

**+/- 63,248 sf available for lease**



## Food manufacturing and processing facility with freezer

- Well-maintained +/-63,248 sf building with 5,600 sf of office space and locker rooms.
- Features ammonia-based cooling system with glycol-heated floors in freezer.
- Property situated on 10 acres with an additional 10 acres for future expansion.
- Favorable State of Indiana business climate conditions and incentives.
- \$10.00/sf NNN lease rate.



Central proximity to Detroit, Indianapolis, Cincinnati and Chicago



22 miles from Fort Wayne, Indiana



Office space/locker rooms



Room for expansion

## For more information

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# Property specifics

- +/- 63,248 sf building
- +/- 5,600 sf office and locker rooms
- 14,400 sf freezer (-10° F with 1,900+ pallet positions @ 32' clear height)
- Glycol-heated floor in freezer
- 17,626 sf cooler/production @ 22' clear height
- +/- 10 acres (fully fenced) with 10 additional acres for expansion
- Insulated steel panel construction
- Ammonia-based system
- Sprinklered cooler and dry warehouse
- City water and sewer
- Floor drains
- 5,000 amps, 480 volts, 3-phase power
- Built in 1999
- Four (4) docks (expandable to seven [7]) and five (5) drive-in doors
- 90+ car parks (expandable)
- 18 trailer parks (expandable)
- Zoned I-2
- Real estate taxes +/- \$0.63/sf
- Two-stage refrigeration system. Low stage evaporator capacity is approximately 525 tons including five (5) compressors. High stage evaporator capacity is approximately 265 tons including four (4) compressors.

**Available**

400 S. Chamber Drive  
Decatur, IN 46733



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# Property photos

Available  
400 S. Chamber Drive  
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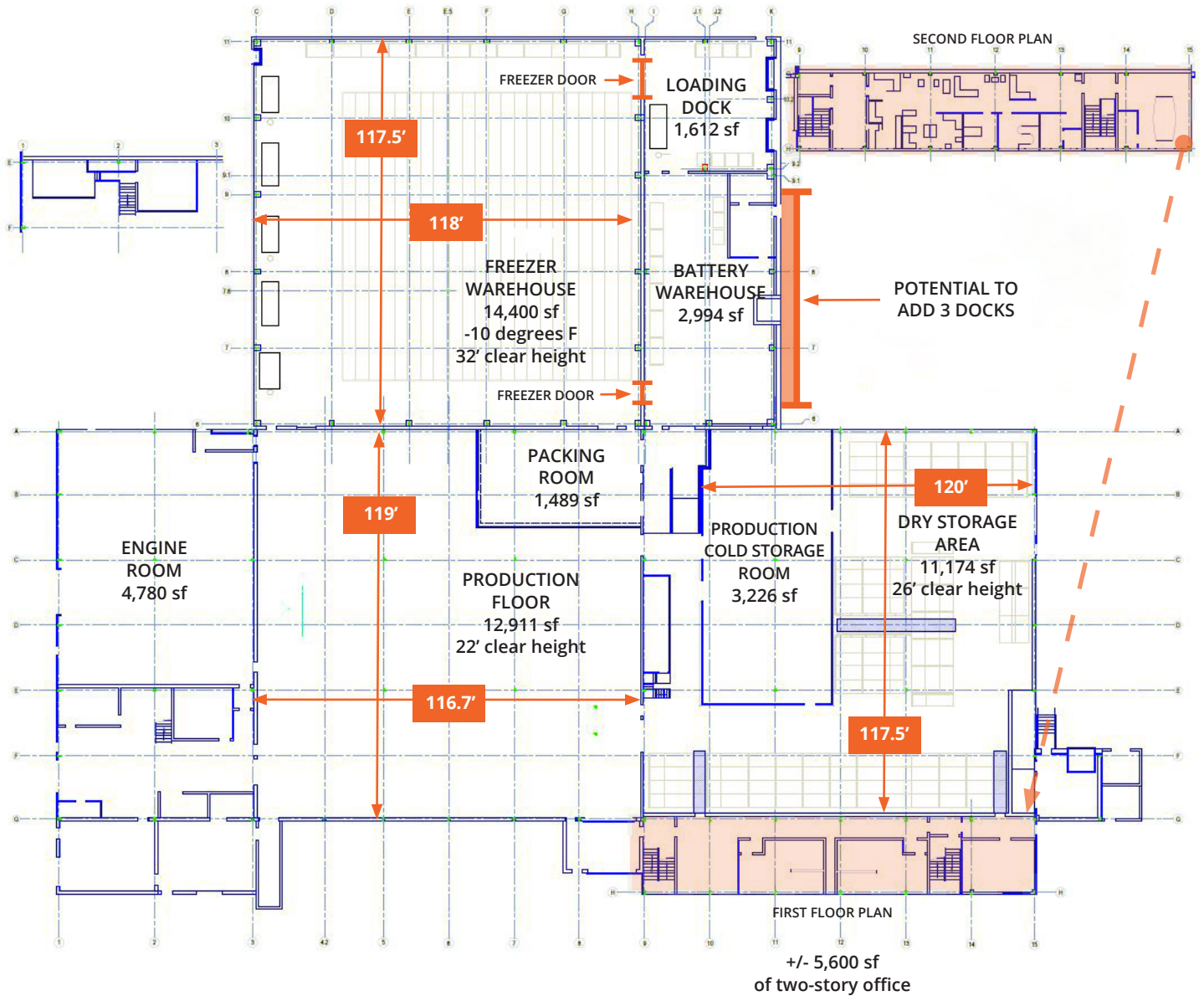


POTENTIAL DOCK DOOR EXPANSION



+/- 63,248 sf

400 S. Chamber Drive  
Decatur, IN 46733



**For more  
information**

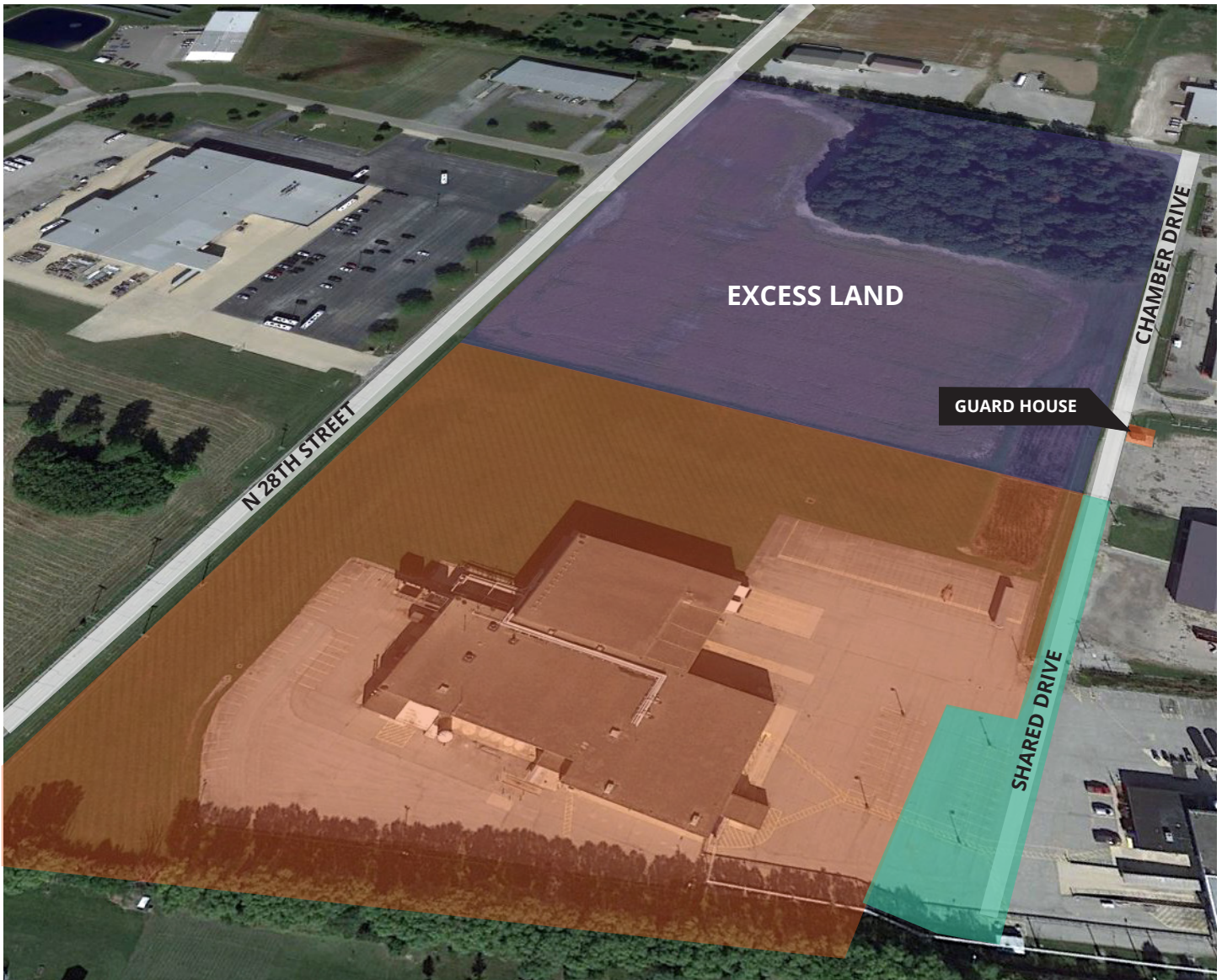
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# Aerial view

400 S. Chamber Drive  
Decatur, IN 46733



The property located at 400 S. Chamber Drive was formerly home to an ice cream novelty production and storage facility with over 160 employees. Today the availability of this property is a great opportunity to expand or relocate your business operations in one of the most business-friendly states in the Midwest.

Decatur, Indiana is geographically well-located for distribution and has access to a strong labor pool. The potential for State of Indiana incentives as well as local government incentives also exist, benefiting new tenants in the space.

**For more  
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**INSIDE INDIANA**



Compiled by the Indiana Economic Development Corporation

**BEST STATE TAX CLIMATE INDEX**



Michigan	14 <sup>th</sup>
Kentucky	19 <sup>th</sup>
Illinois	36 <sup>th</sup>
Ohio	39 <sup>th</sup>

THE TAX FOUNDATION 2021 STATE BUSINESS TAX CLIMATE INDEX

**BEST STATES FOR LONG-TERM FISCAL STABILITY**



Michigan	27 <sup>th</sup>
Ohio	41 <sup>st</sup>
Kentucky	45 <sup>th</sup>
Illinois	50 <sup>th</sup>

US NEWS & WORLD REPORT, 2019

**Best States For Regulatory Environment**




FORBES, 2019

**Property Tax Index Rank**



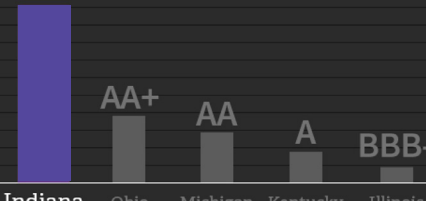
THE TAX FOUNDATION, 2021

**Workers' Comp Premium Rate Rank**



OREGON DEPT. OF CONSUMER & BUSINESS SERVICES 2021

**AAA Bond Rating**



STANDARD & POOR'S, 2021

**Cost of Doing Business**

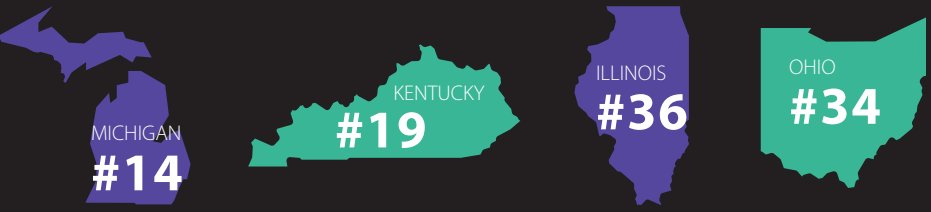


CNBC AMERICA'S TOP STATES FOR BUSINESS, 2019

**#1 State Infrastructure**



CNBC STATE INFRASTRUCTURE RANKING 2019



MICHIGAN #14  
KENTUCKY #19  
ILLINOIS #36  
OHIO #34

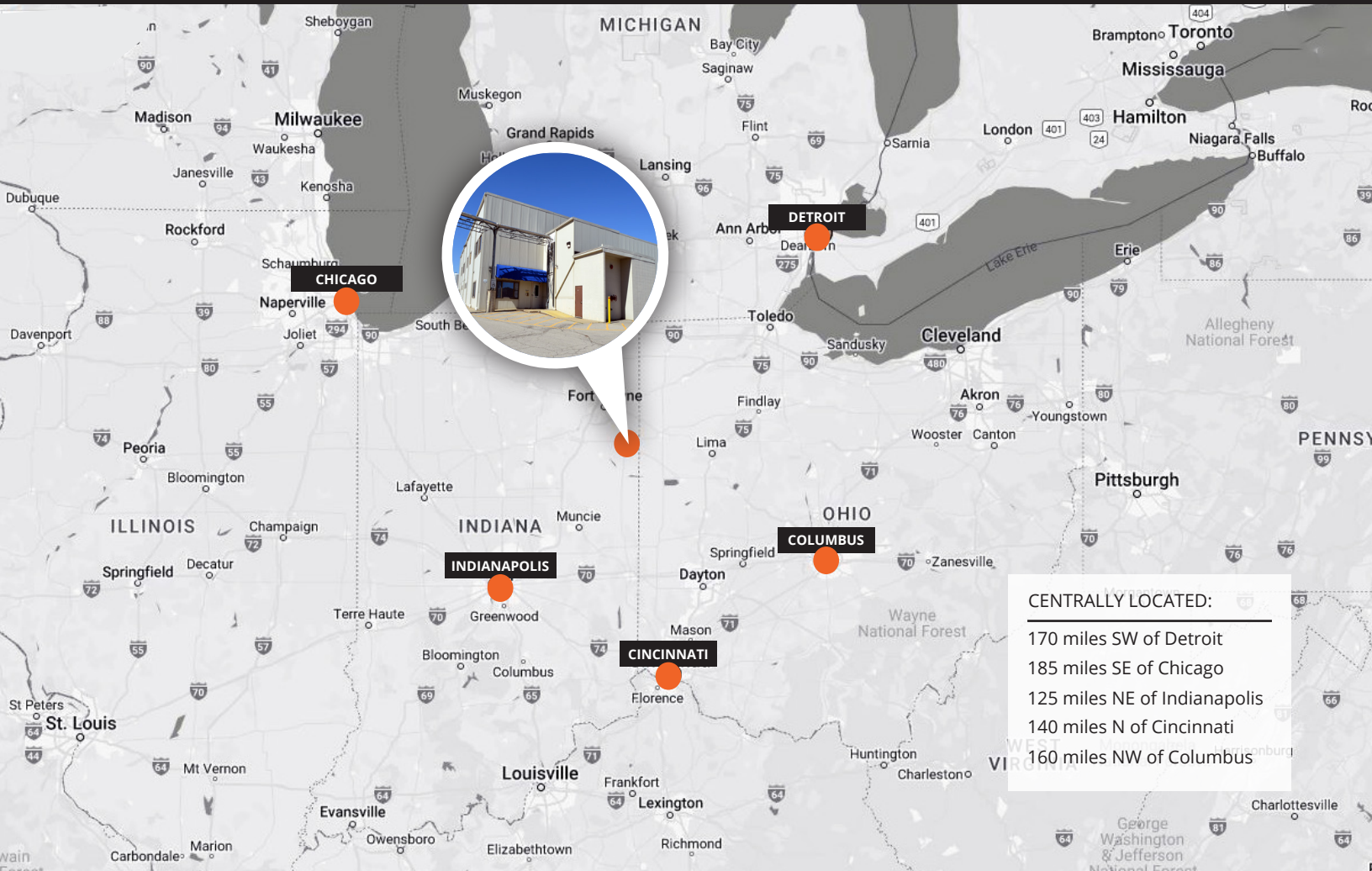
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# DISTANCE MAP



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