

### **1914 18TH STREET**

LOGANSPOUT, INDIANA 46947

#### **PROPERTY HIGHLIGHTS**

- 20,000 SF industrial building situated on 1.2 acres zoned Agri/business
- 1,500 SF air conditioned office space
- One dock, one overhead door at 13'x18'
- Powered by 400 Volt, 400 Amp, 3 Phase electric
- Located just off US 24/US 35



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
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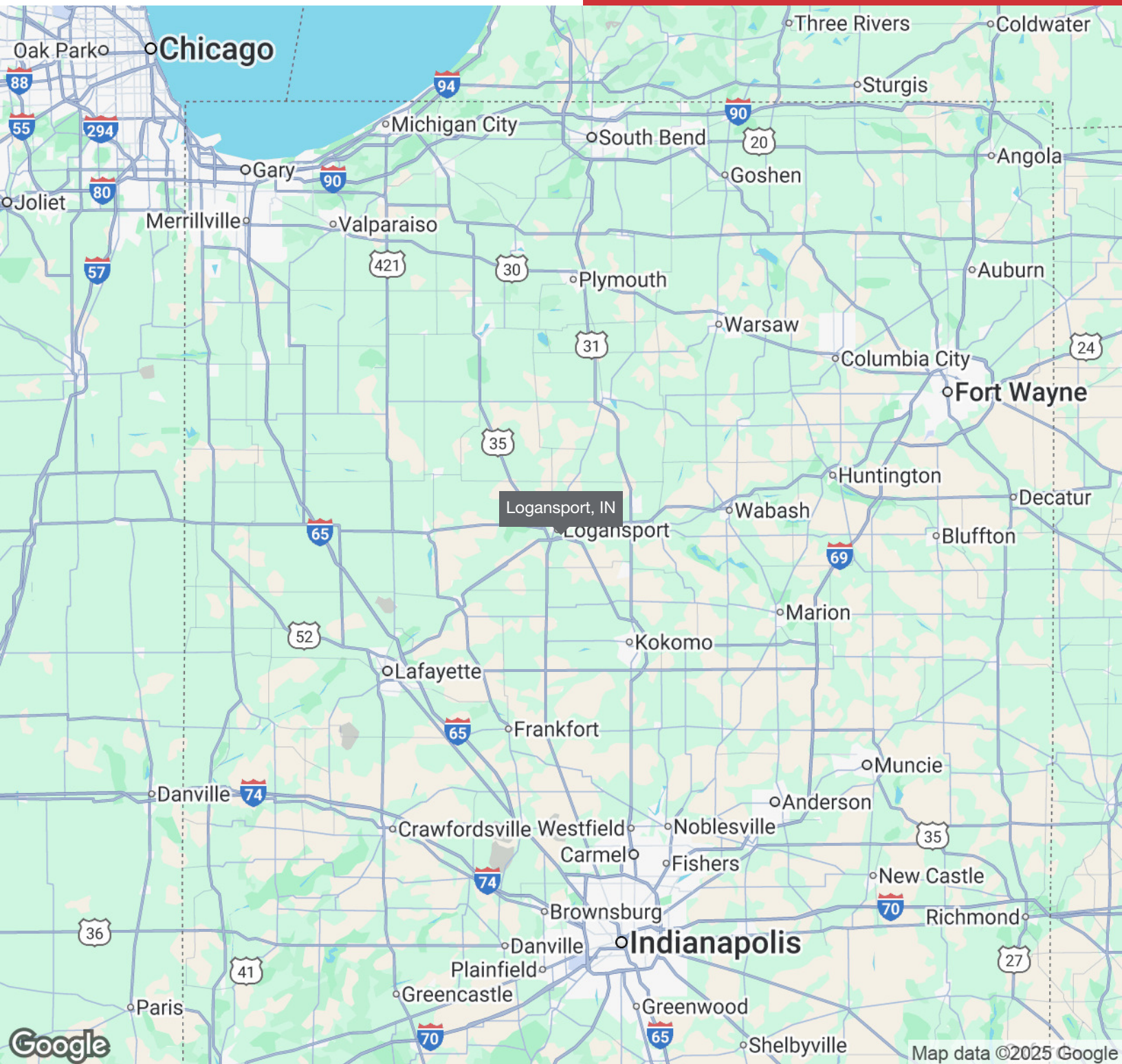
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General Property Information			
<b>Name</b>	1914 18th Street	<b>Parcel Number</b>	09-07-57-400-052.000-027
<b>Address</b>	1914 18th Street	<b>Total Building SF</b>	20,000 SF
<b>City, State, Zip</b>	Logansport, IN 46947	<b>Acreage</b>	1.20 AC
<b>County</b>	Cass	<b>Year Built</b>	1981
<b>Township</b>	Washington	<b>Zoning</b>	AB—Agri/business district
<b>Parking</b>	Surface		
Property Features			
<b>Construction Type</b>	Metal	<b>Number of Floors</b>	1
<b>Roof</b>	Flat	<b>Foundation</b>	Slab
<b>Floor</b>	Concrete	<b>Lighting</b>	Flourescent
<b>Bay Spacing</b>	24' x 48'	<b>Sprinklers</b>	No
<b>Ceiling Heights</b>	10' - 14'	<b>Electrical</b>	480 V / 400 Amp / 3 Phase
<b>Dock Doors</b>	1	<b>Heating</b>	Gas
<b>Overhead Doors</b>	1 @ 13' x 18'	<b>Central Air</b>	In office space (1,500 SF)
<b>Rail Access</b>	No	<b>Restrooms</b>	3
Utilities		Major Roads	
<b>Electric</b>	City of Logansport	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	51 Miles
<b>Water</b>	City of Logansport	<b>Nearest Highway</b>	US 24/35
<b>Sewer</b>	City of Logansport	<b>Distance</b>	Less than one mile
Lease Information			
<b>Available SF</b>	20,000 SF	<b>Lease Rate</b>	\$8.00/SF/YR NNN
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$0.40/SF	Tenant	
<b>CAM Fee</b>		Tenant	
<b>Insurance</b>	\$0.18/SF	Tenant	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	\$0.58/SF		

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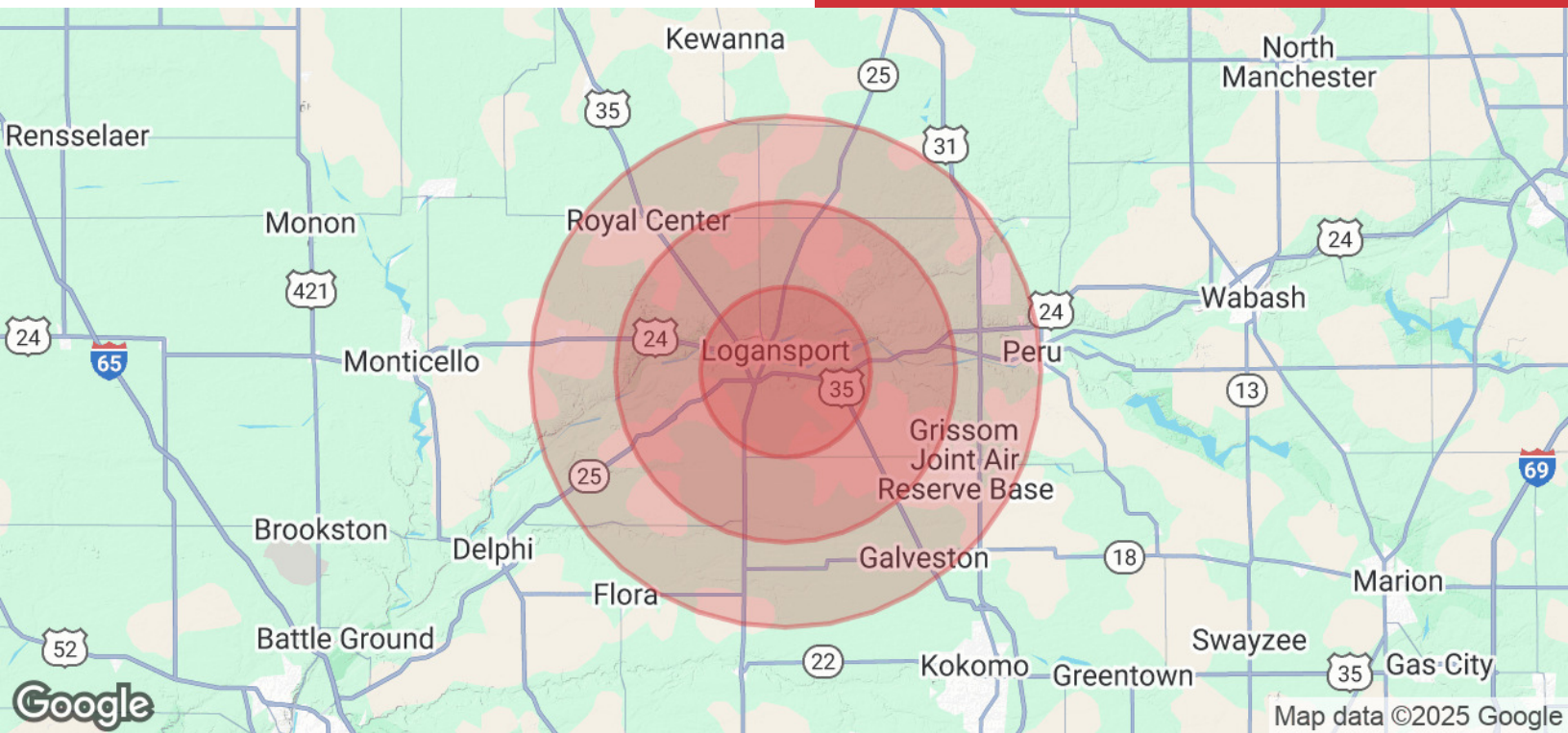
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### POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	24,638	33,209	62,878
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	42	41

### HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	9,634	12,962	23,739
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$75,036	\$77,300	\$78,090
Average House Value	\$132,305	\$145,476	\$151,440

Demographics data derived from AlphaMap

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