

# WAREHOUSE - SELLER FINANCING

*3 PEQUIGNOT DR, PIERCETON, IN 46562*



SCAN TO VIEW  
VIRTUAL WALK-THROUGH



**KIENAN O'ROURKE**

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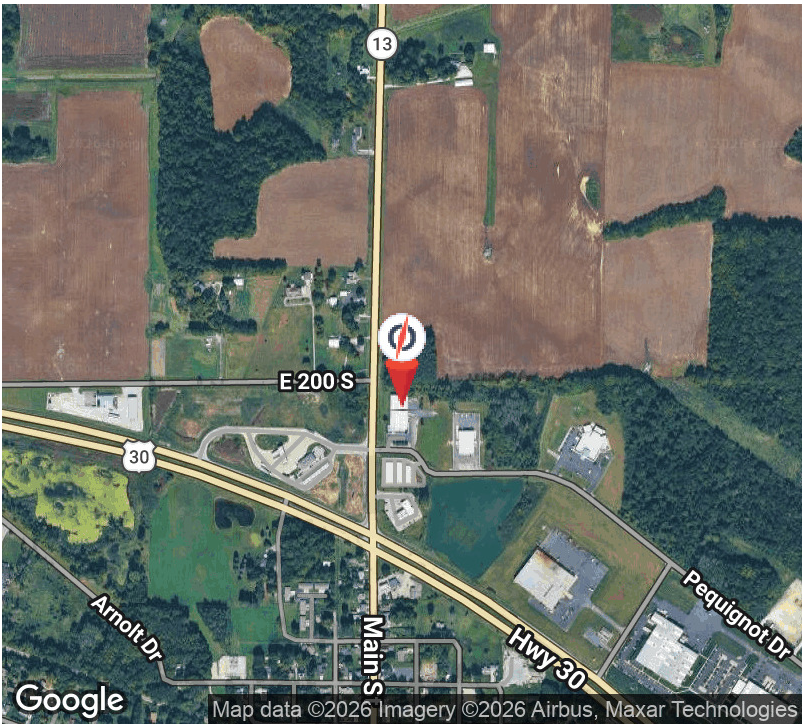
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                  |                 |
|------------------|-----------------|
| Sale Price:      | \$1,420,000     |
| Lease Rate:      | \$6 SF/yr (NNN) |
| Building Size:   | 21,806 SF       |
| Available SF:    | 21,806 SF       |
| Number of Units: | 1               |
| Price / SF:      | \$65.12         |
| Year Built:      | 2001            |

### PROPERTY OVERVIEW

Discover an exceptional opportunity in the heart of Pierceton, IN. This impressive 21,806 SF building, constructed in 2001, offers a prime location for industrial and manufacturing operations. With 1 unit, this meticulously maintained property provides a versatile space to accommodate a range of business needs. The building's strategic positioning in the Pierceton area grants easy access to key transportation routes, supporting efficient logistics and distribution. Featuring modern amenities and a sturdy construction, this property exemplifies the ideal setting for industrial and manufacturing investors seeking a strategic advantage and long-term success.

### PROPERTY HIGHLIGHTS

- Located within industrial park directly off US-30 corridor connecting Fort Wayne and Chicago
- 15 minutes from Warsaw (Orthopedic Manufacturing Capital of the World)
- Steel building constructed in 2001
- Fully sprinkled with tall ceilings (16 to 21 feet)
- Seller Financing available with acceptable offers

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## PROPERTY PHOTOS



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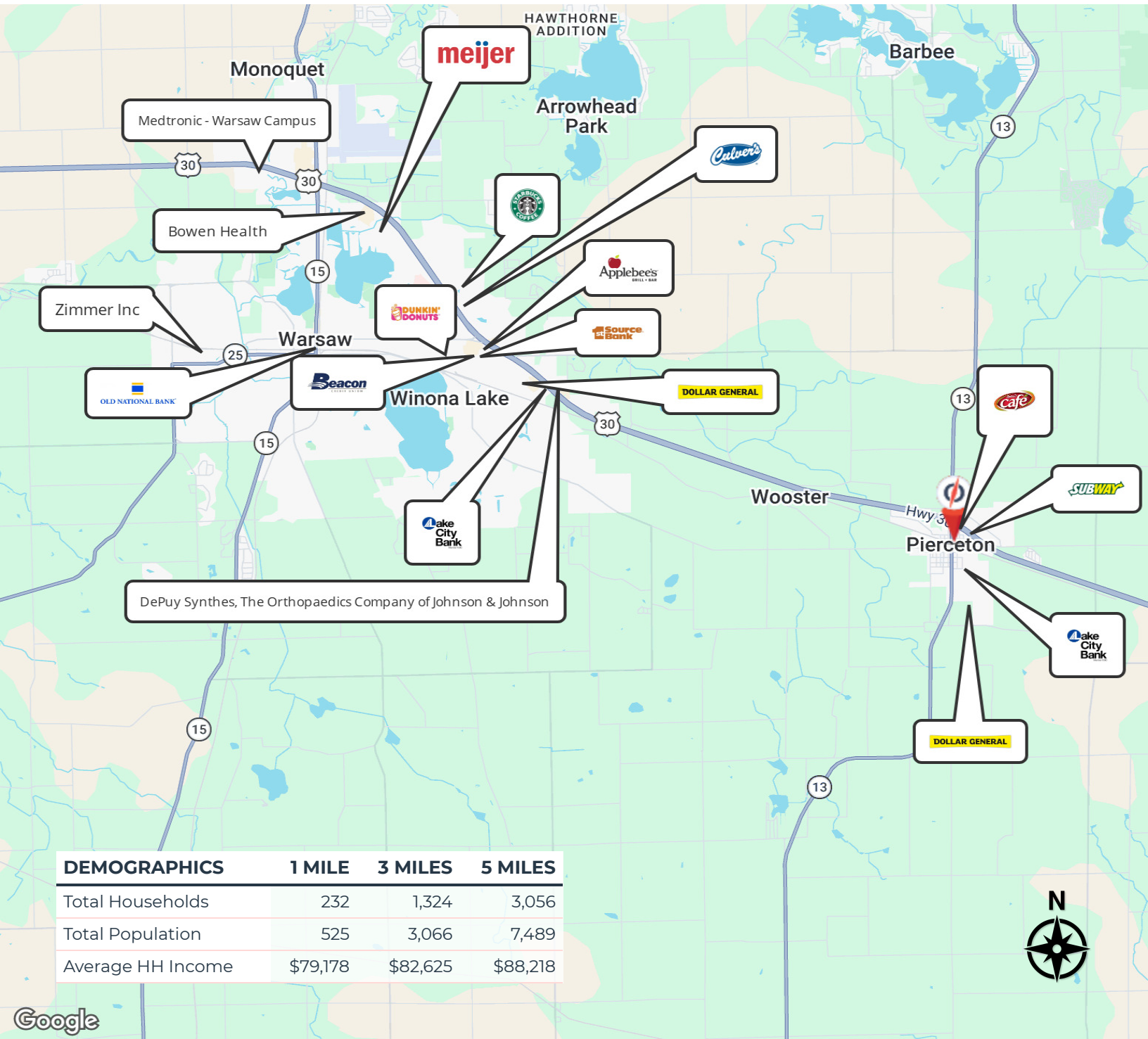
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3 Pequignot Dr, Pierceton, IN 46562



## RETAILER MAP



# WAREHOUSE - SELLER FINANCING

3 Pequignot Dr, Pierceton, IN 46562



## PROPERTY DETAILS

|            |                 |
|------------|-----------------|
| SALE PRICE | \$1,420,000     |
| LEASE RATE | \$6 SF/YR (NNN) |

|                      |                              |
|----------------------|------------------------------|
| LOCATION INFORMATION |                              |
| Building Name        | Warehouse - Seller Financing |
| Street Address       | 3 Pequignot Dr               |
| City, State, Zip     | Pierceton, IN 46562          |
| County/Township      | Kosciusko                    |

|                      |                |
|----------------------|----------------|
| BUILDING INFORMATION |                |
| Building Size        | 21,806 SF      |
| Office Size          | 5,810 SF       |
| Warehouse Size       | 15,996 SF      |
| Lot Size             | 2 AC           |
| Price / SF           | \$65.12        |
| CAM Charge           | \$.20 PSF      |
| Insurance Charge     | \$.40 PSF      |
| Tax Charge           | \$.56 PSF      |
| Year Built           | 2001           |
| Building Class       | B              |
| Occupancy %          | 0%             |
| Tenancy              | Single         |
| Number Of Floors     | 1              |
| Gross Leasable Area  | 21,806 SF      |
| Overhead Doors       | 2 - 10'X10'    |
| Docks                | 1              |
| Number Of Buildings  | 1              |
| Roof                 | Metal - 25y    |
| Mezzanine            | Yes - 4,004 SF |
| Clear Span           | 16' Eve        |
| Max. Ceiling Height  | 21' 10"        |

|                  |               |
|------------------|---------------|
| PROPERTY DETAILS |               |
| Property Type    | Industrial    |
| Property Subtype | Manufacturing |

|                       |                           |
|-----------------------|---------------------------|
| UTILITIES & AMENITIES |                           |
| Amp/Volt/Phase        | 600 Amps, 240V, 3-Phase   |
| Heating               | 3 office units            |
| Heating               | 4 radiant warehouse units |
| Air Conditioning      | 3 office units            |
| Annual Taxes          | \$12,236.00               |