

AUBURN MANUFACTURING

1000 W. AUBURN DRIVE, AUBURN, IN 46706



PROPERTY DESCRIPTION

Presenting a prime commercial opportunity at 1000 W. Auburn Drive in Auburn, Indiana. This well-positioned property offers high visibility along one of the city's key thoroughfares, making it an ideal site for retail, office, medical, or service-based businesses.

Located just minutes from Interstate 69 and State Road 8, the site provides excellent regional access and strong traffic exposure. The property is surrounded by established commercial development and growing residential neighborhoods, offering a built-in customer base and consistent vehicle flow.

With ample frontage, convenient access, and close proximity to national retailers such as Walmart, Kroger, and a variety of dining and service establishments, this location supports a wide range of commercial uses. Zoned for commercial development and situated in a business-friendly community, this property is ready for your next venture.

Whether you're expanding your footprint or launching a new business, 1000 W. Auburn Drive offers a strategic location with room to grow in the thriving Auburn market.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	5
Lot Size:	4.74 Acres
Building Size:	121,094 SF
NOI:	\$564,273.00
Cap Rate:	9.9%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,169	6,771	10,511
Total Population	2,725	16,380	26,090
Average HH Income	\$67,575	\$85,532	\$84,749

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Sale Price

SUBJECT TO OFFER

LOCATION INFORMATION

Building Name	Auburn Manufacturing
Street Address	1000 W. Auburn Drive
City, State, Zip	Auburn, IN 46706
County	Allen
Cross-Streets	S Grandstaff Dr

BUILDING INFORMATION

Building Size	121,094 SF
NOI	\$564,273.00
Cap Rate	9.9
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	21 ft
Minimum Ceiling Height	12 ft
Year Built	1996
Framing	Steel
Condition	Good
Roof	Metal & Rubber Membrane
Foundation	Concrete
Exterior Walls	Metal & Concrete Block

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Lot Size	4.74 Acres
APN #	18-06-31-452-007
APN #	18-06-31-452-008
APN #	18-06-31-486-001
APN #	18-06-31-486-002
APN #	18-06-31-486-003
APN #	18-06-31-486-004
APN #	18-06-31-487-001
APN #	18-06-31-487-002
APN #	18-06-31-487-003
APN #	18-06-31-487-004
APN #	18-06-31-487-005
APN #	18-06-31-487-006
APN #	18-06-31-487-007
APN #	18-06-31-487-008
APN #	18-06-31-487-009
APN #	18-06-31-487-010
APN #	18-06-31-487-011
APN #	18-06-31-487-012
APN #	18-06-31-487-013

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

HVAC	Tube Heating/Elevated Gas/Central Air in office
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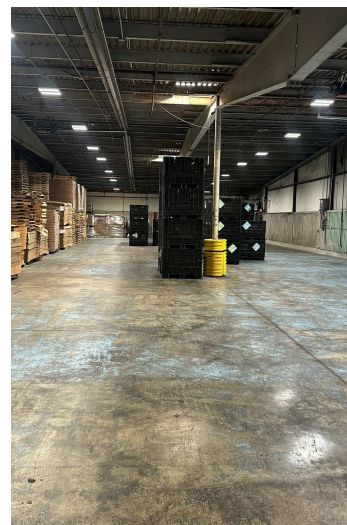
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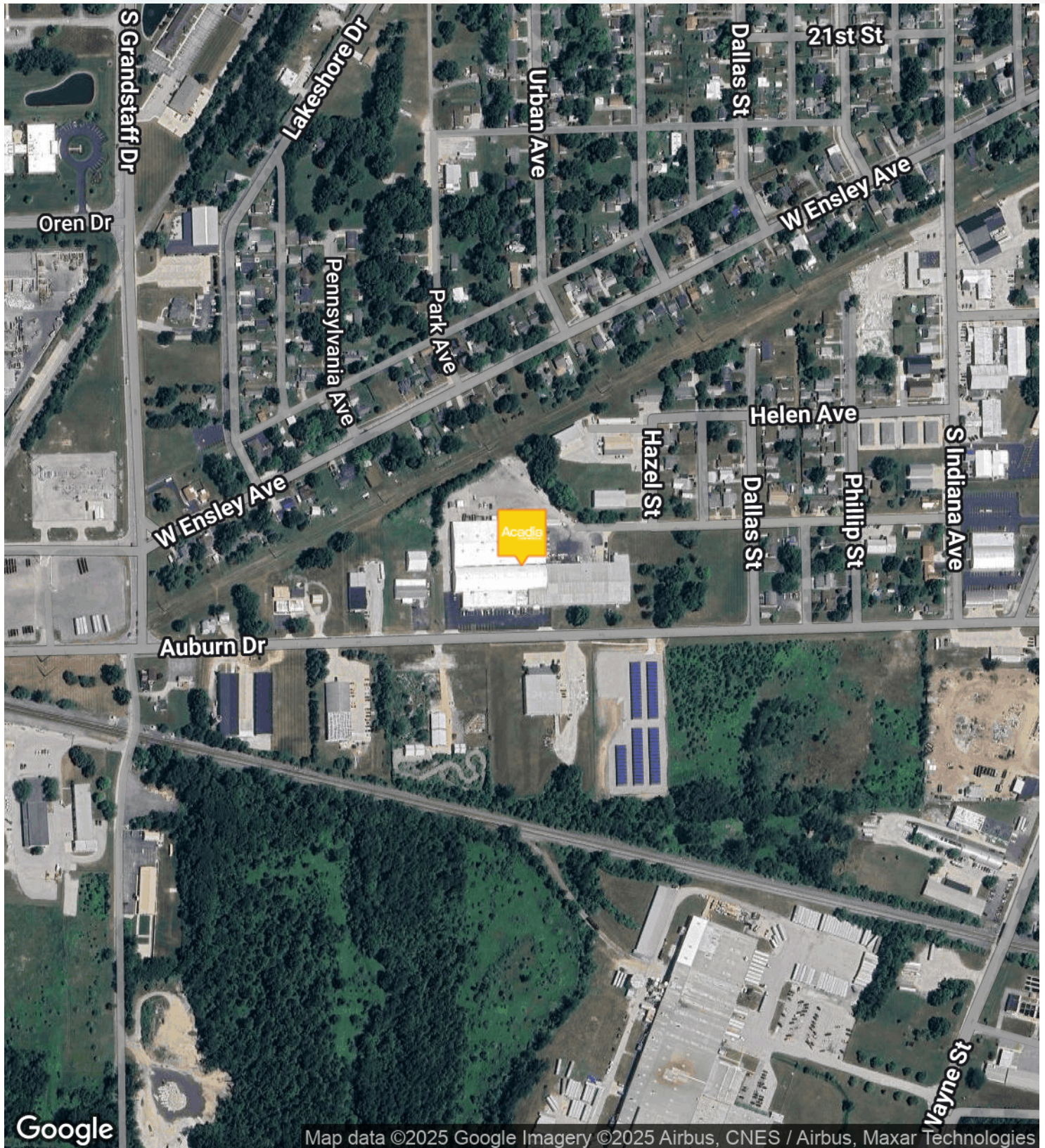
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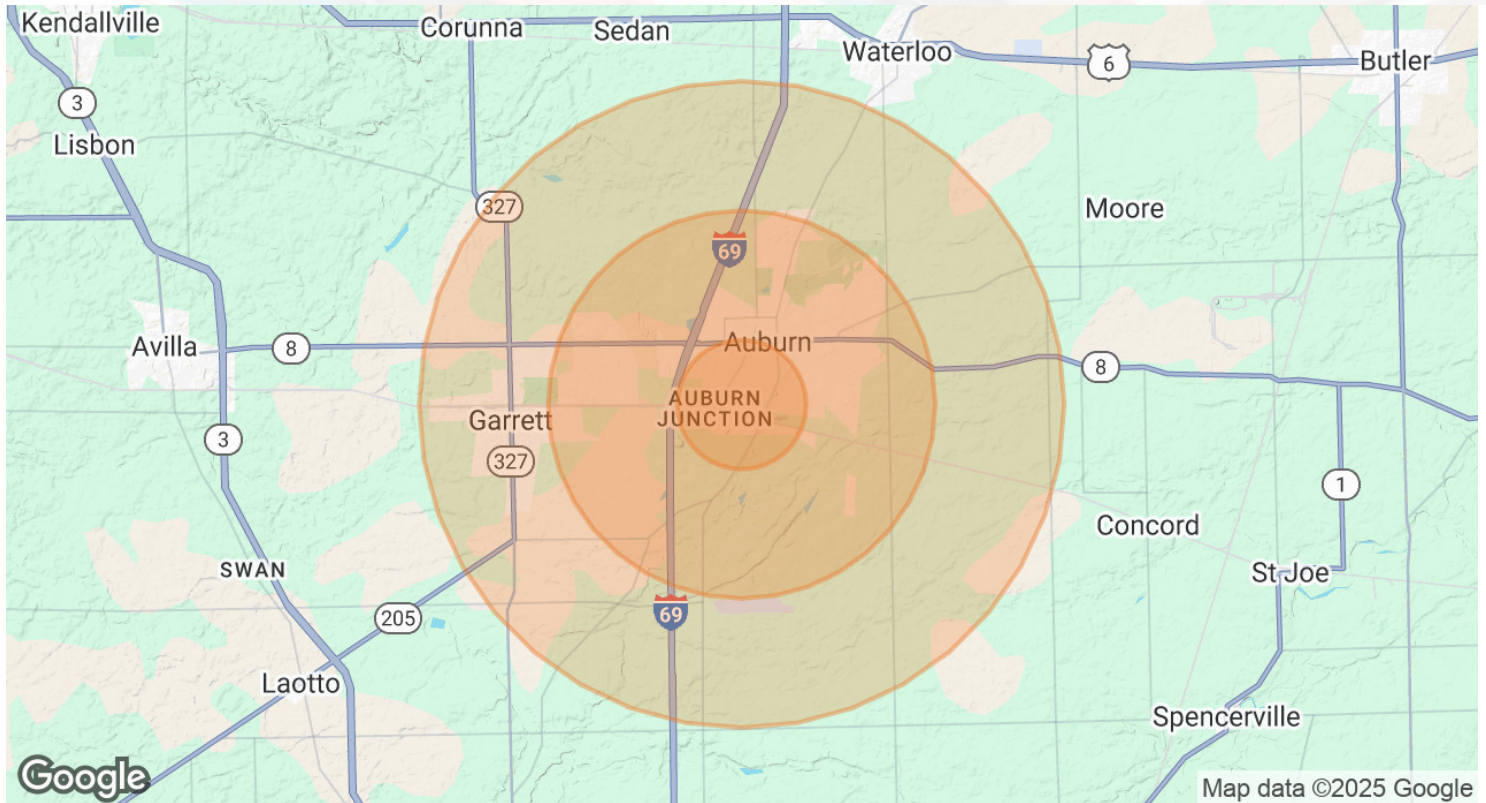
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,725	16,380	26,090
Average Age	39	41	40
Average Age (Male)	38	39	39
Average Age (Female)	40	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,169	6,771	10,511
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$67,575	\$85,532	\$84,749
Average House Value	\$145,277	\$204,508	\$205,117

Demographics data derived from AlphaMap

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