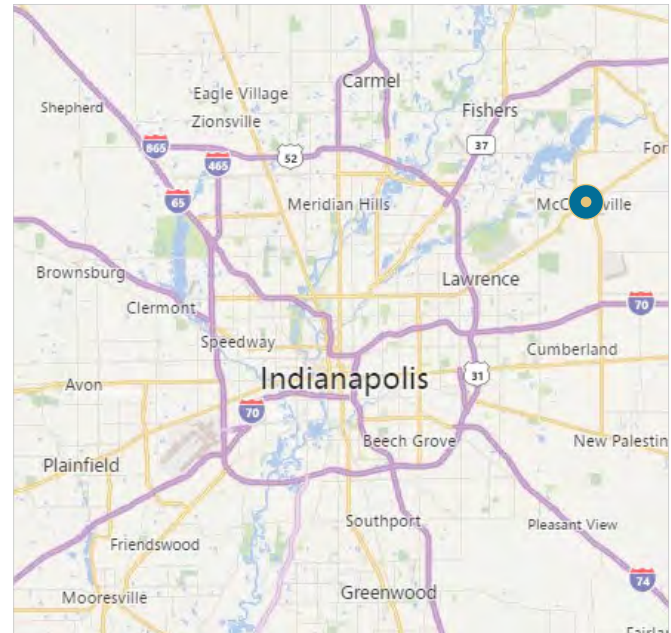


7724 Depot St, McCordsville, IN 46055



PROPERTY OVERVIEW

- 2 buildings (22,844 and 4,676 SF)
- Difficult to find industrial property
- Occupancy within 90 days
- Very Clean Warehouse
- Multiple areas with HVAC service
- Sale Price: \$3,390,000



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2023 Est. Population	2,410	34,825	81,748
Est. Households	862	12,260	30,988
Average HH Income	\$96,875	\$132,528	\$140,497

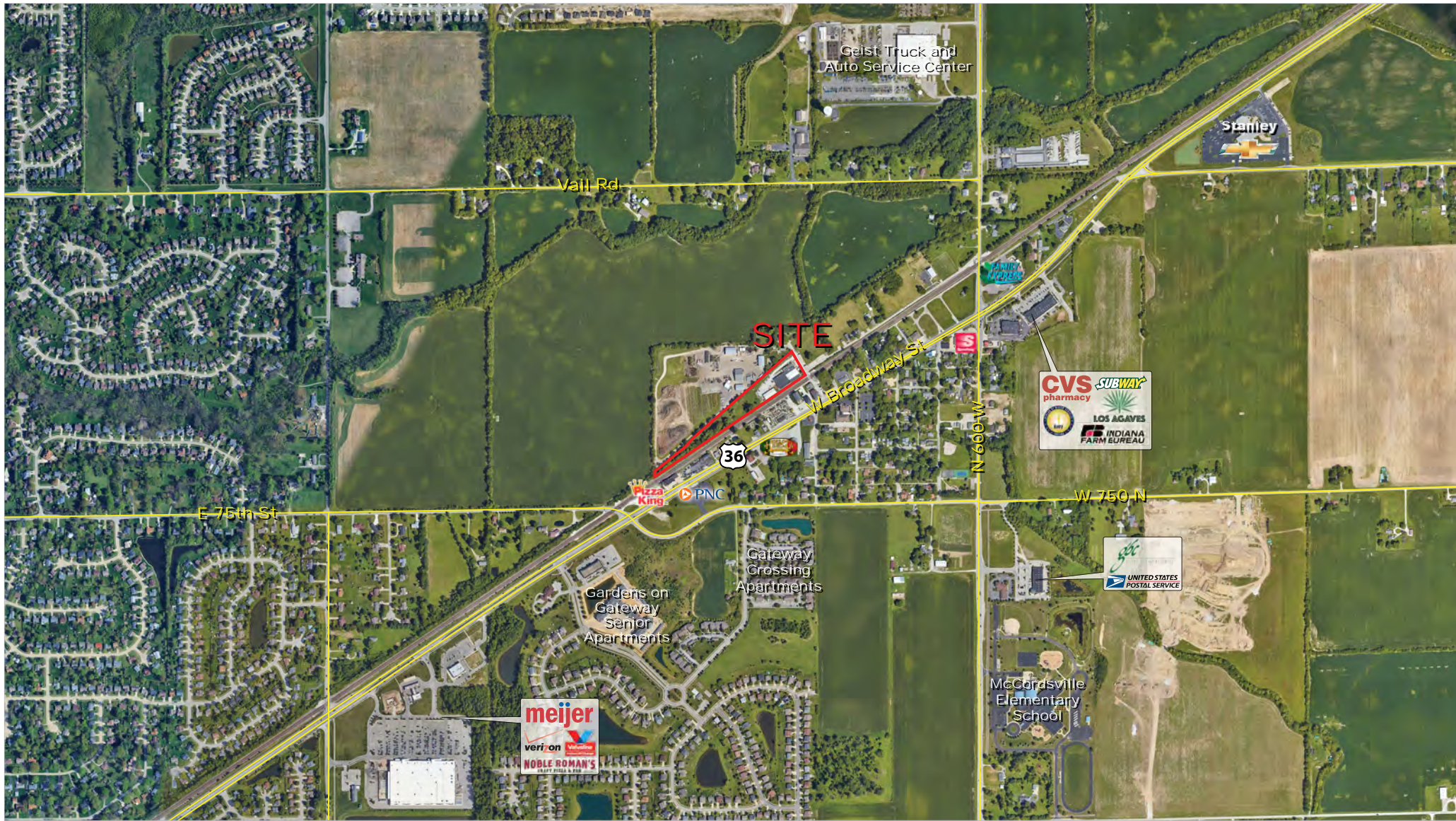
TRAFFIC COUNTS

W Broadway St/Hwy 36:	16,030 ADT
E 71st St:	15,642 ADT

Industrial Buildings

For Sale

7724 Depot St, McCordsville, IN 46055



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A part of the Northeast 1/4 of Section 26, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana; said part encompassing the entirety of the real estate conveyed to Brookside Products Company, Inc. and Brookside Corporation per Deed Book 120, page 275; Deed Book 121, page 562; Deed Book 120, page 508 and Deed Book 116, page 340 in the Office of the Recorder of said Hancock County and said part being more particularly described as follows:

Commencing at a spot spike marking the Southwest corner of said Northeast 1/4, thence North 01 degrees 47 minutes 36 seconds East (bearing bearing) along the West line of said Northeast 1/4 a distance of 249.11 feet to a 5/8 inch capped rebar (ACCURA) on the Northern right-of-way line of the C.C.C. & St. Louis Railroad, said point being the POINT OF BEGINNING at the description; thence North 01 degrees 47 minutes 36 seconds East, continuing along the West line of said Northeast 1/4 a distance of 40.33 feet to a 5/8 inch capped rebar (ACCURA) on the Southwesterly extension of a wire fence (the next four (4) calls are along said Southwesterly extension and along said fence and along the Northwesterly extension thereof); North 55 degrees 11 minutes 10 seconds East a distance of 363.10 feet to a wooden fence post; North 37 degrees 10 minutes 56 seconds West a distance of 20.00 feet to a wooden fence post; North 50 degrees 57 minutes 23 seconds East a distance of 399.90 feet to a 5/8 inch capped rebar (ACCURA); North 50 degrees 56 minutes 57 seconds East a distance of 725.51 feet to a 5/8 inch capped rebar (ACCURA); thence South 30 degrees 32 minutes 11 seconds East a distance of 201.31 feet to a 5/8 inch capped rebar (ACCURA) on the Northern right-of-way line of aforesaid C.C.C. & St. Louis Railroad; thence South 57 degrees 40 minutes 16 seconds West along said Northern right-of-way line a distance of 1495.41 feet to the point of beginning. Containing 3.613 acres more or less.

Surveyors Comments:
This survey was prepared for Depot Street Holdings, LLC and Title Insurance Company.

Purpose:
The purpose of this project was to perform ALTA/NSPS Land Title Survey for the land described in "LAND DESCRIPTION". Field work and research from the offices of the Hancock County Recorder, and the Office of the Hancock County Surveyor were conducted during the month of July, 2021.

Reference Measurements:
The Northeast corner of the Northeast Quarter of Section 26, Township 17 North, Range 5 East was used to perform this survey. All property corners were found at grade unless stated otherwise.

1. 5/8" capped rebar set
2. 5/8" capped rebar set
3. Wood fence post found
4. Wood fence post found
5. 5/8" capped rebar set
6. 5/8" capped rebar set

Discrepancies in record descriptions and notes:
The perimeter of the surveyed tract was reestablished based upon the following items: record distance and angular relations as described within the record descriptions for the surveyed tract, recorded as Deed Book 234 page 633 in the Office of the Recorder of Hancock County, Indiana and monuments found or set during the aforesaid surveys were retraced and located in relation to current record descriptions and existing plats to define the interior corners of the surveyed tract. The surveyed legal description and drawing describe property that is fully contained within the monument legal description. All the boundaries of the parcel close without any gaps or gaps.

with the established boundary lines. The North line of the surveyed parcel is occupied by T-post as shown. The South line is occupied by a building that varies 0.2 to 0.3 feet north of said line. There are no visible lines of occupation along the East or West lines of the overall surveyed parcel. Any depiction of intrusion, trespass, invasion into the possessions or rights of another is not a matter of survey. An attorney should be consulted in all matters with respect to rights of possession.

Surveyors Report:
In accordance with Title 36S, Article 1, Chapter 12 of the Indiana Administrative Code (Rule 12), the following observations, opinions, and comments are declared regarding the various uncertainties in the locations of lines and corners found or established this survey as a result of the uncertainties in reference measurements; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurements ("Relative Positional Accuracy"). There may be unasserted rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any title line equal in magnitude to the discrepancy in the location of the lines of possession from this survey.

The Relative Positional Precision (accuracy per IAC 36S) (due to random errors in measurements) of the corners of the subject tract established this survey is within the specification for a Lithium Survey (0.07 feet = 50 parts per million) as defined in ALTA/NSPS requirements and referenced in IAC 36S.

Finding of Facts:
Without additional proof, the fact that surveys accept a monument does not make it correct. The monument must have been initially correct, corner report and reputation evidence does not overcome contrary proof, therefore, the location of any of the above discussed monuments may yet be contradicted and overcome by undiscovered evidence. As a result, any property boundary, whose location is dependent on these corner monuments, is subject to undiscovered evidence, which might result in a different location for the corners. Because a dimensional value to the uncertainty of these corners is subjective, and for the reasons cited above, the uncertainty of these corners is unknown.

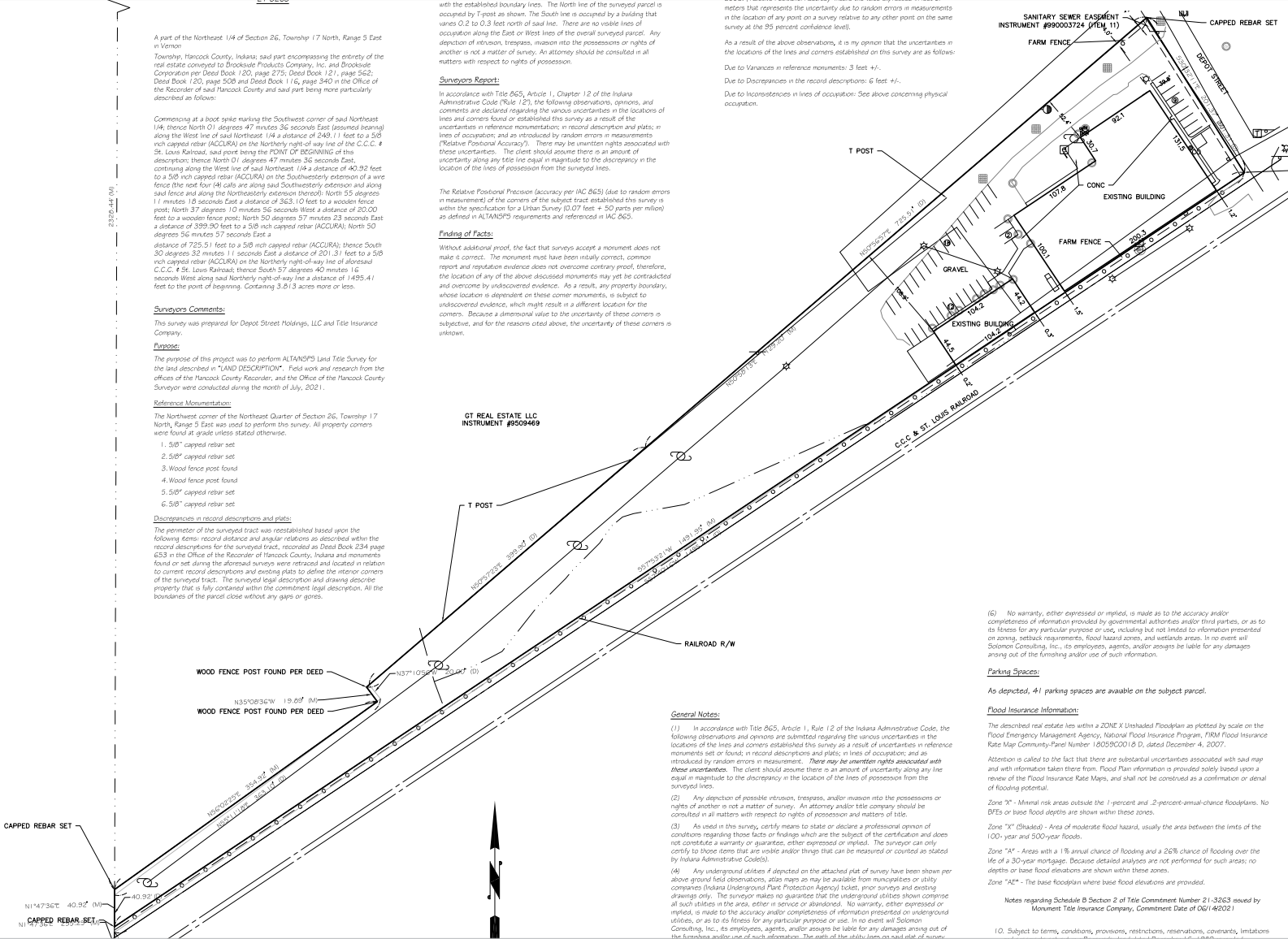
ments that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to Variances in reference monuments: 3 feet +/-.

Due to Discrepancies in the record descriptions: 6 feet +/-.

Due to Inconsistencies in lines of occupation: See above concerning physical occupation.



Storm Inlet	Water Meter	Raincoat Panning
Sanitary Manhole	Gas Meter	Sign
Clean Out	Gas Valve	Building
Telephone Manhole	Electric Meter	Existing Tree
Traffic Manhole	Area Light	Capped Rebar Set
Telephone Pedestal	Utility Pole	Benchmark
Electric Transformer	Guy Anchor	Plat Distance
Electric Pedestal	Yard Light	Measured Distance
Cable Pedestal	Air Conditioner	Deed Distance
UR	UR	Underground Telephone Marking
WR	WR	Underground Water Line Marking
UM	UM	Overhead Utility Lines
GC	GC	Underground Gas Line Marking
SR	SR	Storm Pipe Underground
EL	EL	Electric Line Marking



VICINITY MAP
SCALE: NONE

(6) No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental agencies and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones, and wetlands areas. In no event will Solomon Consulting, Inc., its employees, agents, and/or assigns be liable for any damages arising out of the furnishing and/or use of such information.

Parking Spaces:
As depicted, 41 parking spaces are available on the subject parcel.

Flood Insurance Information:
The described real estate lies within a ZONE V Unshaded Floodplain as plotted by scale on the Flood Emergency Management Agency, National Flood Insurance Program, FIRM Flood Hazard Rate Map Community-Fair Number: 18059001B D, dated December 4, 2007.

Attention is called to the fact that there are substantial uncertainties associated with said map and with information taken there from. Flood Plan information is provided solely based upon a review of the Flood Insurance Rate Maps, and shall not be construed as a confirmation or denial of flooding potential.

Zone "X" - Minimal risk areas outside the 1-percent and 2-percent annual-chance floodplains. No BFEs or base flood depths are shown within these zones.

Zone "X" (Shaded) - Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.

Zone "A" - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

Zone "AE" - The base flood plain where base flood elevations are provided.

Notes regarding Schedule B Section 2 of Title Commitment Number 21-13263 issued by Monuments Title Insurance Company, Commitment Date of 06/14/2021

(1) Subject to terms, conditions, provisions, restrictions, reservations, covenants, limitations

Certificate of Survey
To Depot Street Holdings, LLC, The National Bank of Indiana, Inc. Its Successors and/or Assigning, The Small Business Administration and Near North Title Group:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b), 8, 9, 11, 1, 4, 13 of Table A thereof. The fieldwork was completed on July 30, 2021.

Date of Plat or Map: August 2, 2021

James T. Banks - Indiana Registered Land Surveyor No. LS21900009



NOTES:
In providing this survey no attempt has been made to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned except as shown otherwise.
Subsurface and environmental conditions were not surveyed, examined, or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of the property.
Copyright © Solomon Consulting, Inc. All rights reserved. No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in any form or by any computer or other systems without the prior written permission of the surveyor. Copies of this plat must be a dated and initial impression shall not be valid.
As used herein, the word "survey" shall mean an expression of the Consultant's professional opinion to the best of its information, knowledge and belief, and does not constitute a warranty or guarantee by the Consultant.

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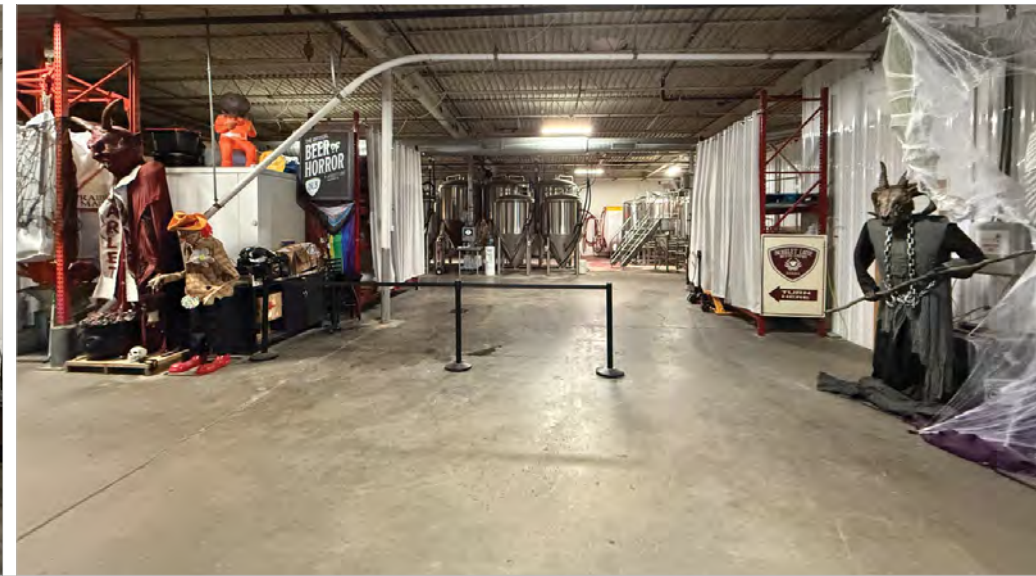


DEPOT STREET HOLDINGS LLC
 7724 DEPOT STREET
 McCordsville, IN 46055
 REV. PER TITLE 01-12-2023
 ALTA/NSPS SURVEY
 7724 DEPOT STREET
 McCordsville, IN 46055

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