

Butler Industrial

2724 CR 75
Butler, IN 46721



INDUSTRIAL

FOR SALE OR LEASE

Well-Maintained Warehouse

This 30,000 SF warehouse on the east side of Butler, Indiana offers 14' - 16' high ceilings, three dock high doors, and two drive-in overhead doors. The building is well-maintained and comes fully equipped with LED lighting and bus ducts throughout. The roof was fully replaced in 2021 and comes with a 20-year warranty. 2724 CR 75 is perfect for a growing manufacturing or warehousing business.

Property Highlights

- ▶ Multiple docks and overhead doors
- ▶ Office is air-conditioned
- ▶ LED lighting throughout warehouse
- ▶ Adjacent building can be available for additional manufacturing space
- ▶ **FOR SALE: \$1,320,000**
- ▶ **FOR LEASE: \$3.50/PSF/Yr NNN**

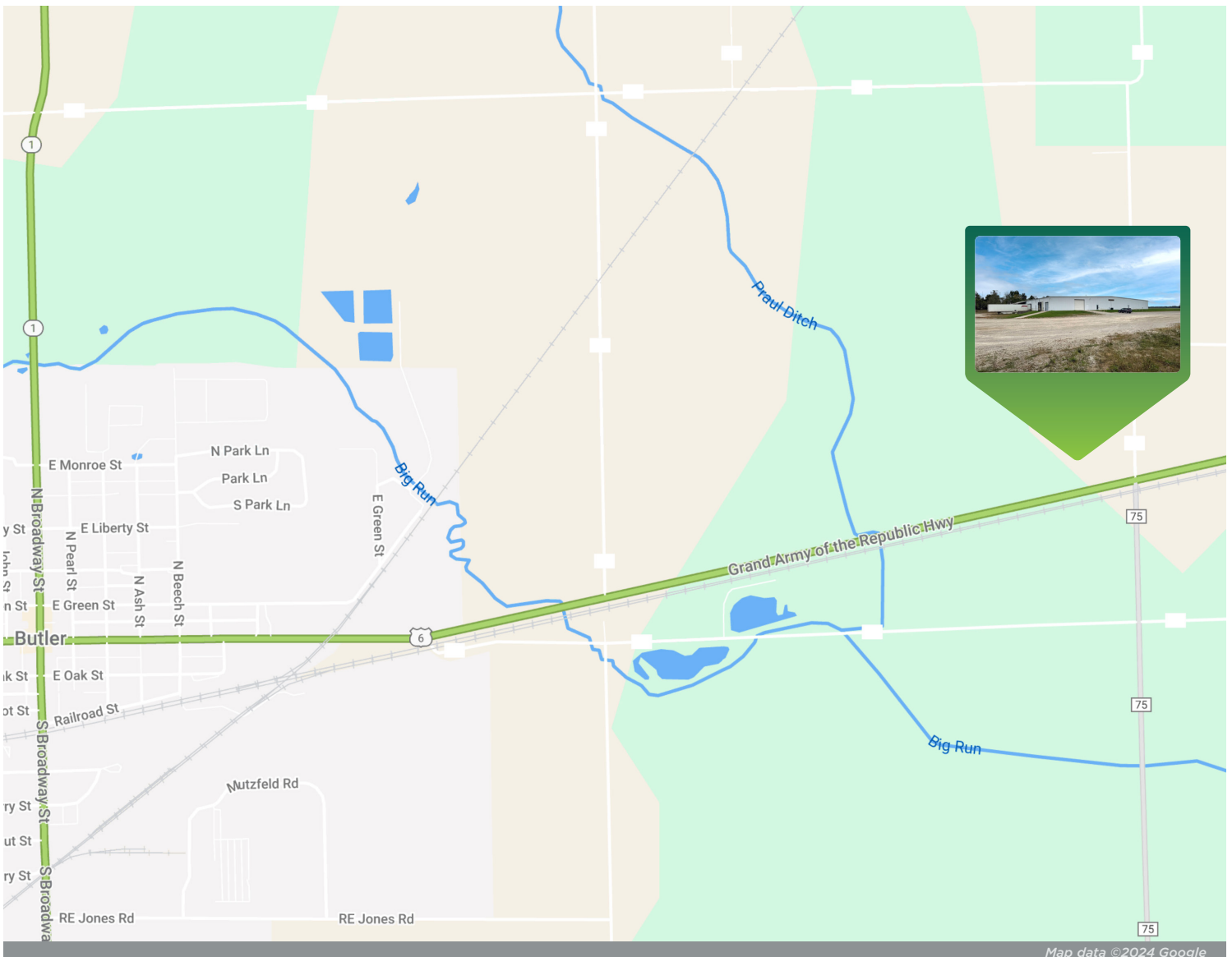
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Excellent Location

2724 CR 75 is located just north of Us Hwy 6 on the east side of Butler, Indiana, a small town in northeastern DeKalb County. Butler is approximately 23 miles from Fort Wayne, 6 miles to the Ohio state line, and 9 miles to I-69. Butler and DeKalb County are significant manufacturing areas thanks to the presence of Steel Dynamics, Color Master, Janus international, DeKalb Molded Plastics, and many more.

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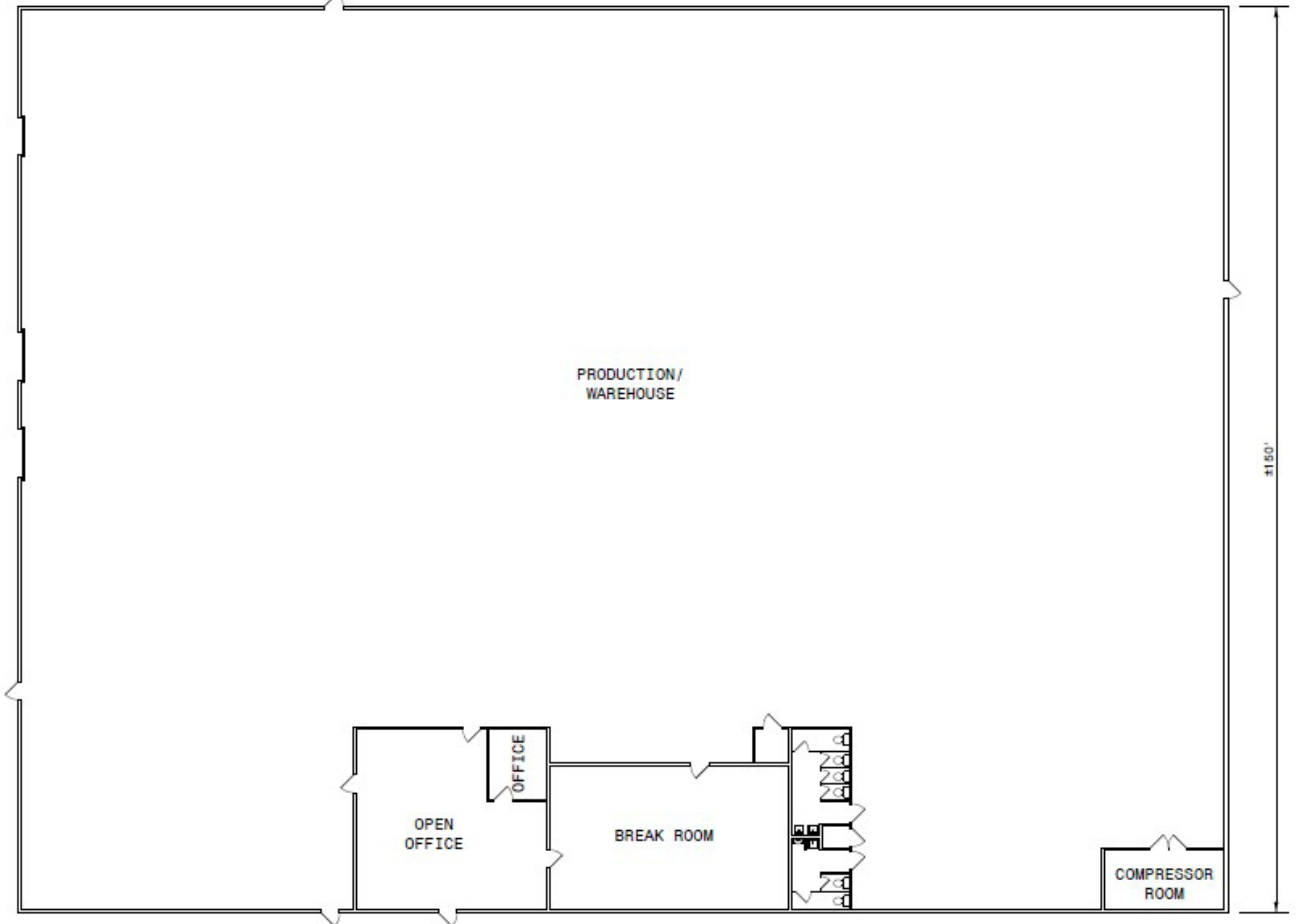
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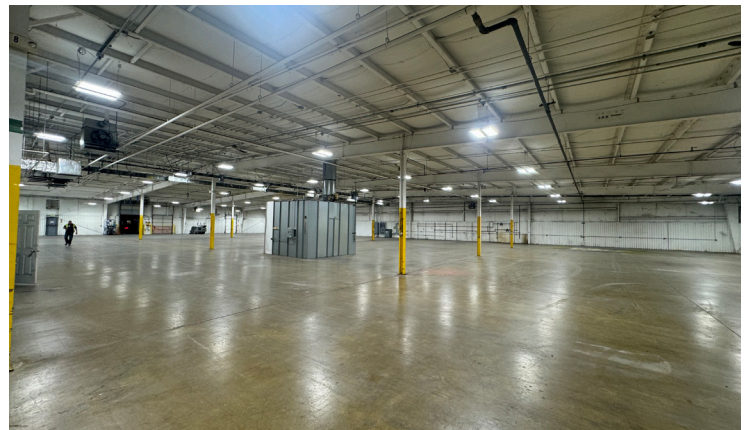
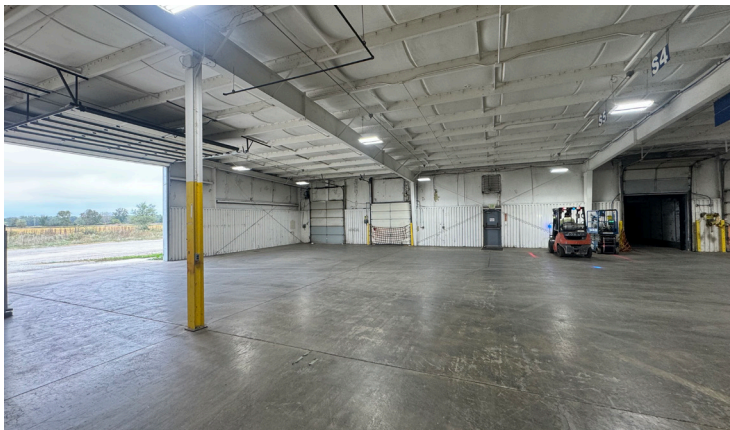


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Warehouse Available - 30,000 SF



Floor plan may not be to scale.
Contact broker for detailed floor plan.



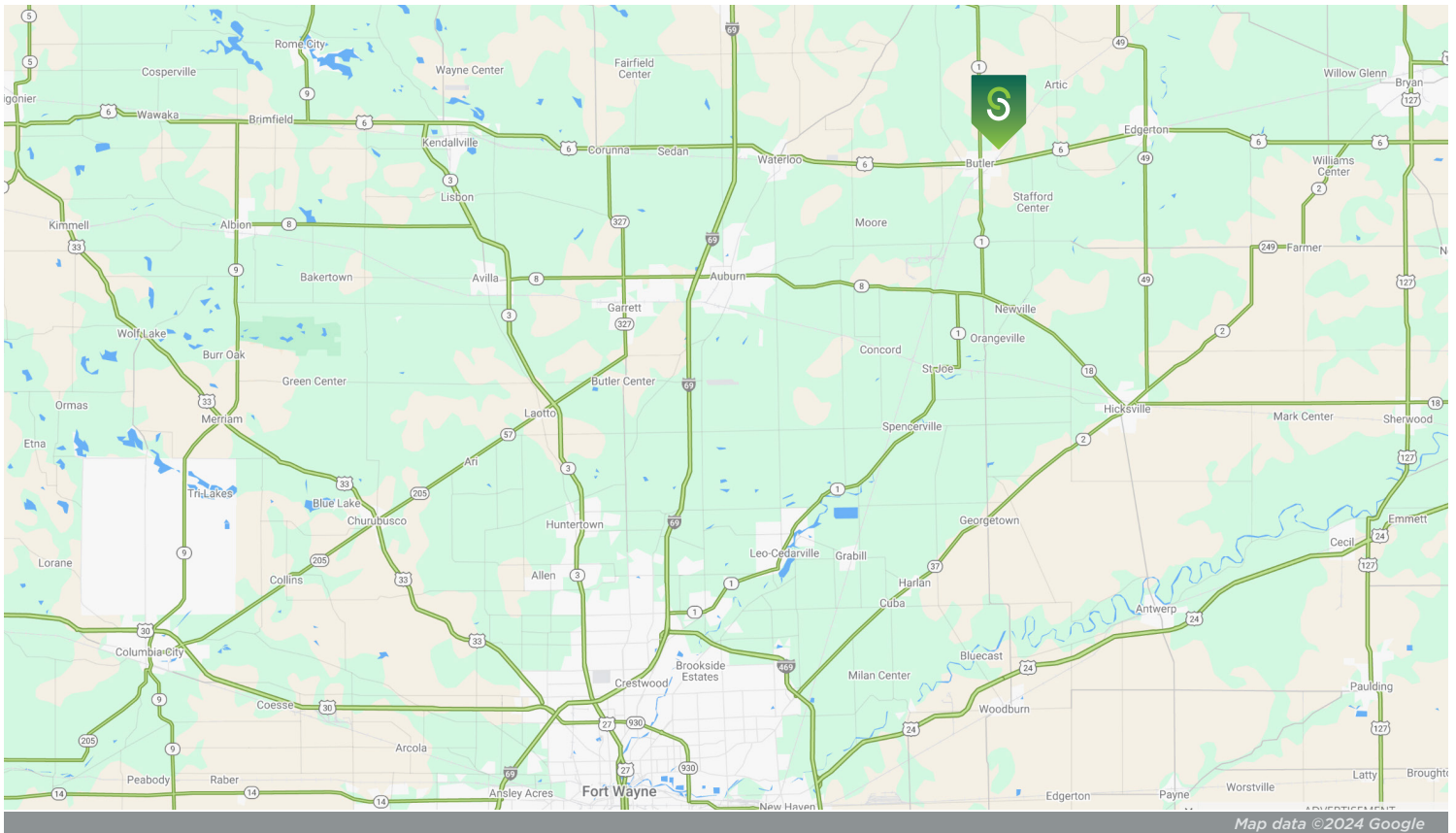
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PROPERTY INFORMATION

Address	2724 CR 75
City, State, Zip	Butler, IN 46721
County	DeKalb
Township	Stafford
Parcel Number	17-08-06-400-012.000-022



SALE INFORMATION

Price	\$1,320,000
Terms	Cash at closing

LEASE INFORMATION

Lease Rate & Type	\$3.50/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE UNITS

Total Building SF	30,000 SF		Total Available	30,000 RSF		
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 2724	27,657	2,343	\$3.50	\$8,750.00	3	2

BUILDING INFORMATION

Property Type	Industrial
Year Built	1985
# of Stories	1
Construction Type	Steel frame/Metal wrap
Roof	Concrete
Heating	Hanging unit heaters
A/C	Office
Sprinkler	No
Ceiling Height	14' - 16' clear
Elevators	No
Signage	Building

SITE DATA

Site Acreage	6.403
Zoning	I2
Parking	Gravel

UTILITIES

Electric Provider	AEP
Natural Gas Provider	Propane
Water & Sewer Provider	Well & Septic

ADDITIONAL INFORMATION

- Outside storage available
- Multiple docks and overhead doors
- LED lighting throughout warehouse

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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#13
Top States for
Doing Business
(CNBC, 2023)



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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



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260 483 1608

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TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

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Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.