

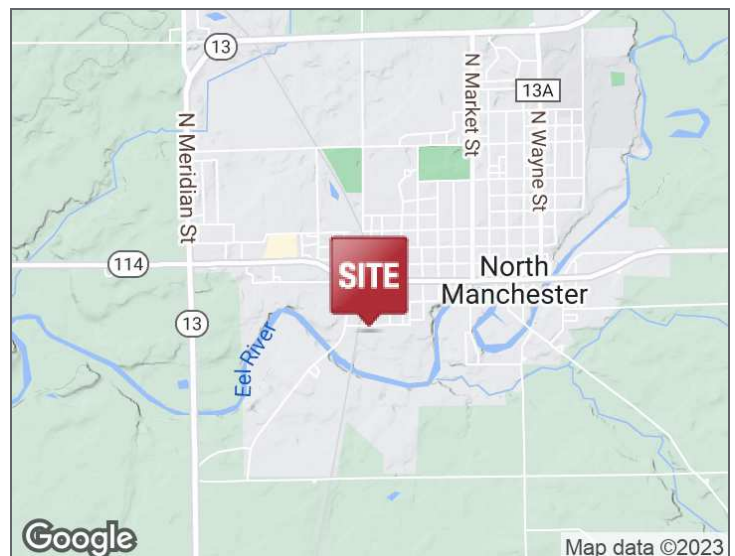


## NORTH MANCHESTER INDUSTRIAL

801 WEST SOUTH STREET, NORTH MANCHESTER, INDIANA 46962

### PROPERTY HIGHLIGHTS

- Steel frame industrial building in good condition
- Open bay spacing with 14' - 16' ceilings
- 100% Wet sprinklered
- 2000A, 277/480V, 3P, 4 Wire with buss ducts throughout
- Competitive lease rate



200 E. Main Street, Suite 580  
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General Property Information			
<b>Name</b>	North Manchester Industrial	<b>Parcel Number</b>	85-07-05-103-040.000-002
<b>Address</b>	801 W. South Street	<b>Total Building SF</b>	65,344 SF
<b>City, State, Zip</b>	North Manchester, IN 46962	<b>Acreage</b>	6.4 AC
<b>County</b>	Wabash	<b>Year Built</b>	1965, 1978
<b>Township</b>	Chester	<b>Zoning</b>	I-1
<b>Parking</b>	Surface	<b>Parking Spaces</b>	Ample
Property Features			
<b>Construction Type</b>	Steel frame	<b>Number of Floors</b>	1
<b>Roof</b>	Insulated metal panels	<b>Foundation</b>	Concrete slab
<b>Floor</b>	Concrete	<b>Lighting</b>	Fluorescent, metal halide
<b>Bay Spacing</b>	Open	<b>Sprinklers</b>	100% Wet
<b>Ceiling Heights</b>	14' - 16'	<b>Electrical</b>	2000A, 277/480V, 3P, 4 Wire with buss ducts throughout
<b>Dock Doors</b>	3 @ 8'x9' w/bumpers & levelers	<b>Heating</b>	Suspended gas fired units
<b>Overhead Doors</b>	1 @ 12'x14'	<b>Central Air</b>	No
<b>Rail Access</b>	No	<b>Restrooms</b>	Yes
Utilities		Major Roads	
<b>Electric</b>	NIPSCO	<b>Nearest Interstate</b>	SR-13 3 miles
<b>Gas</b>	NIPSCO	<b>Nearest Highway</b>	SR-114
<b>Water/Sewer</b>	North Manchester Public Works		
Lease Information			
<b>Available SF</b>	65,344 SF	<b>Lease Rate/Type</b>	\$2.50-\$3.25 NNN
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$0.13	Tenant	
<b>CAM Fee</b>	\$0.04	Tenant	
<b>Insurance</b>	\$0.10	Tenant	
<b>Maint./Repairs</b>	TBD	Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Landlord	
<b>Total Expenses</b>	\$0.27		

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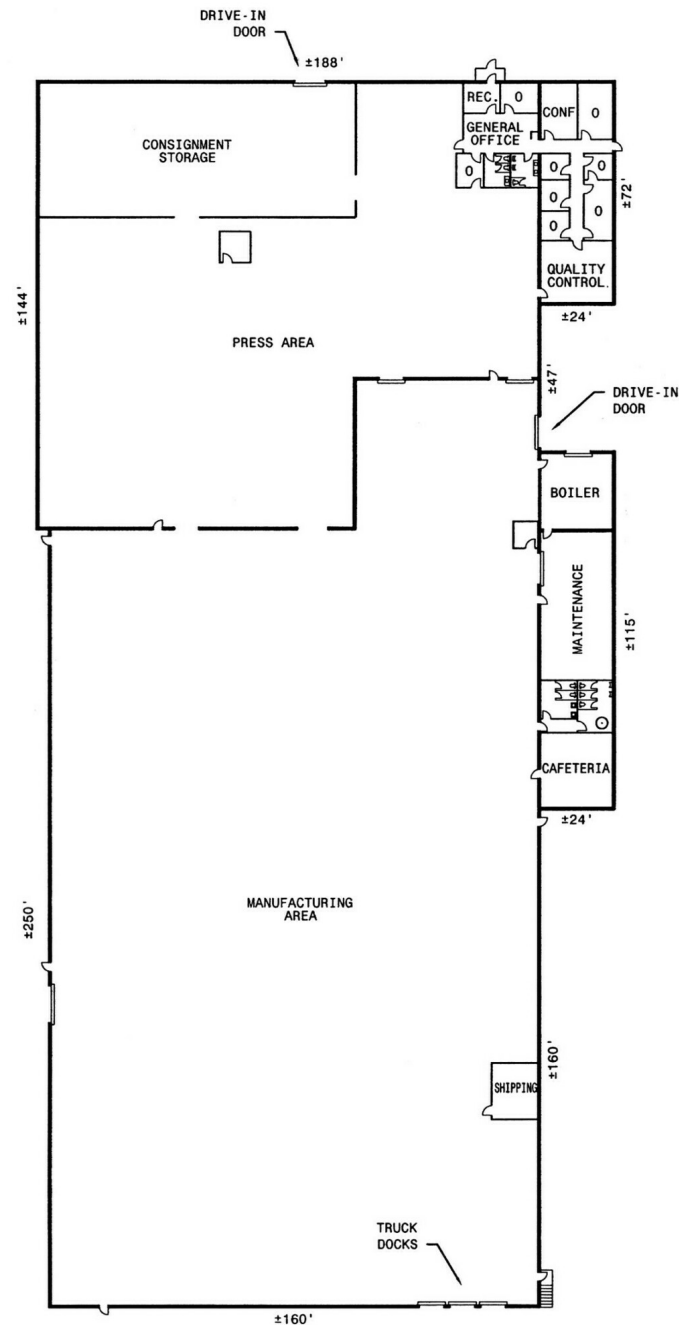


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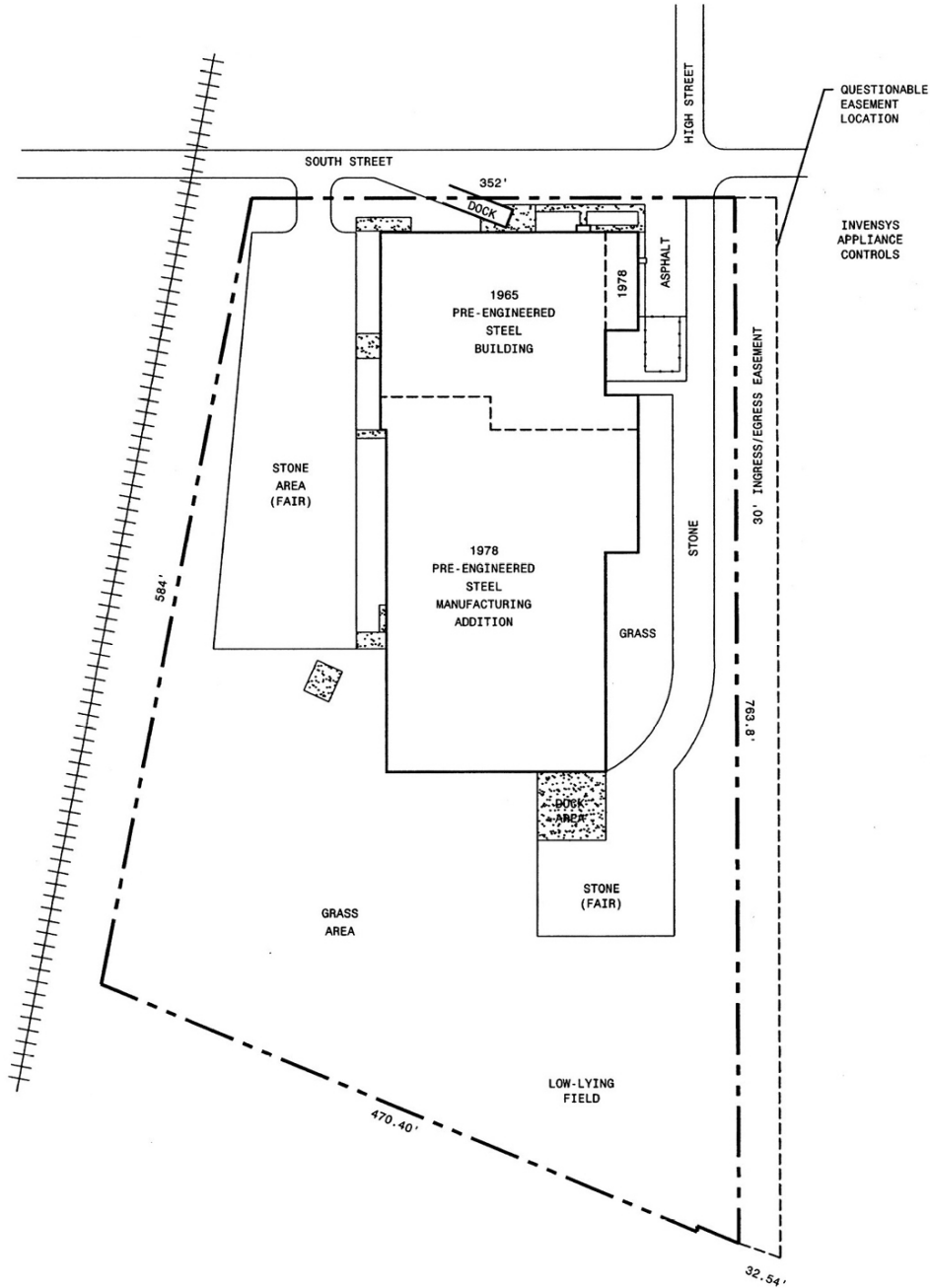


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POPULATION	100 MILES	250 MILES	500 MILES
Total Population	3,797	8,699	10,779
Average Age	32.4	33.3	35.0
Average Age (Male)	27.6	29.2	31.9
Average Age (Female)	37.5	37.9	38.5
HOUSEHOLDS & INCOME	100 MILES	250 MILES	500 MILES
Total Households	1,250	2,897	3,668
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$46,489	\$47,551	\$49,541
Average House Value			\$138,328

\* Demographic data derived from 2020 ACS - US Census

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