



FOR **LEASE** INDUSTRIAL
PROPERTY



5224 East Asher Drive
Markle, IN 46770

200,000 Sq. Ft. Phase II Addition

About The Property

- I-69 visibility & accessibility (Exit 286)
- Phase II Shell is complete-Ready for Finishes
- Ceiling Height : 36'8" peak 31'9" eaves
- ESFR sprinkler
- 16 truck docks
- One exit south of the GM Assembly Plant
- Lease rate: \$6.25 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

200,000 SQ. FT. PHASE II ADDITION

BUILDING SIZE/LOCATION/ZONING

| | |
|---------------------|------------------------|
| Total Building Area | 400,000 SF |
| Leased | 200,000 SF |
| Available: | 200,000 SF |
| Minimum Area | 100,000 SF |
| Office Area | Will Finish to Suit |
| Street Address | 5224 East Asher Drive |
| City, State, Zip | Markle, IN 46770 |
| County/Township | Huntington/Union |
| Zoning | M1/Light Manufacturing |
| Site Acreage | 33.14 Acres |

PRICE/AVAILABILITY

| | |
|--------------|-------------------------------------|
| Lease Rate | \$6.25 SF/yr (NNN) |
| Availability | Shell complete - Ready for Finishes |

FINANCIAL RESPONSIBILITIES

| | |
|---|----------|
| Utilities, Property Taxes & Insurance | Tenant |
| Interior & Exterior Maintenance/Lawn & Snow | Tenant |
| Roof & Structure | Landlord |

ESTIMATED OPERATING COSTS PSF

| | 2024 | 2025 |
|-------------------|----------|----------|
| Real Estate Taxes | \$.01+/- | \$.90+/- |
| Insurance | \$.15+/- | \$.20+/- |
| CAM | \$.10+/- | \$.20+/- |
| Total | \$.26 | \$1.30 |

BUILDING DATA

| | |
|----------------------|--|
| Type of Construction | Pre-Engineered Galvanized Steel |
| Insulation | R-30 Roof; R-19 Sidewalls |
| Roof | Standing Seam Metal |
| Floor | 8" Reinforced Concrete |
| Ceiling Height | 36'8" Peak - 31'9" Eave |
| Dimensions | 250' x 800' |
| Bay Spacing | 50' x 50' |
| Sprinklers | ESFR System |
| Heat | High Efficiency Air Rotation (Sidewall Units) |
| Air Conditioning | Offices Only |
| Lighting | LED |
| Restrooms | 4 - One per 50,000 Sq. Ft. Section |

UTILITIES

| | |
|---------------|---|
| Electric | Heartland REMC |
| Natural Gas | CenterPoint/Vectren Energy |
| Water & Sewer | Town of Markle - 12" Main For Each |
| Broadband | Community Fiber Solutions High Speed Internet via Fiber - REMC |

TRANSPORTATION

| | |
|------------------------|----------------------------------|
| Parking Lot/Spaces | Vehicle - 30 & Trailer - 23 |
| Distance to Interstate | 1 Mile to I-69 @ Exit 286 |
| Distance to Fort Wayne | 11 Miles |
| Distance to Airports: | FWA - 20 Miles / HHG & - 7 Miles |

LOADING FACILITIES

| | |
|----------------|--|
| Dock Doors | 16 (9' x 10') 8 North & 8 South with Dock Locks, Hydraulic Levelers & Seals |
| Drive-in Doors | 2 (14' x 14') with Ramps |

INCENTIVE INFORMATION

Foreign Trade Zone #182; Economic Recovery Area: allows for abatement of business personal property; TIF District Performance based LIT grants available in lieu of tax abatement



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BUILDING FINISHES

200,000 SQ. FT. PHASE II ADDITION

LEVEL OF FINISHES

- Exterior Pre-engineered steel frame, metal sidewalls
- Floor 8" reinforced concrete
- Office User specific
- Electrical 4-400 Kva transformers; 480/277 volt 3 phase 4 wire
- Lighting LED @ 35 lumens
- Restrooms 4 Unisex
- Heat in Whse. Four air rotation units
- Dock Doors Sixteen with 50,000# hydraulic levelers (8 on each end) with truck dock restraints
- Drive-in Doors Two with 14'x14 openings (on each end)
- Fire Protection ESFR
- Parking 30 Employee spaces

Additional finishes can be added to meet the users specific needs and will be either amortized over the term of the lease as additional rent or paid by the tenant.



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SITE PLANS

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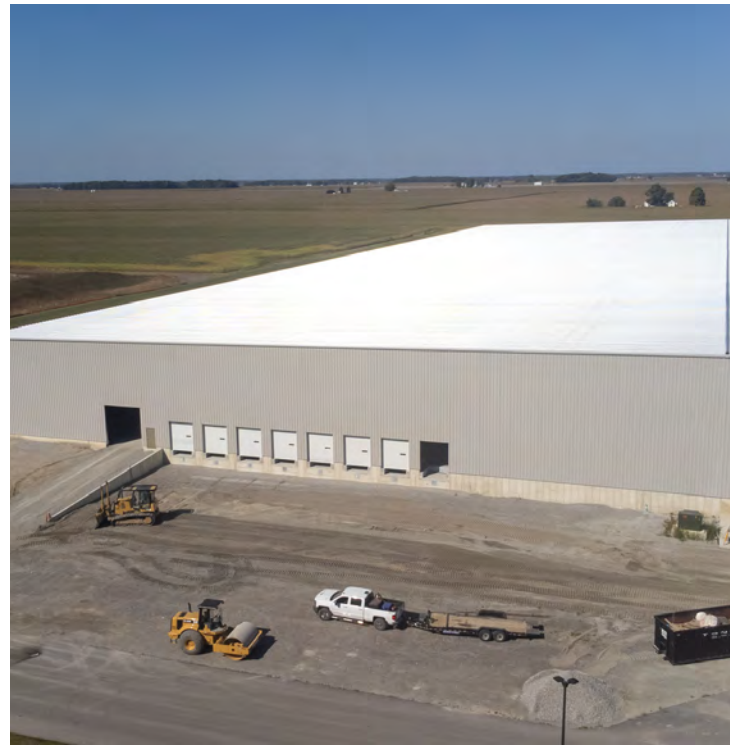
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ADDITIONAL PHOTOS

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AERIAL MAP

200,000 SQ. FT. PHASE II ADDITION



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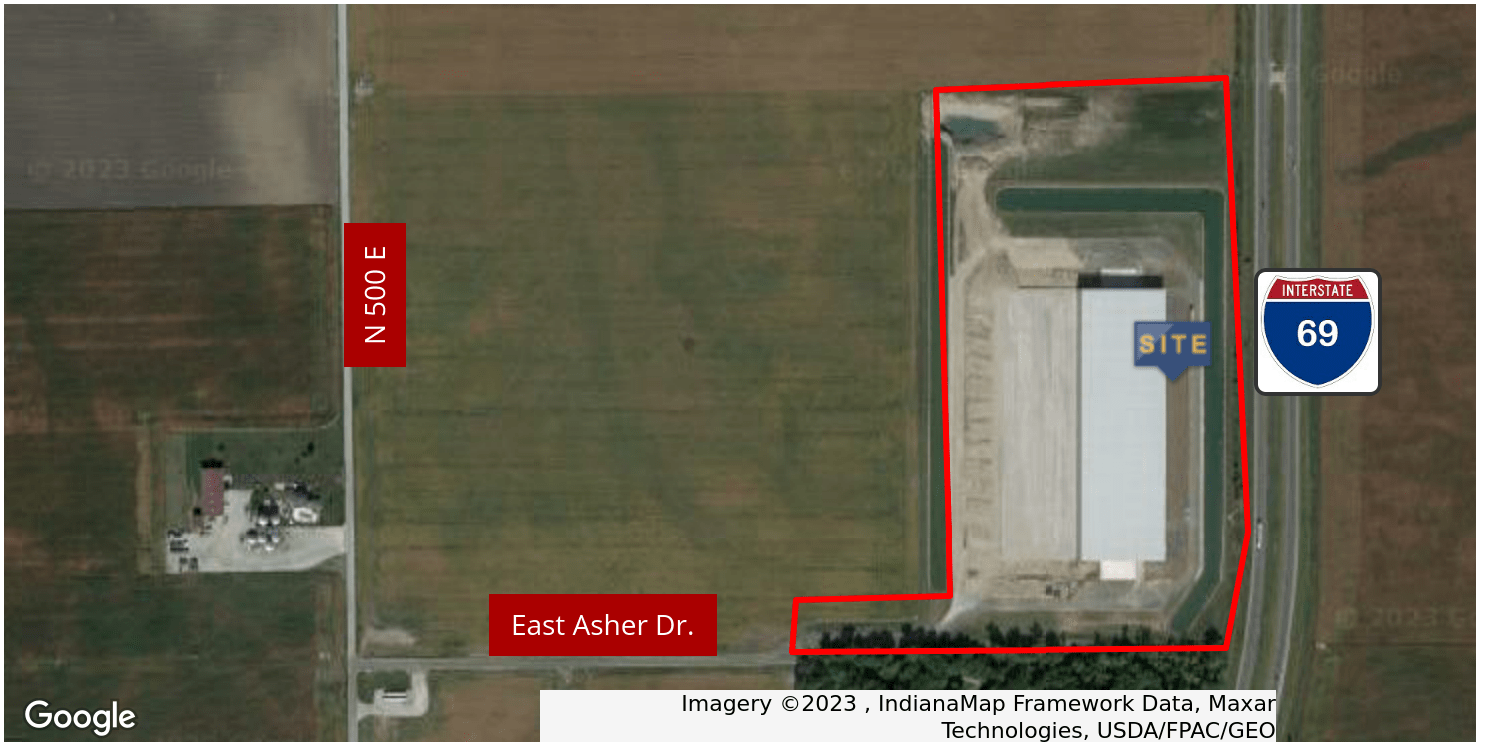
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LOCATION MAP

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