



FOR SALE / LEASE

INDUSTRIAL PROPERTY



367 W. 1st St.
South Whitley, IN 46787

Industrial Building For Sale Or Lease

About The Property

- 33,600 Sq. Ft. Building on 5 acres
- 5 Acre lot with outside storage potential
- Two docks & one drive -in door
- 800 Amp 480 Volt 3-Phase electric
- Ceiling height 15'3" (Clear)
- Sale Price: \$1,344,000 (\$40.00/ PSF)
- Lease Rate: \$3.50/psf



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

MANUFACTURING BUILDING FOR LEASE

BUILDING LOCATION/SIZE/ZONING

Total Building Area	33,600 SF
Office Area SF	1,600 SF
Street Address	367 W. 1st St.
City, State, Zip	South Whitley, IN 46787
County/Township	Whitley/Cleveland
Zoning	I1/Limited Industrial
Site Acreage	5.0 Acres

BUILDING DATA

Construction/Renovation	1976/1979
Roof	Built up With Membrane Overlay
Floor	6" Concrete
Ceiling Height (To Beam)	15' 3"
Bay Spacing	30' X 40'
Sprinklers	100% Wet System
Heat	Rooftop Gas Forced Air & Air Rotation
Elec	800 Amps, 277/480V, 3 Phase
Lighting	LED & Fluorescent
Restrooms	1 set

LOADING FACILITIES

Dock Doors	two (7' 6" w x 9'h)
Drive-in Doors	one (14' x 14')

UTILITY SUPPLIERS

Electric	Town of South Whitley
Natural Gas	NIPSCO
Water & Sewer	Town of South Whitley

PRICE/AVAILABILITY

Sale Price	\$1,344,000
Sale Price/SF	\$40.00
Lease Rate	\$3.50/sf/yr NNN
Available	90 day notice

PROPERTY TAXES

Parcel Number	92-07-33-000-213.000-002
Assessment: Land	\$77,500
Improvements	\$334,400
Total Assessment	\$411,900
Annual Taxes	\$9,985.00 (\$0.29 psf)
Tax Year	2024 payable 2025

TRANSPORTATION

Parking	Asphalt 71 spaces
Distance to Interstate	22 miles - I-69
Major roads near site	State Roads 5, 14, & 205

MISC

Compressed Air Loop
Perimeter Security System



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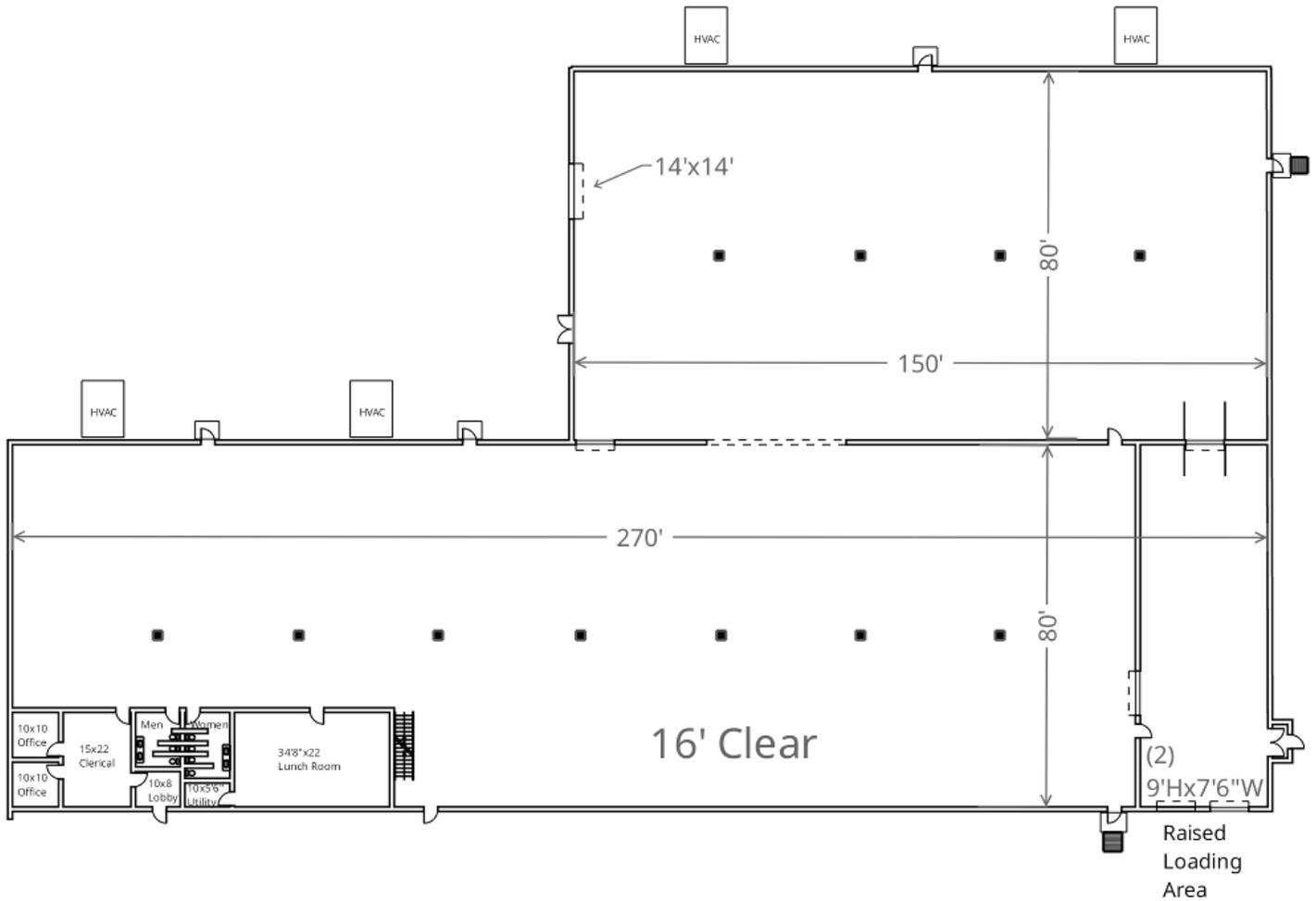
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FLOOR PLAN

INDUSTRIAL BUILDING FOR SALE OR LEASE



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ADDITIONAL PHOTOS

MANUFACTURING BUILDING LEASE



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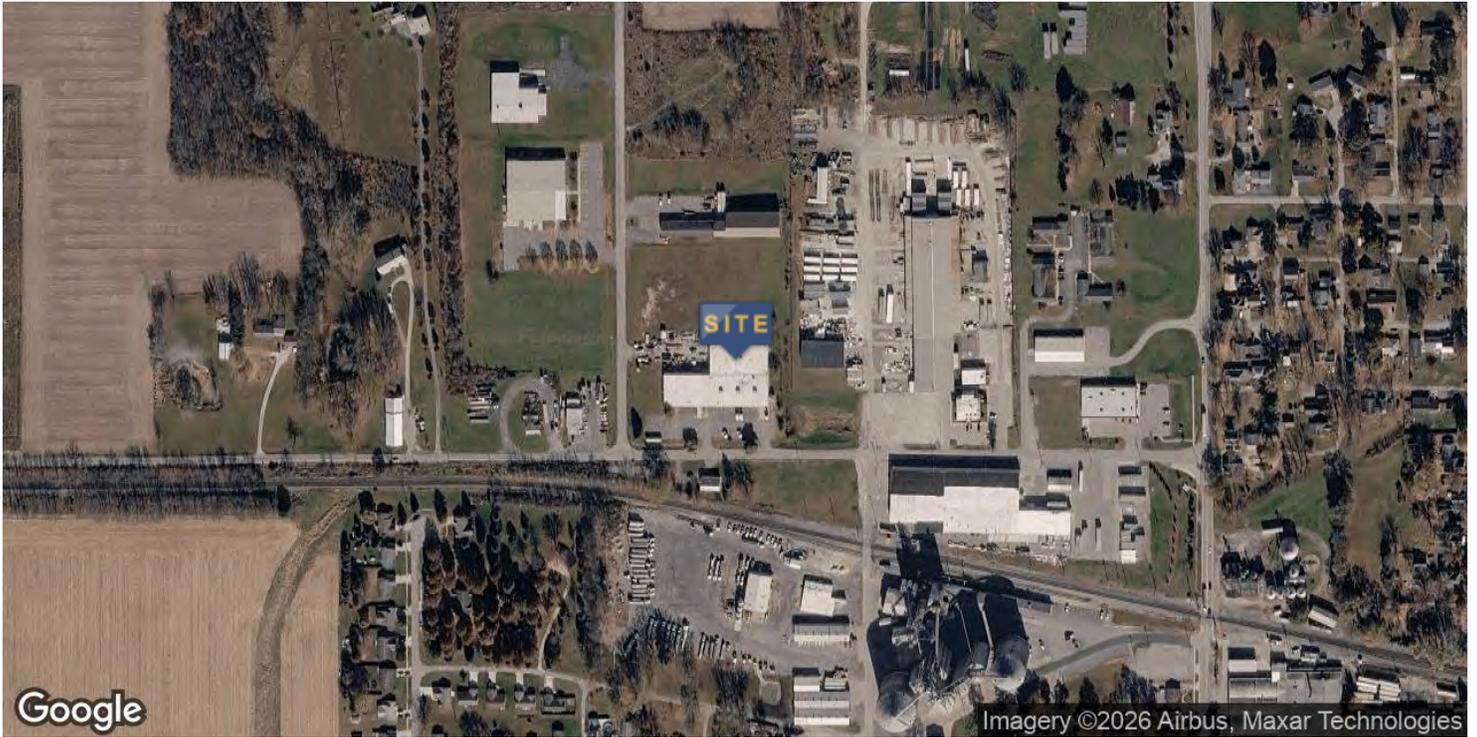
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LOCATION MAP

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AERIAL MAP

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