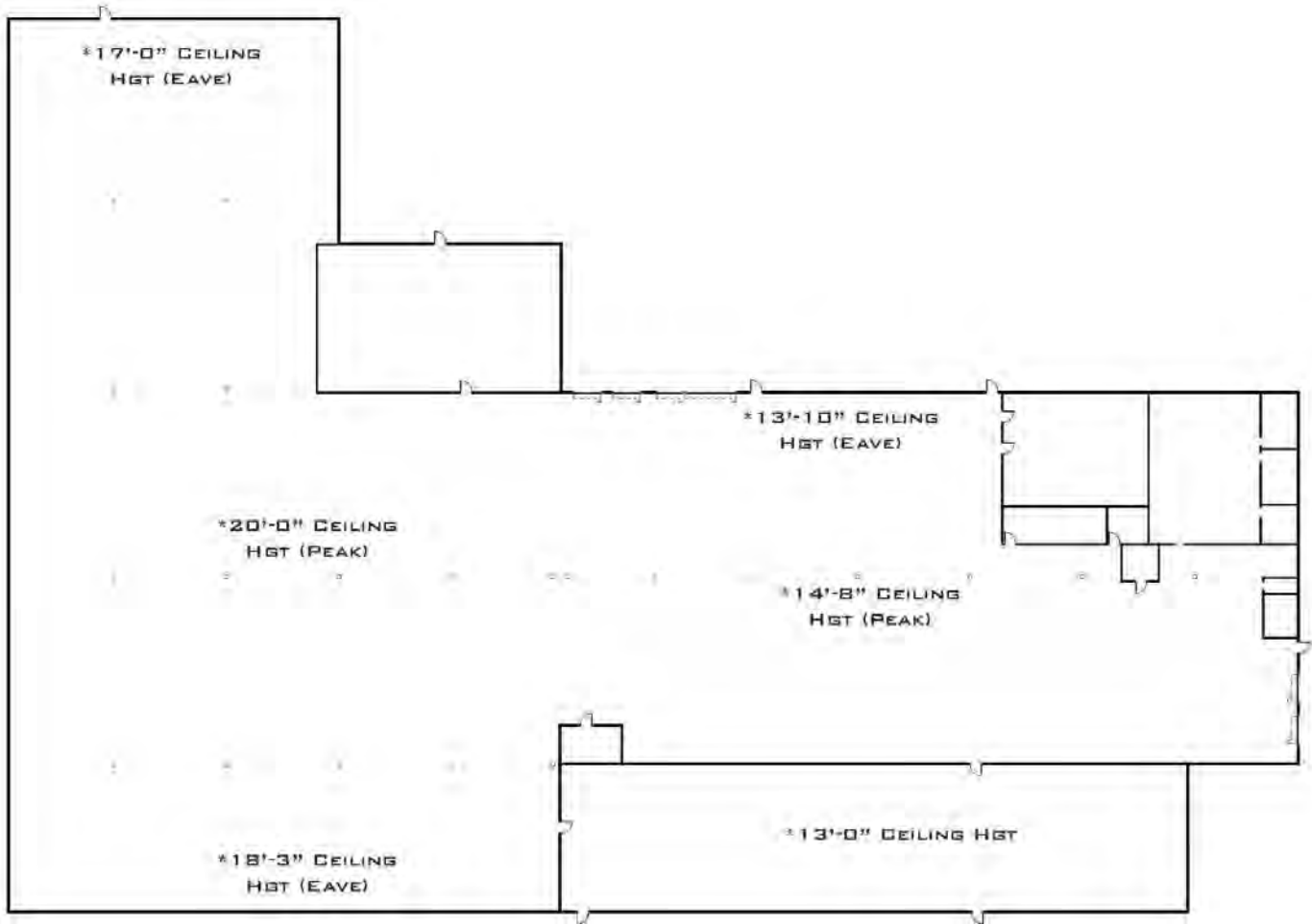
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FLOOR PLAN

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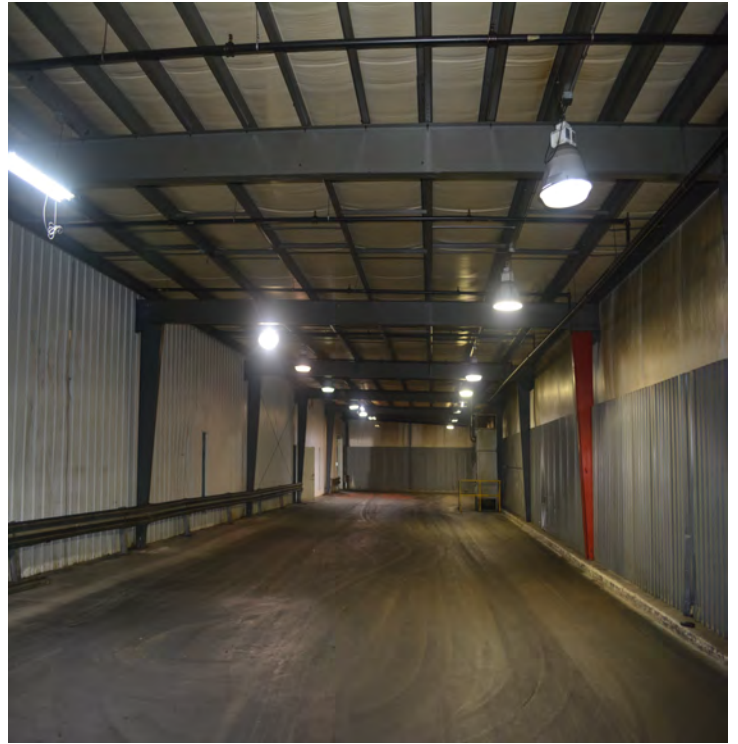
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ADDITIONAL PHOTOS

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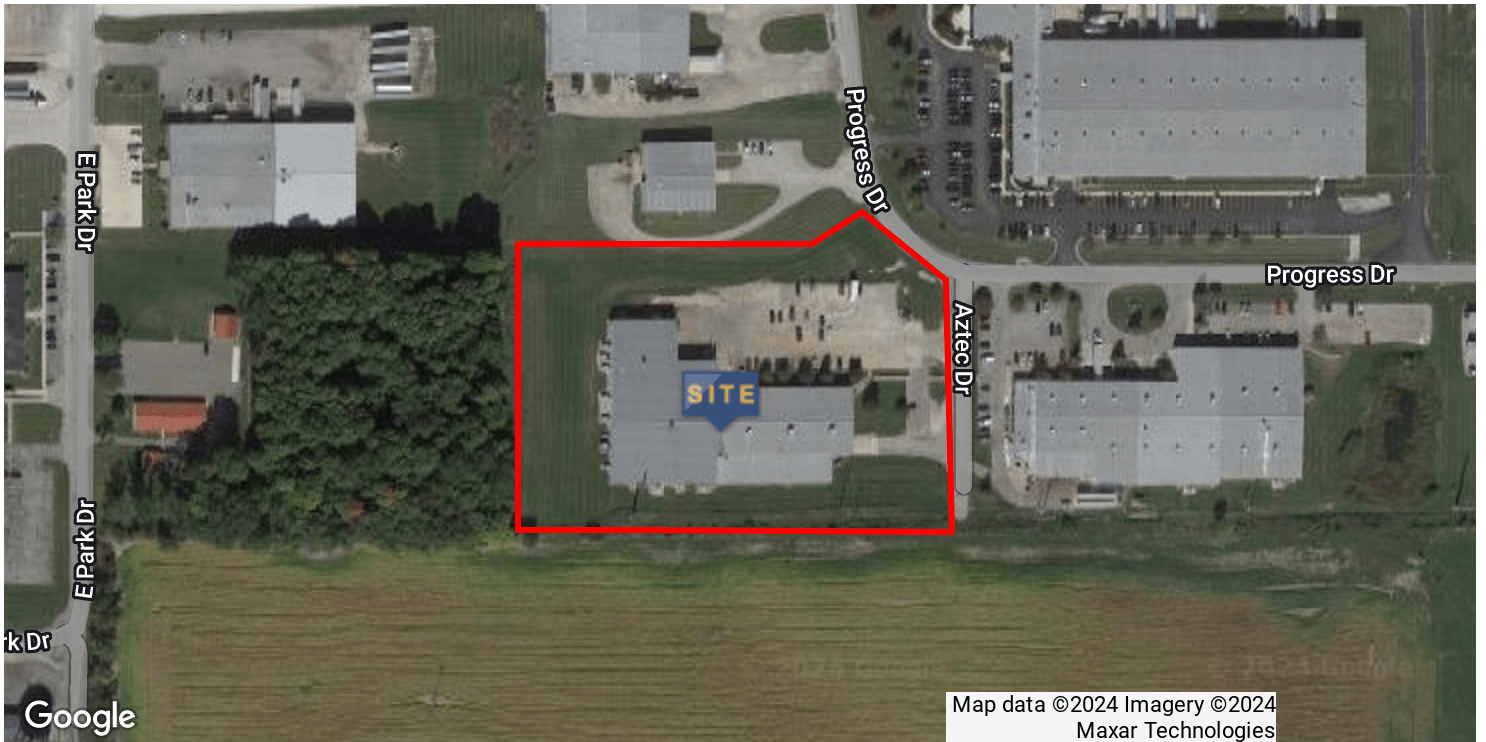
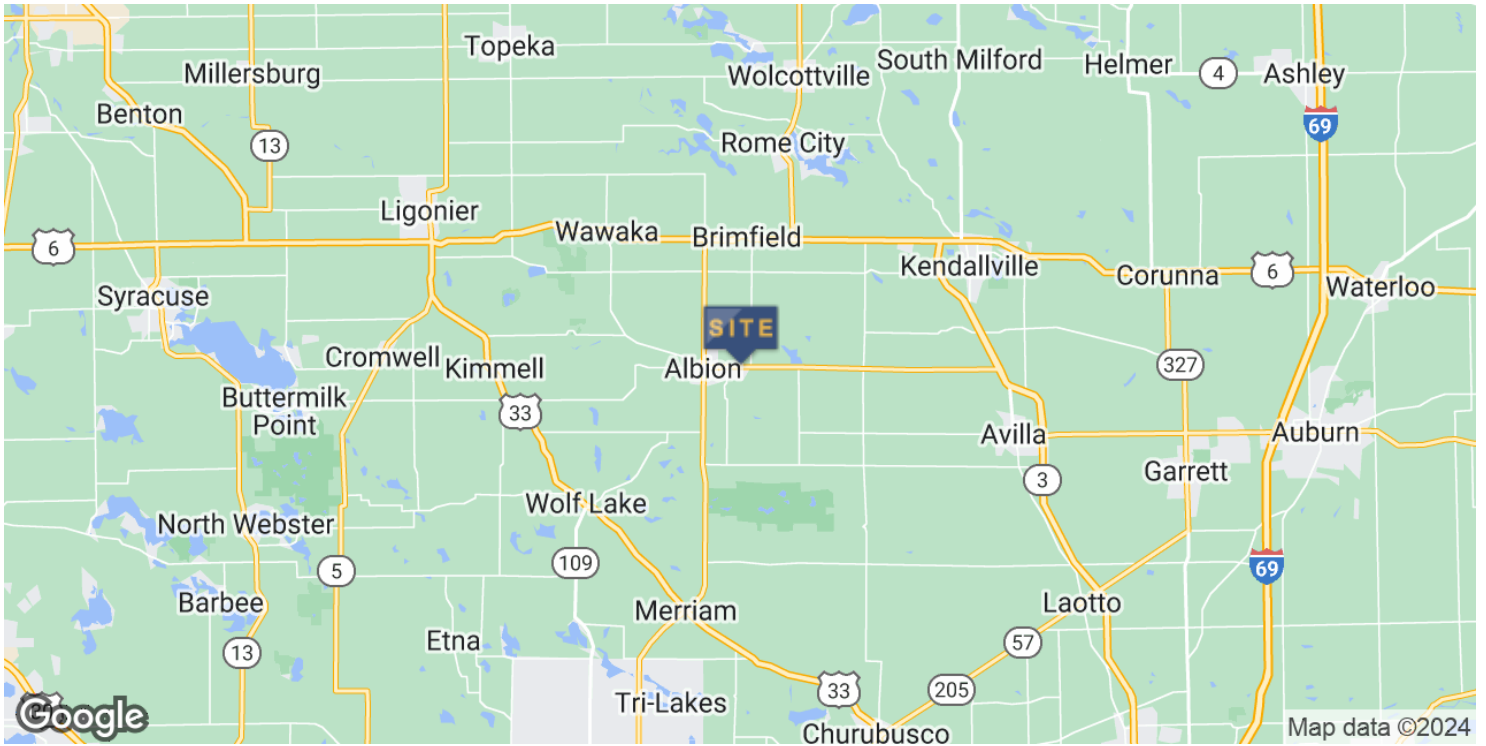
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LOCATION MAP

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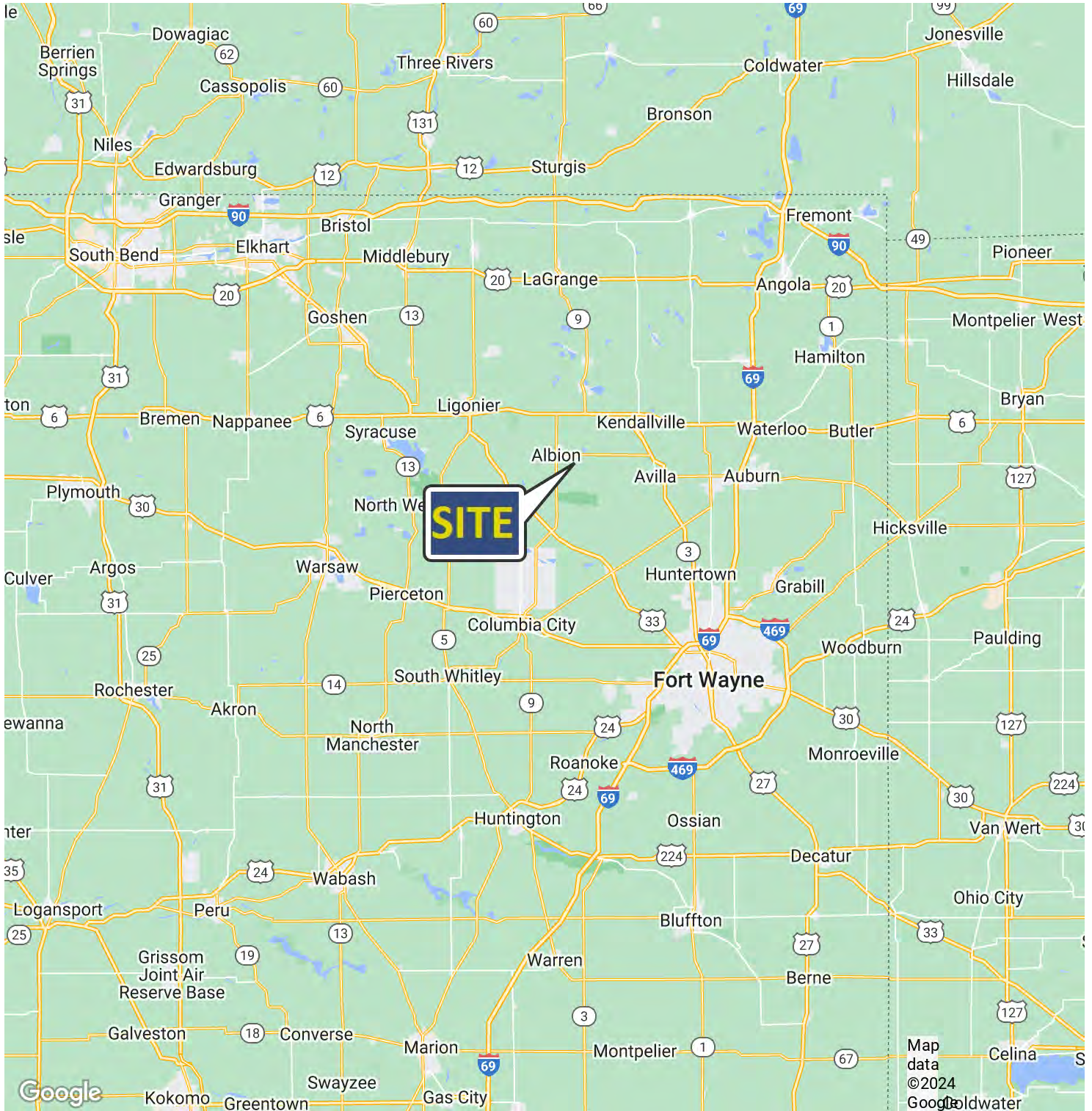
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REGIONAL MAP

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