

Available for Immediate Occupancy!



**1615 W. McDonald Street**  
Hartford City, Indiana 47348

## Property Features

Clear ceiling height 21' at eaves to 29'+ at peak. Seven dock doors at 8' x 9' with levelers and locks. Two ground level doors: one at 12'W x 16'H; one at 12'W x 14'H. Power from AEP: 2,500 Amp, 480/277 V. Natural gas supplied by Vectren. Hartford City Water Works water and sewer. Crane: one 10 ton with 18' under hook, 60' run, 18' wide.

BUILDING	117,454 SF TOTAL 111,454 SF WAREHOUSE 12,000 SF OFFICE +1,014 SF MEZZANINE
LAND	13.33 ACRES
ZONING	I-2
DOCKS	7
OH DOORS	2
CEILING HEIGHT	21' TO 29'
LEASE RATE	\$3.25 - \$4.00 PSF NNN

200 E. Main Street, Suite 580  
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General Property Information			
<b>Name</b>	1615 W. McDonald Street	<b>Parcel Number</b>	05-03-10-600-008.001-006
<b>Address</b>	1615 W. McDonald Street	<b>Total Building SF</b>	117,454 SF
<b>City, State, Zip</b>	Hartford City, IN 47348	<b>Acreage</b>	13.33 AC
<b>County</b>	Blackford County	<b>Year Built</b>	1990
<b>Township</b>	Licking	<b>Zoning</b>	I-2
<b>Parking</b>	Asphalt/Concrete	<b>Parking Spaces</b>	Ample car & trailer spaces
Property Features			
<b>Construction Type</b>	Steel Frame	<b>Number of Floors</b>	1
<b>Roof</b>	Standing seam metal	<b>Foundation</b>	Slab
<b>Floor</b>	6" reinforced concrete	<b>Lighting</b>	Energy efficient 4-lamp, T-8 metal halide
<b>Bay Spacing</b>	50' x 50'	<b>Sprinklers</b>	Wet System
<b>Ceiling Heights</b>	21' at eave; 29' to peak	<b>Electrical</b>	2,500A, 480/277 V, 3-phase
<b>Dock Doors</b>	(7) 8'x 9'; levelers & locks	<b>Heating</b>	Gas fired rooftop & radiant
<b>Overhead Doors</b>	(1) 12'x 16' (2) (1)12'x14'	<b>Central Air</b>	A/C combo, 4 units
<b>Rail Access</b>	No	<b>Restrooms</b>	4
<b>Crane</b>	10-ton; 18' under hook; 60' run; 18' wide		
Utilities		Major Roads	
<b>Electric</b>	AEP	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	Vectren	<b>Distance</b>	9 Miles
<b>Water/Sewer</b>	Hartford City Works	<b>Nearest Highway</b>	SR 3
Pricing Information			
<b>Available SF</b>	117,454, SF	<b>Lease Rate</b>	\$3.25-\$4.00 PSF/YR NNN
<b>Warehouse SF</b>	111,454 SF		
<b>Office SF</b>	12,000 SF		
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$0.29/SF	Tenant	
<b>CAM Fee</b>	\$0.18/SF	Tenant	
<b>Insurance</b>	\$0.04/SF	Tenant	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Tenant pays direct.	
<b>Total</b>	\$0.51/SF		

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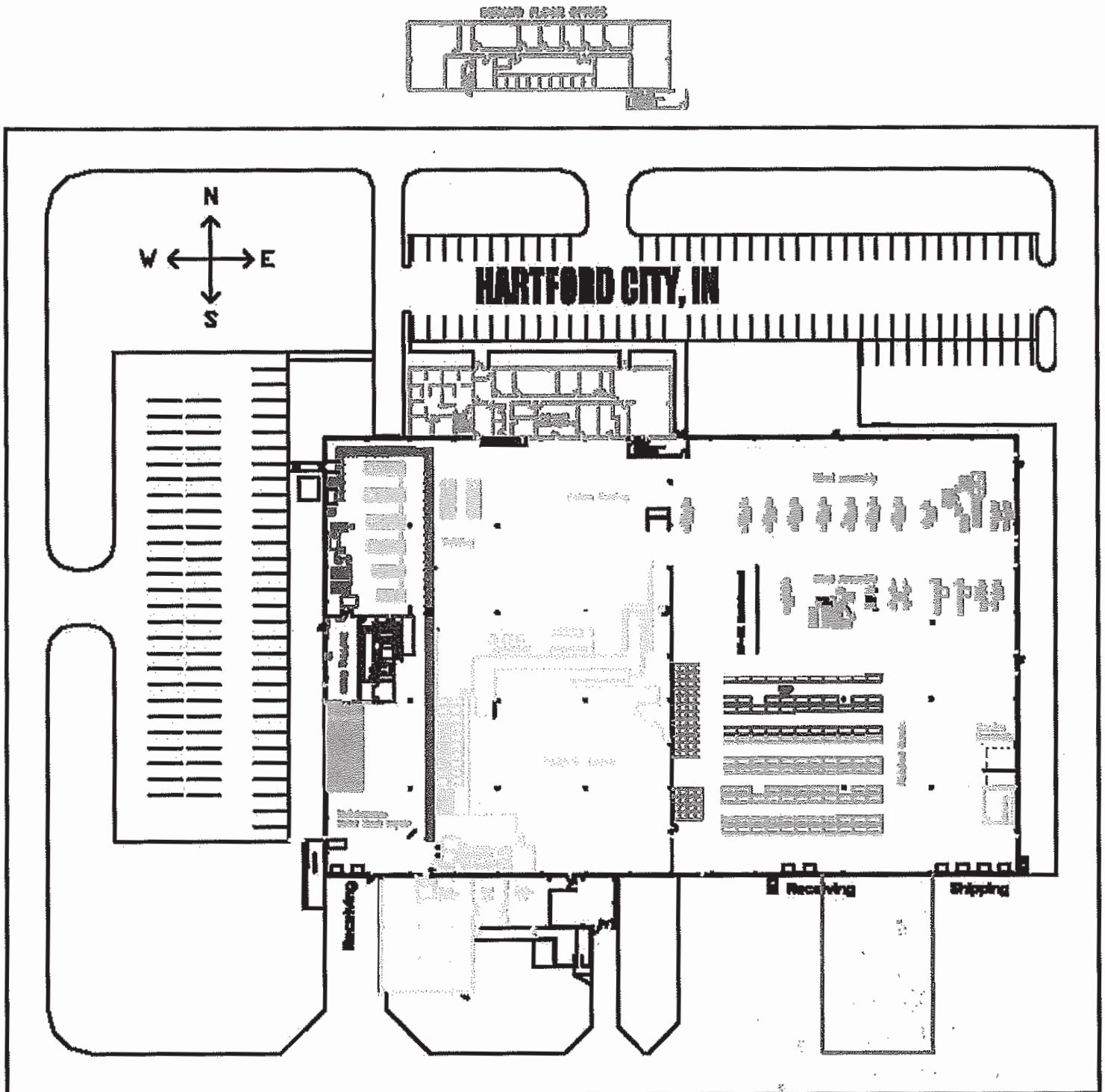
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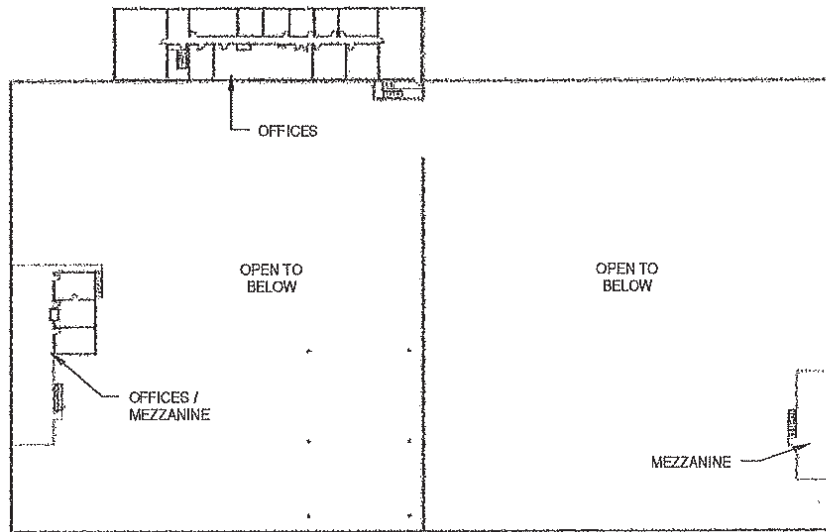


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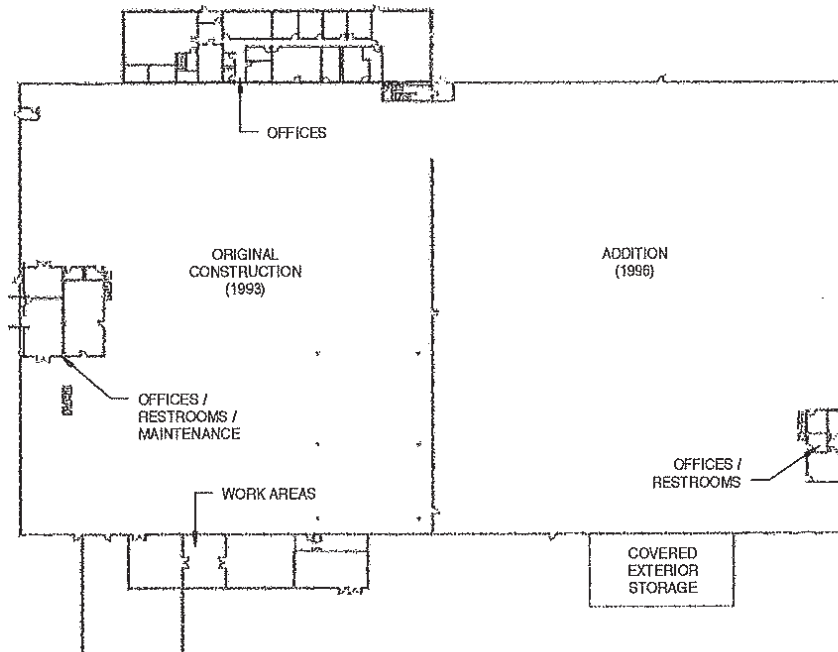
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Second Floor

1/64" = 1'-0"



First Floor

1/64" = 1'-0"

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## Location

This property is located 9 Miles to I-69 & US Hwy 35 Gas City Exit. 0.6 miles to State Road 3. Only 45 miles to Fort Wayne and 78 miles to Indianapolis.

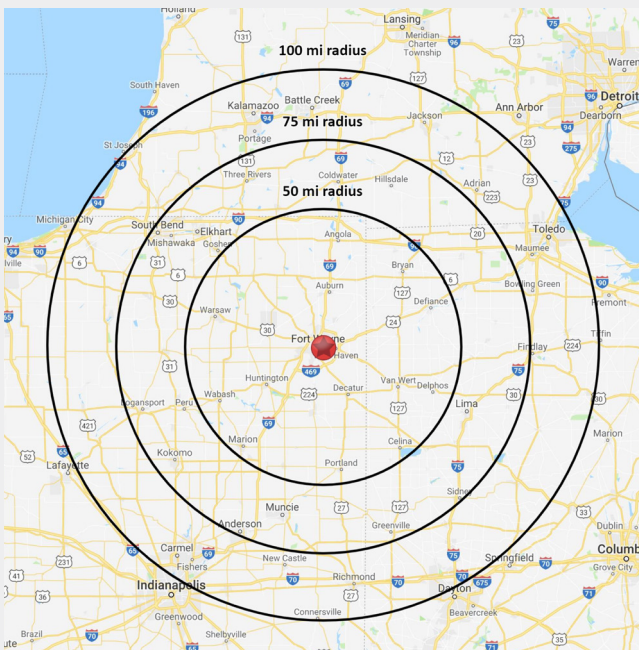
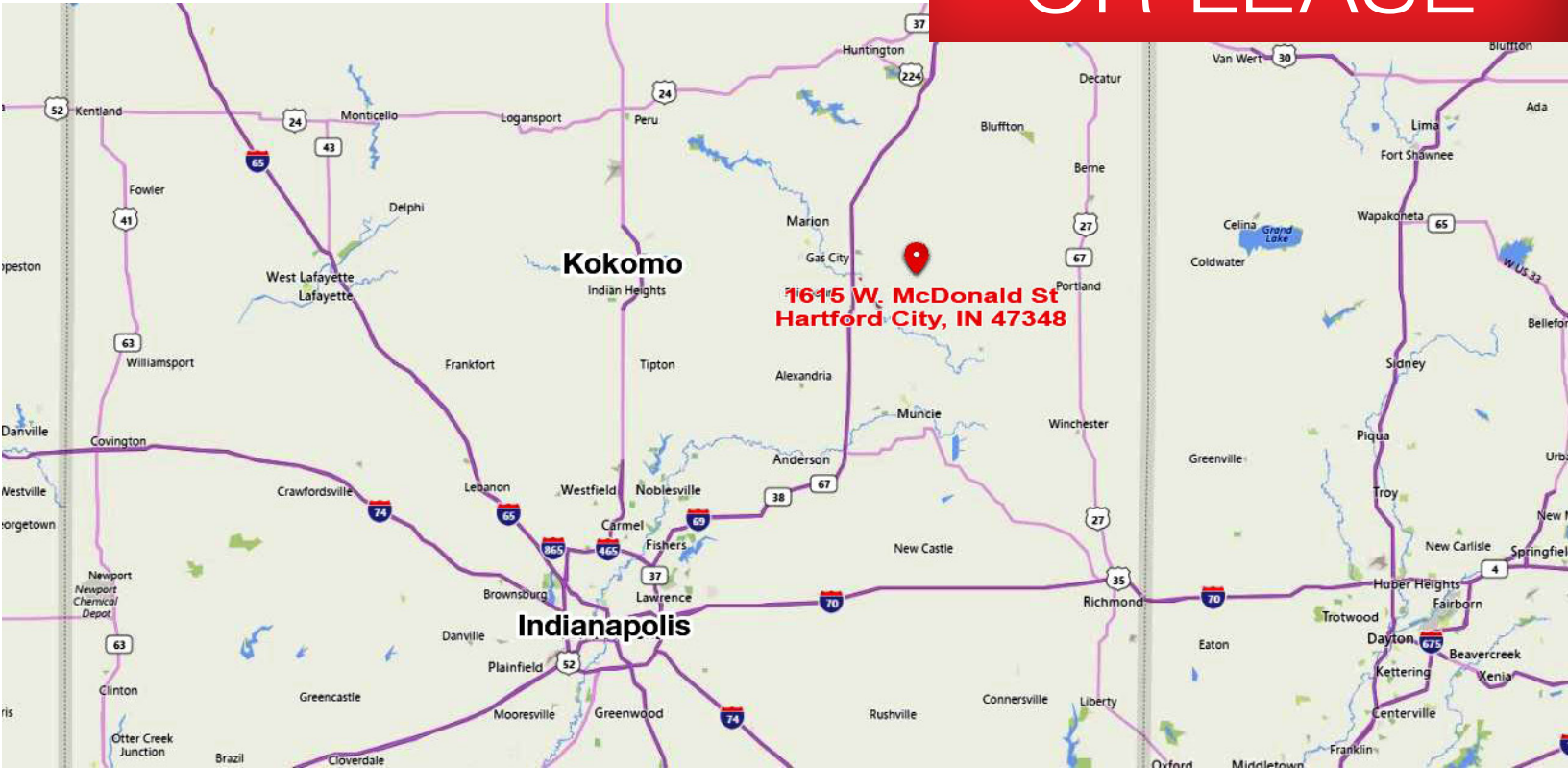
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## 2021 Demographics

	50 MILE	75 MILES	100 MILES
POPULATION	1.41 M	3.88 M	7.21 M
HOUSEHOLDS	554,753	1.53 M	2.83 M
MEDIAN AGE	38.2	36.8	37.1
AVERAGE HOUSEHOLD INCOME	\$82,627	\$83,326	\$84,376
MEDIAN HOME VALUE	\$135,308	\$144,768	\$148,842

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