

# BND

## COMMERCIAL

**INDUSTRIAL > FOR SALE / LEASE**  
**29,080 SF**  
**791 & 733 INDUSTRIAL PARKWAY**  
**NORTH LIBERTY, INDIANA**



### HIGHLIGHTS:

**Total Building Size: 29,080 Square Feet**

- **Located on Approximately 5.10 Acres**
- **Heavy Power: Multiple Panels with 480 V, 3 Phase**
- **New 20,680 SF Expansion Completed in 2023**
- **Fully Heated and Air Conditioned**

**Sale Price: \$1,625,000**

**Lease Rate: \$4.95 Per Square Foot / Triple Net**



**Tyler Kellerman**

Direct: (260) 421-1909  
Cell: (260) 385-8008  
tk@bnd.net

**O. Karl Behrens, CCIM, SIOR**

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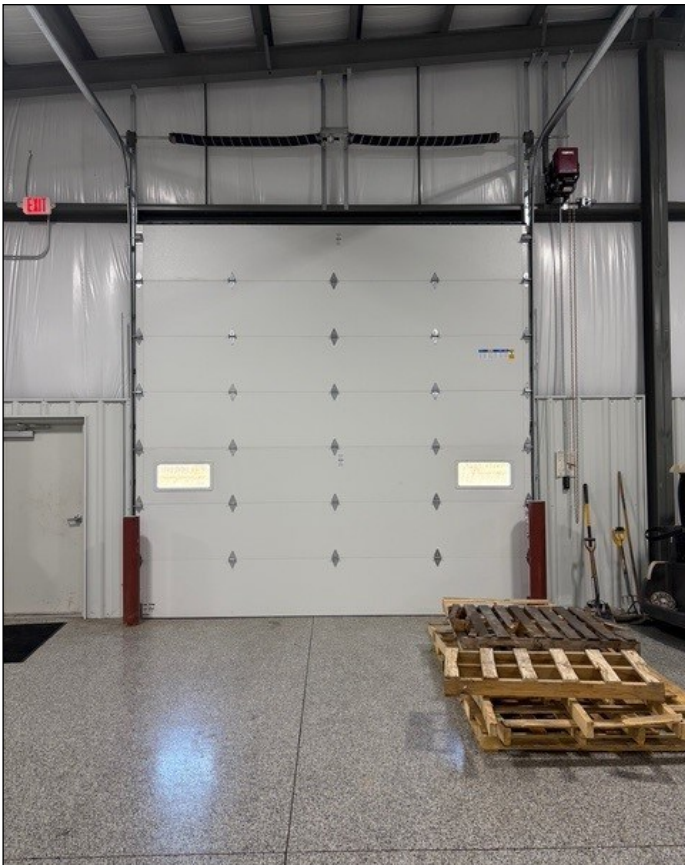
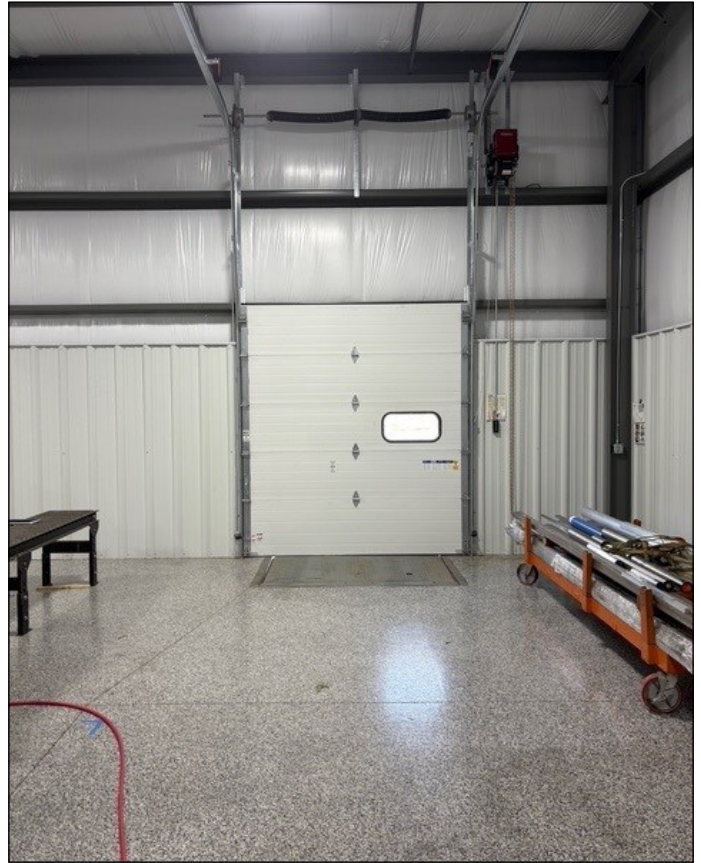
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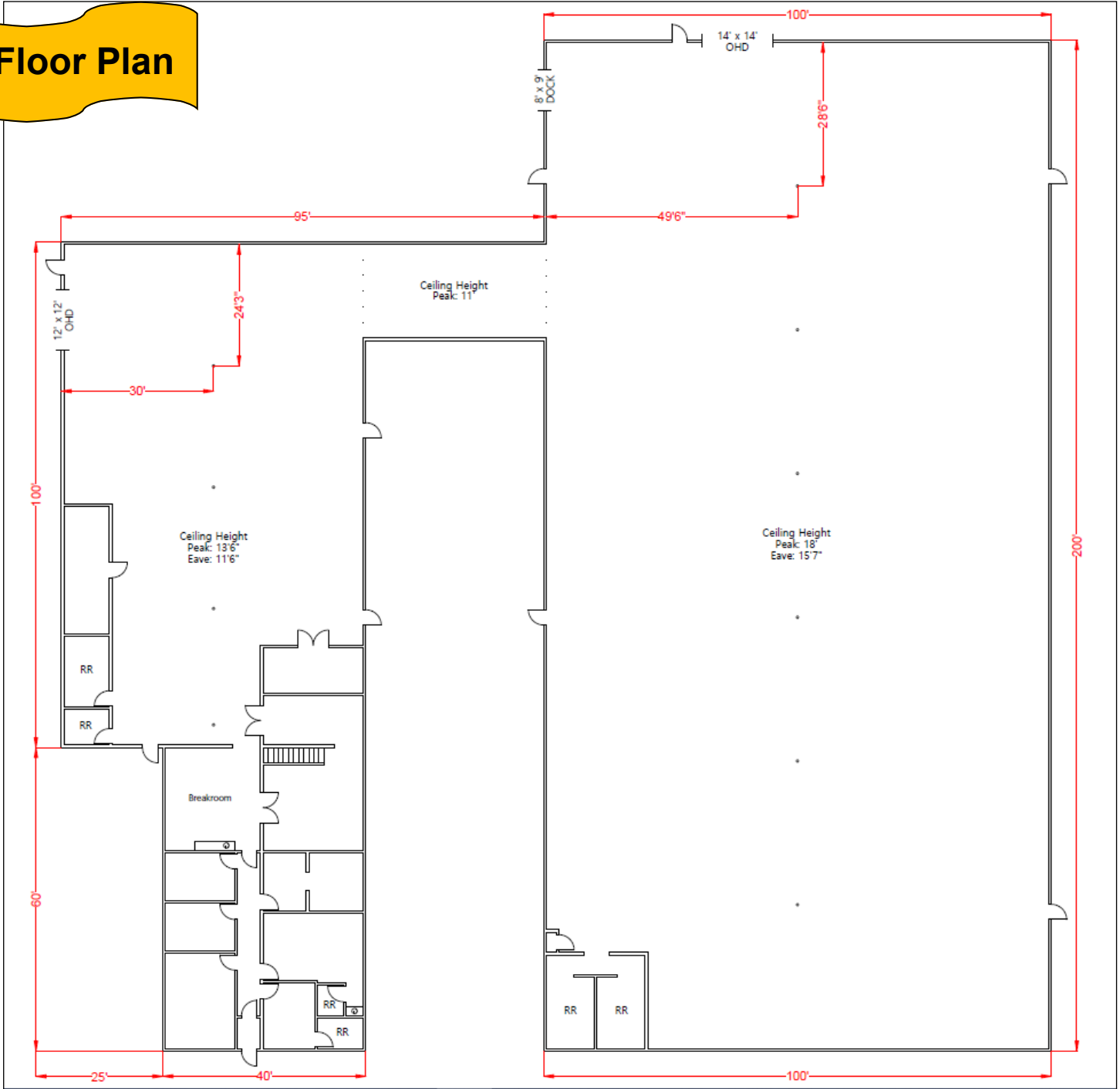
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### Floor Plan



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**NORTH LIBERTY, INDIANA****Property Information**

<b>Parcel Number</b>	<b>71-12-32-328-003.000-035 &amp; 71-12-32-328-004.000-035</b>
<b>Address</b>	<b>791 &amp; 733 Industrial Parkway</b>
<b>City / State / Zip</b>	<b>North Liberty / IN / 46554</b>
<b>Sale / Lease</b>	<b>Sale &amp; Lease</b>
<b>Available Space</b>	<b>29,080 SF</b>
<b>Total Building Size</b>	<b>20,680 SF - New Building</b> <b>8,400 SF - Original Building</b> <b>29,080 SF - Total</b>
<b>Land Size</b>	<b>5.10 Acres</b>
<b>Zoning</b>	<b>G1 - General Industrial</b>
<b>Number of Parcels</b>	<b>Two</b>
<b>Parking</b>	<b>32 Paved Parking Spaces - Additional Unpaved Gravel Parking Available</b>
<b>Rail Access</b>	<b>No</b>
<b>Nearest Highway</b>	<b>SR 23 - Less than 1 Mile</b>
<b>Distance to Airport</b>	<b>South Bend International Airport - 19 Miles</b>
<b>Former Use</b>	<b>CNC Machine Shop / Light Manufacturing</b>

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NORTH LIBERTY, INDIANA****Building Information**

<b>Construction Type</b>	<b>Metal</b>
<b>Construction Year</b>	<b>1991 &amp; 2023</b>
<b>Number of Floors</b>	<b>1</b>
<b>Roof</b>	<b>Metal</b>
<b>Foundation</b>	<b>Minimum of 6" Reinforced Concrete With Epoxy Floor</b>
<b>Lighting</b>	<b>LED in new Building / Fluorescent in Original Building</b>
<b>Heating System</b>	<b>Gas Forced Air - One Large Heater in Each Building</b>
<b>Electric</b>	<b>3 Phase - 208/480 V</b>
<b>Air Conditioning</b>	<b>Fully Air-Conditioned with Multiple Units</b>
<b>Sprinkler System</b>	<b>No</b>
<b>Restrooms</b>	<b>3 Sets</b>
<b>Security System</b>	<b>No</b>
<b>Ceiling Height</b>	<b>New Building - Peak: 18', Eave: 15'7" Original Building - Peak: 13'6", Eave: 11'6"</b>
<b>Bay Spacing</b>	<b>New Building - 30' x 50' Original Building - 25' x 30'</b>
<b>Docks</b>	<b>One - 8' x 9'</b>
<b>OH Doors</b>	<b>Two - 12' x 12' / 14' x 14'</b>

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Lease Rate	\$4.95 / SF
Lease Rate / Month	\$11,995.50
Term of Lease	5 Years
Type of Lease	NNN

**Sale Information**

Sale Price	\$1,625,000
Terms	Cash at Close

**Utilities**

	Company
Gas	NIPSCO
Electric	Indiana Michigan Power
Water	Town of North Liberty
Sewer	Town of North Liberty

**Building Expenses**

	Responsible Party (Landlord / Tenant)	Estimated Cost
Utilities	Tenant	User Specific
Property Tax	Tenant	\$1.52 SF
Building Insurance	Tenant	\$0.30 SF
Interior Maintenance	Tenant	
Roof / Structure	Landlord	
Lawn / Snow	Tenant	

**Property Tax Information****Parcel Number(s)****71-12-32-328-003.000-035 & 71-12-32-328-004.000-035**

Annual Taxes	\$44,255.88
Tax Year / Pay Year	2023 / 2024

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