



# FOR SALE / LEASE

## INDUSTRIAL PROPERTY



222 W 2nd St  
Marion, IN 46952

# 11,438 SF Industrial Building For Sale Or Lease

## About The Property

- Downtown corridor location
- Close proximity to new riverfront development
- Two floors of clear-span space
- Large, dedicated parking lot included
- Prime redevelopment potential
- Favorable commercial zoning (LC/TZ)
- Lease Rate: \$7.00 SF/yr NNN
- Sale Price: \$710,000



**the**  
**Zacher**  
company

**DAN GABBARD**  
Broker Associate  
dgabbard@zacherco.com  
260.422.8474

**KALEB HAIMES**  
Broker Associate  
khaimes@zacherco.com  
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

*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

## 11,438 SF INDUSTRIAL BUILDING FOR SALE OR LEASE

### BUILDING LOCATION/SIZE/ZONING

Street Address	222 W. 2nd St.
City, State, Zip	Marion, IN 46952
Total Building Area	11,438 SF
Acreage	0.51 Acre
Zoning	LC/TZ - Local Commercial/Transition Zone

### PRICE/AVAILABILITY

Sale Price	\$710,000.00
Sale Price/SF	\$62.07
Lease Rate	\$7.00 SF/yr (NNN)
Available	30 Days

### BUILDING DATA

Construction Date	1930
Number of Stories	2
Floor Size	5,719 SF
Power	3-Phase
Overhead Doors	1
Restrooms	2

### PROPERTY TAXES

Parcel Number	27-07-06-103-096.000-002
Assessment: Land	\$67,200
Improvements	\$86,200
Total Assessment	\$153,400
Tax Year	2025 Payable 2026

### TRANSPORTATION

Distance to Interstate	I-69 - Approx. 6 Miles
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### 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

### UTILITY SUPPLIERS

Electric	AEP
Natural Gas	CenterPoint
Water & Sewer	Marion Utilities

### NEARBY BUSINESSES

Ryan & Payne	USPS
GCA Title	Northwest Bank
Riverside Community FCU	Family Dollar
CVS	Thompson Fire & Safety



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# SITE OVERVIEW

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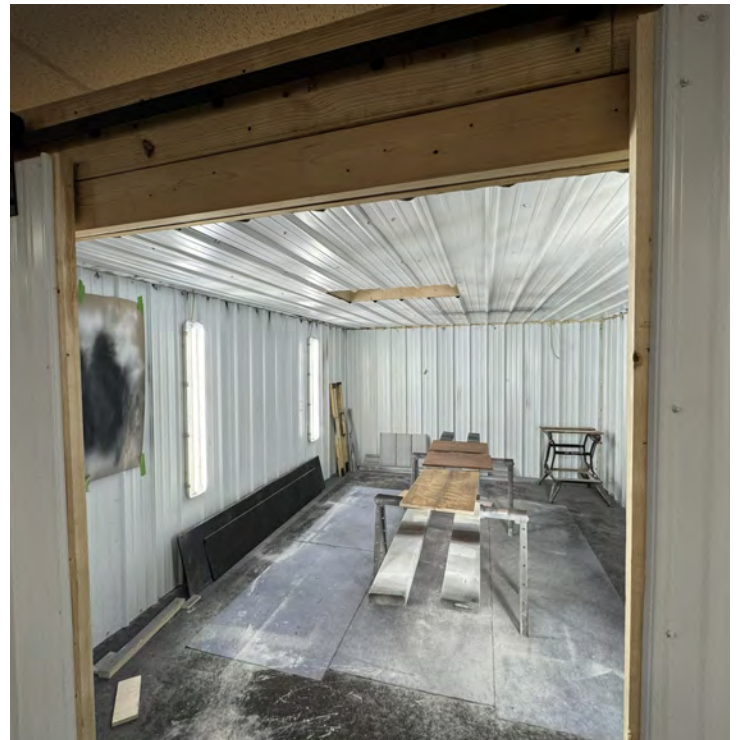
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# ADDITIONAL PHOTOS

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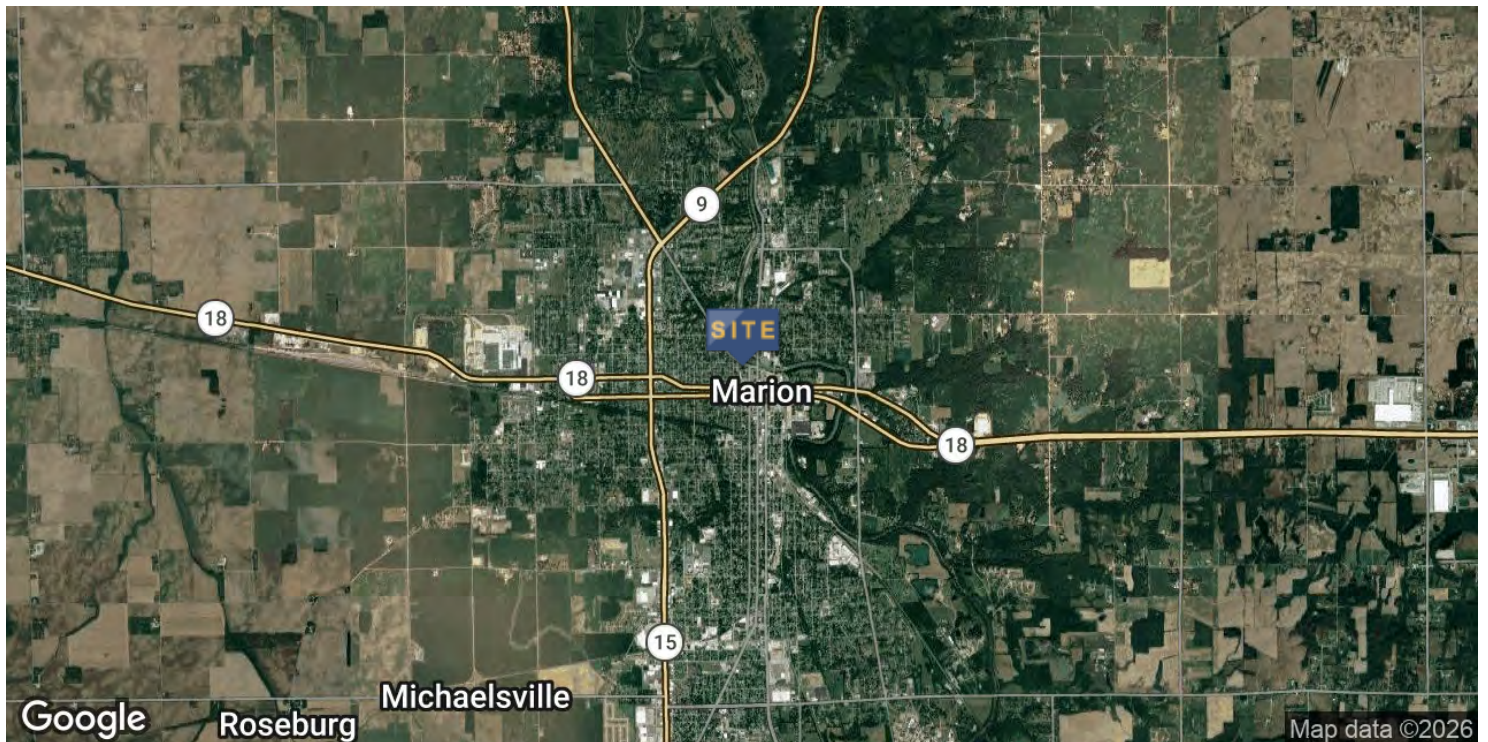
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# LOCATION MAP

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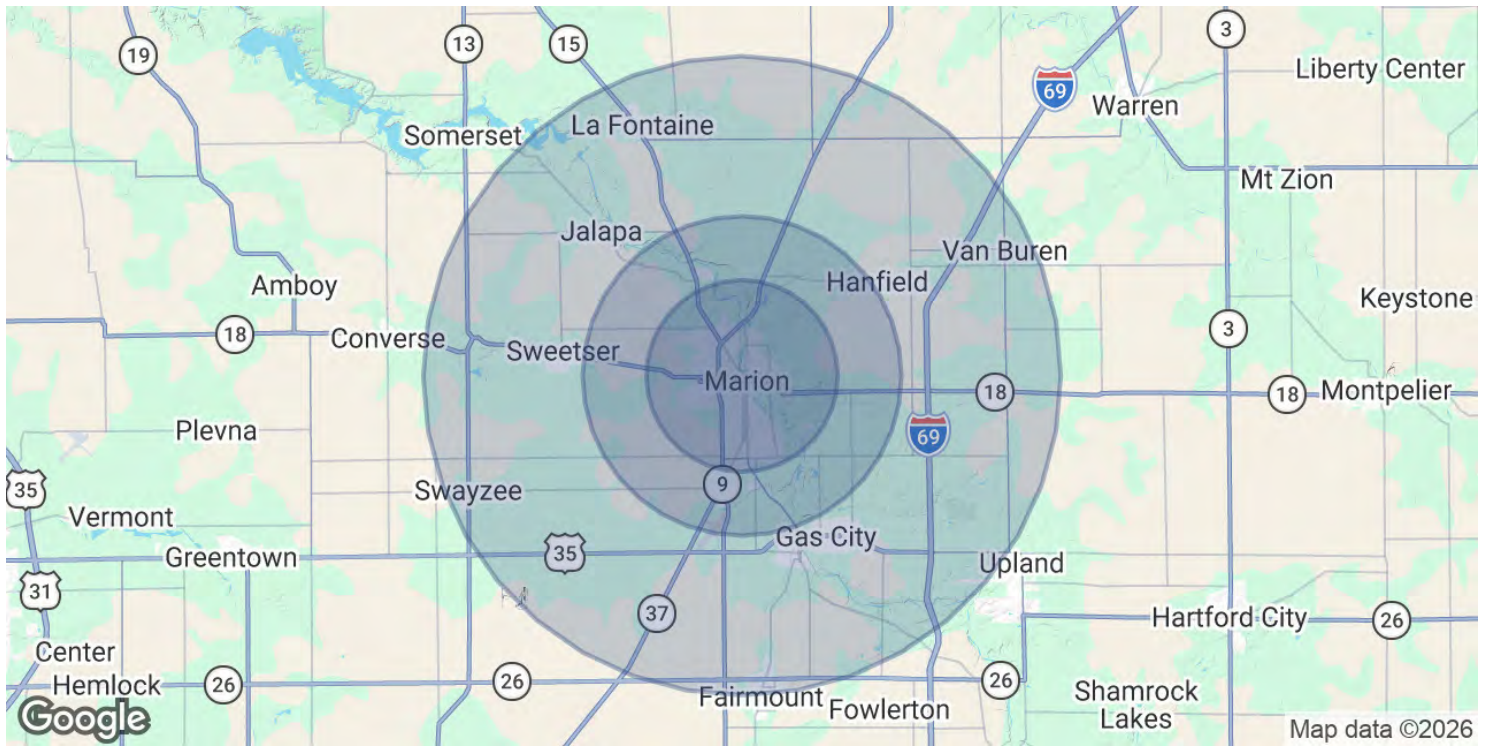
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# DEMOGRAPHICS MAP & REPORT

## 11,438 SF INDUSTRIAL BUILDING FOR SALE OR LEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	28,141	36,043	60,587
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,793	14,676	24,348
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$58,917	\$62,085	\$67,451
Average House Value	\$140,853	\$147,594	\$165,624

Demographics data derived from AlphaMap



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