



FOR SALE / LEASE

INDUSTRIAL PROPERTY

435 Industrial Parkway
Ossian, IN 46777

30,000 SF Industrial Building On 7.5 Acres

About The Property

- Like new condition built in 2023
- Pre-engineered steel building with metal sidewalls
- Expandable on 7.5 acre site
- Ceiling height High 31' Low 28'
- 600 AMP power
- 8" Concrete floor
- ESFR Fire Protection
- 2 dock doors; 1 overhead door
- LED High Bay lighting throughout
- Sale Price: Negotiable
- Lease rate: \$7.00/SF/yr NNN



the
Zacher
company

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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 BUILDING ON 7.5 ACRES

BUILDING SIZE/LOCATION /ZONING

Total Building Area	30,000 SF
Street Address	435 Industrial Parkway
City, State, Zip	Ossian, IN 46777
Zoning	I1/Light Industrial
Site Acreage	7.5 Acres

BUILDING DATA

Condition	Excellent
Year Built	2023
Roof	Single/Slope/Standing Seam
Floor	8" Concrete
Insulation	R19 sidewalls R21 roof
Ceiling Height	(Clear) High 31' Low 28'
Bay Spacing	72' x 30'
Sprinklers	ESFR
Electrical	600 Amp, 480 V, 3 Phase
Lighting	LED High Bay
Restrooms	2

LOADING FACILITIES

Dock Doors	Two (10' x 10')
Drive-in Doors	Two (14' x 14')

PARKING/TRANSPORTATION

Parking Spaces	23
Distance to State Road 1	.5 Miles
Distance to Fort Wayne Airport	10 Miles

UTILITY SUPPLIERS

Electric	AEP
Natural Gas	NIPSCO
Water & Sewer	Municipal

PRICE/AVAILABILITY

Sale Price	Negotiable
Lease Rate	\$7.00 SF/yr (NNN)
Available	2nd Qtr. 2027

PROPERTY TAXES

Parcel Number	90-02-21-502-001.000-009
Assessment: Land	\$193,100
Improvements	\$2,546,400
Total Assessment	\$2,739,500
Annual Taxes	\$2,917.48 (\$0.97/sf)
Tax Year	2025 payable 2026
100% Tax Abatement On Improvements until 2029	

FINANCIAL RESPONSIBILITIES

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

**Pro-rata share based on SF/area*

ESTIMATED OPERATING COSTS

	Cost (SF)
Taxes	\$0.10
Insurance	\$0.25
CAM	\$0.40
Total	\$0.75



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ADDITIONAL PHOTOS

30,000 SF INDUSTRIAL BUILDING ON 7.5 ACRES



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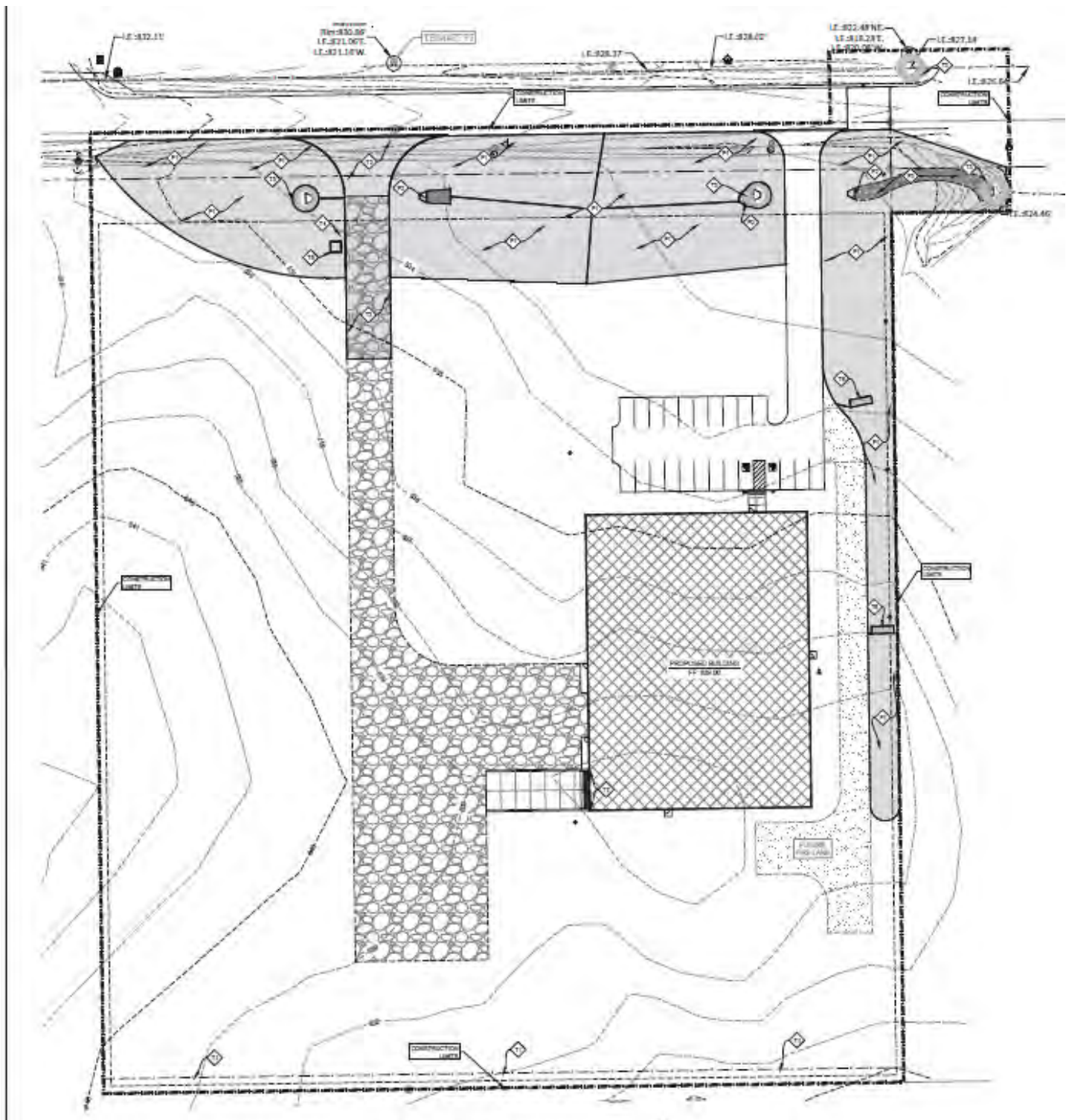
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SITE PLAN

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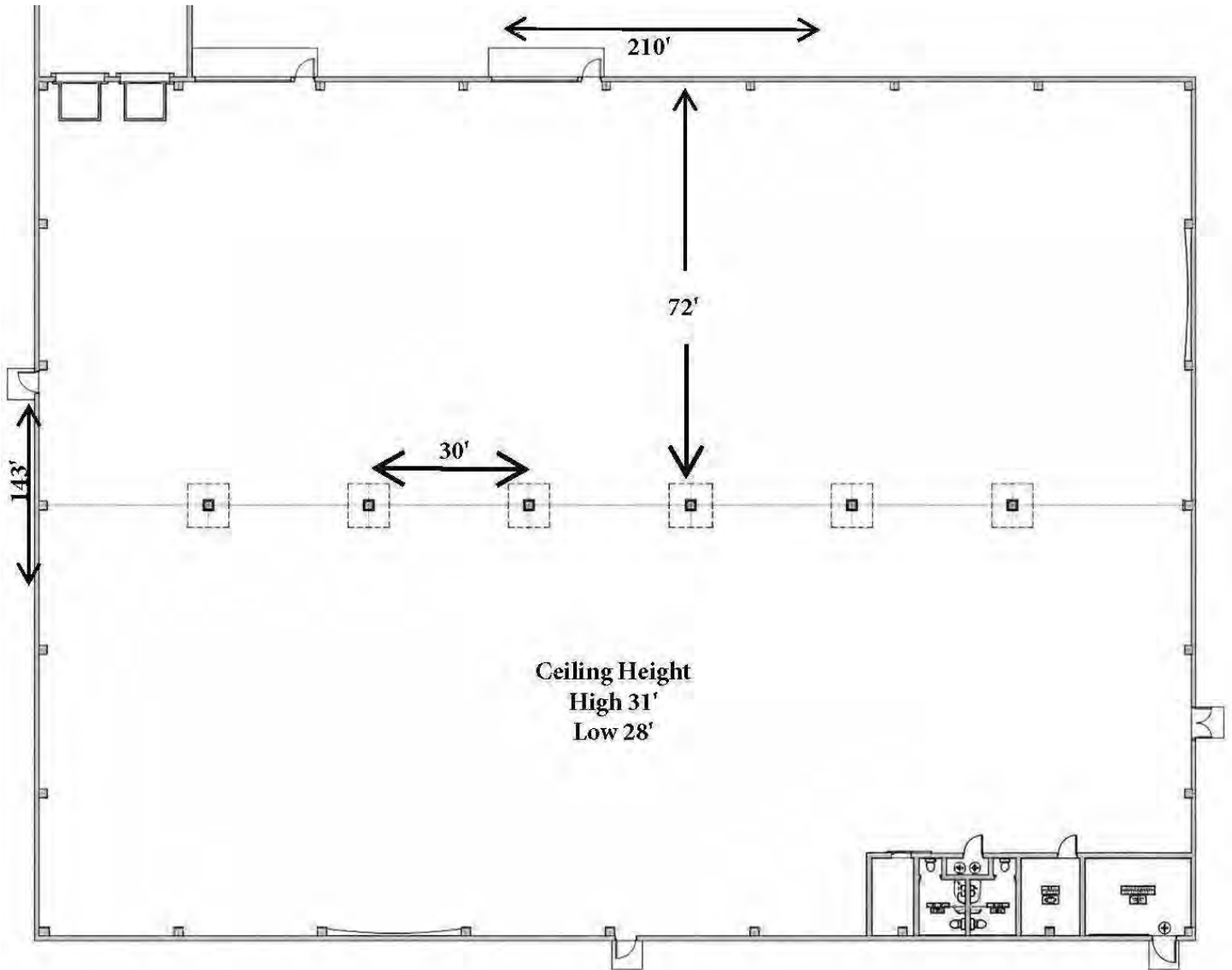
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FLOOR PLAN

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NEIGHBORHOOD MAP

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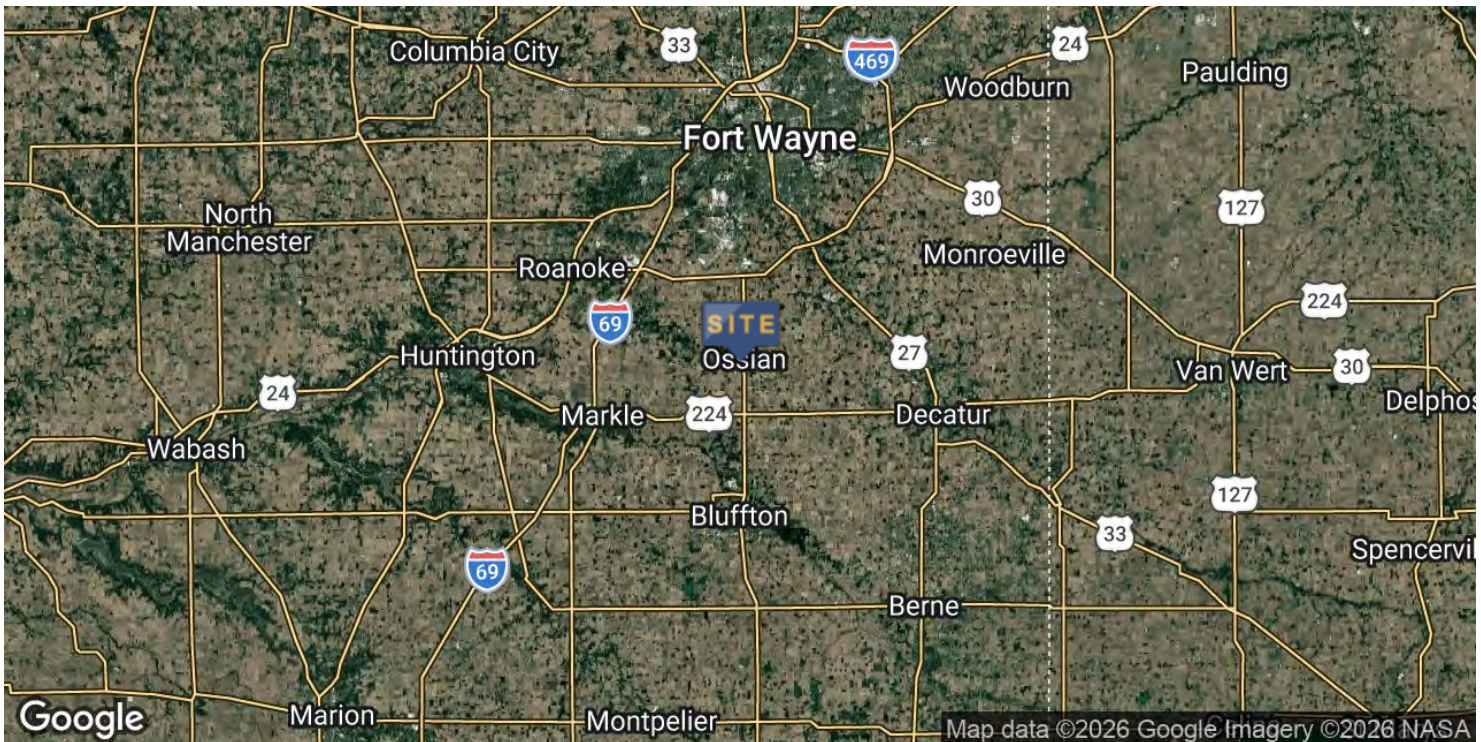
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LOCATION MAP

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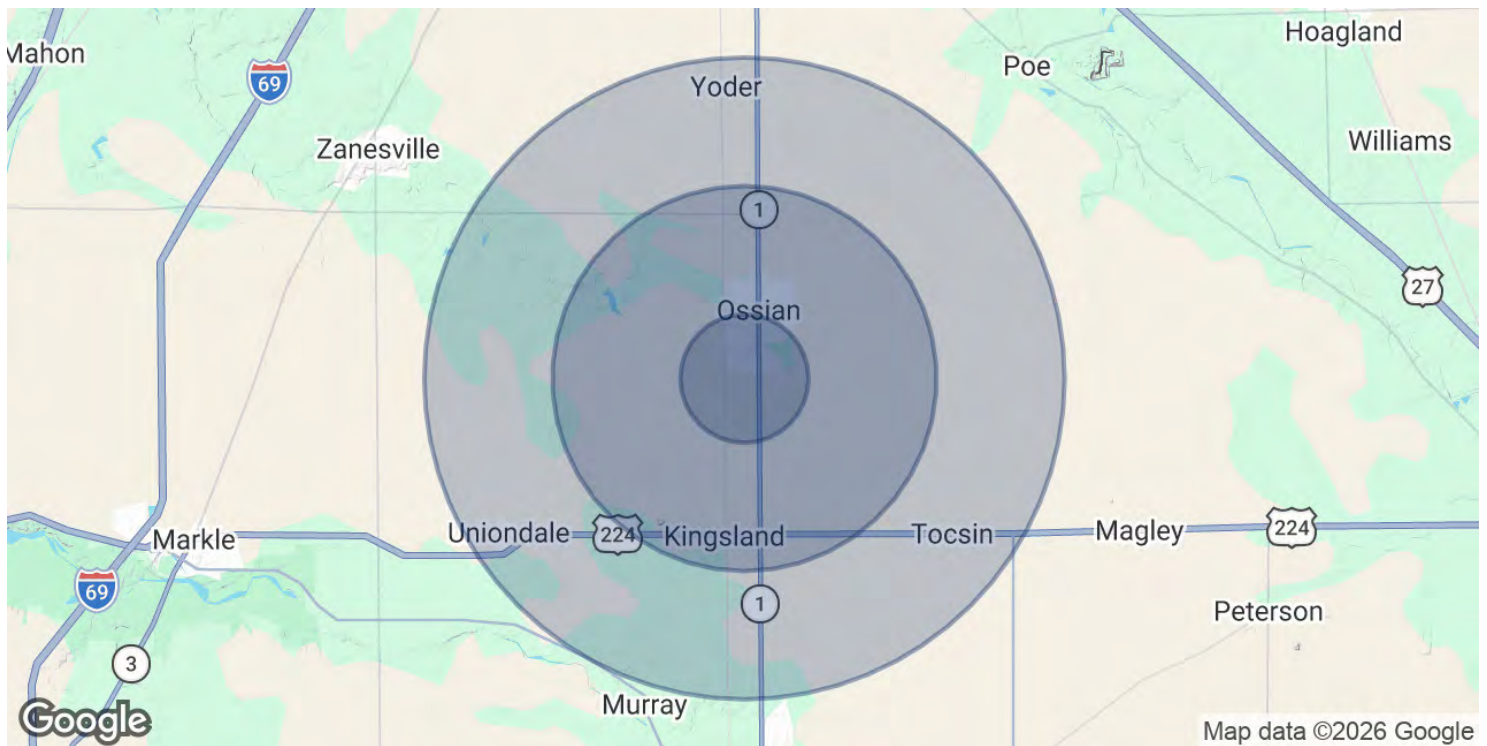
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DEMOGRAPHICS MAP & REPORT

30,000 SF INDUSTRIAL BUILDING ON 7.5 ACRES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,382	5,084	7,530
Average Age	37.4	39.6	41.9
Average Age (Male)	34.0	34.7	37.9
Average Age (Female)	40.2	42.8	44.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	599	2,185	3,247
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$77,775	\$78,535	\$83,525
Average House Value	\$197,359	\$199,368	\$194,159

2023 American Community Survey (ACS)



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