



FOR SALE / LEASE

INDUSTRIAL PROPERTY



7346 West 400 North
Rochester, IN 46975

116,213 SF Industrial Building Available

About The Property

- Expandable on 28 Acres
- Ceiling height: 15' to 22' 6"
- 3,000 Amps of power with buss duct distribution
- Four docks and five drive-in doors
- Fully sprinklered
- Zoned IN/Industrial
- Substantial Rental income in place through 4/30/27
- Lease Rate: \$2.75 psf/yr NNN
- Sale Price: \$2,995,000 (\$25.77/sf)



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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

116,213 SF INDUSTRIAL BUILDING AVAILABLE

BUILDING LOCATION/SIZE/ZONING

Street Address	7346 W 400 N
City, State, Zip	Rochester, IN 46945
County	Fulton
Total Building Size	116,213 SF
Office/Breakroom/Restroom	10,000 SF
	5,000 SF per story
Site Acreage	28.29 Acres
Zoning	IN/Industrial

BUILDING DATA

Type of construction	Pre-engineered steel
Year Built	1983 & 1990
Bay Spacing	20' x 40'
Roof	Standing seam metal with partial rubber membrane
Ceiling Height	17' to 18'5" South Section 15' to 22'6" North Section
Bay Spacing	20' x 40'
Electrical	3,000 Amp 480 V, 3 Phase with Buss Duct
Sprinklers	Wet
A/C	Office only
Heat	Gas air rotation units and radiant tubes
Lighting	LED & metal halides

LOADING FACILITIES

Dock Doors	Four (8' x 10')
Drive-in Doors	Five 2(10'x10'), 1(12' x 10'), 1(16' x14'), 1(8' x 10')

PRICE/AVAILABILITY

Sale Price	\$2,995,000.00
Sale Price/SF	\$25.77
Lease Rate	\$2.75 SF/yr (NNN)
Available	4/30/27 (can vacate sooner if preferred)

PROPERTY TAXES

Parcel Number	25-01-23-400-011.012-001
Assessment: Land	\$126,600
Improvements	\$803,500
Total Assessment	\$930,100
Annual Taxes	\$11,629.59 (\$0.10/SF)
Tax Year	2024 payable 2025

OPERATING COSTS

7346 West 400 North

	Cost (SF)
Taxes	\$0.10
Insurance	Will advise
CAM	Will advise
Total	Will advise

UTILITY INFORMATION

Electric	FEDCO
Natural Gas	NIPSCO
Water & Sewer	The property is on well & septic

PARKING/TRANSPORTATION

Parking	Asphalt
Major Road Nearest Site	US Highway 31



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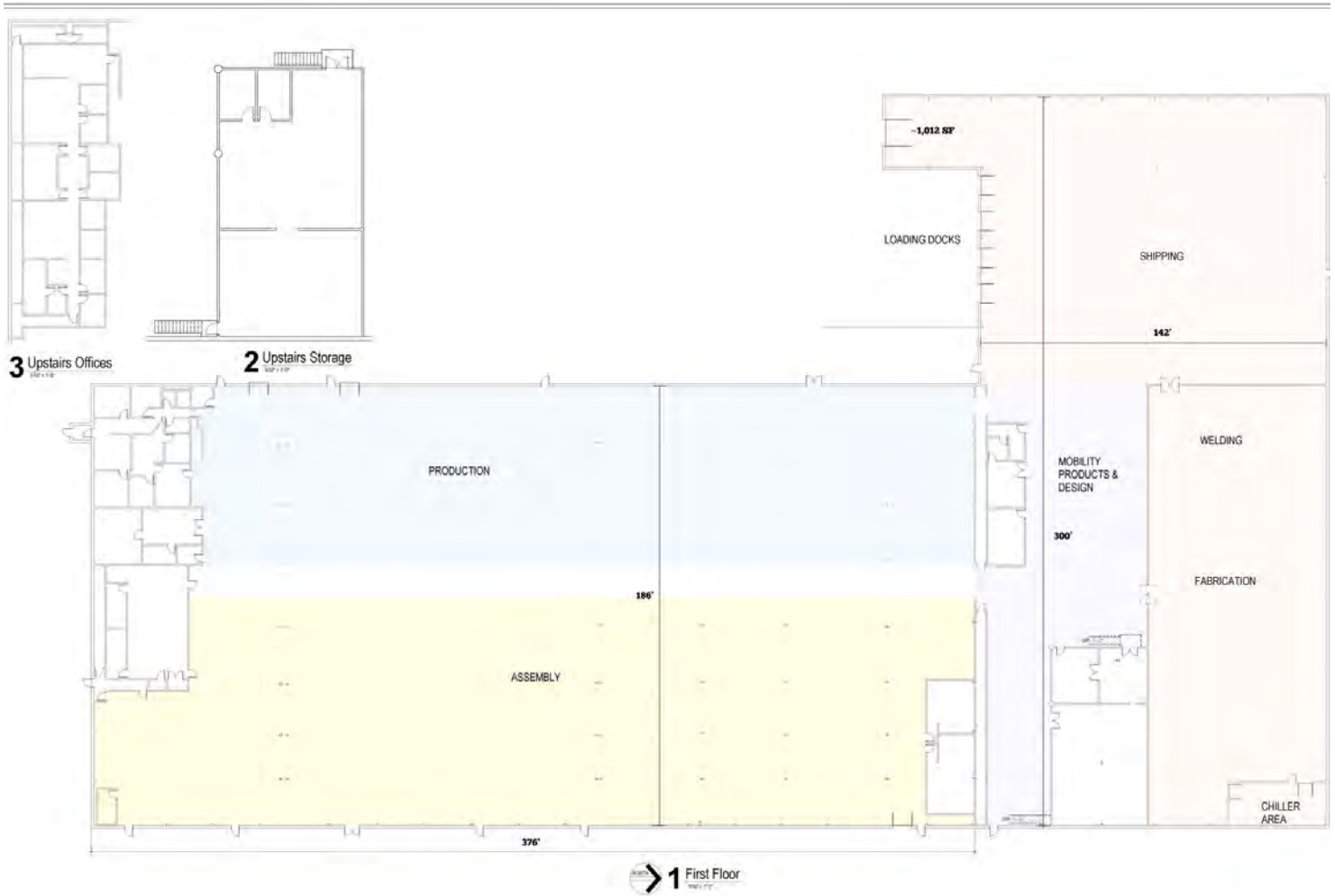
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FLOOR PLAN

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ADDITIONAL PHOTOS

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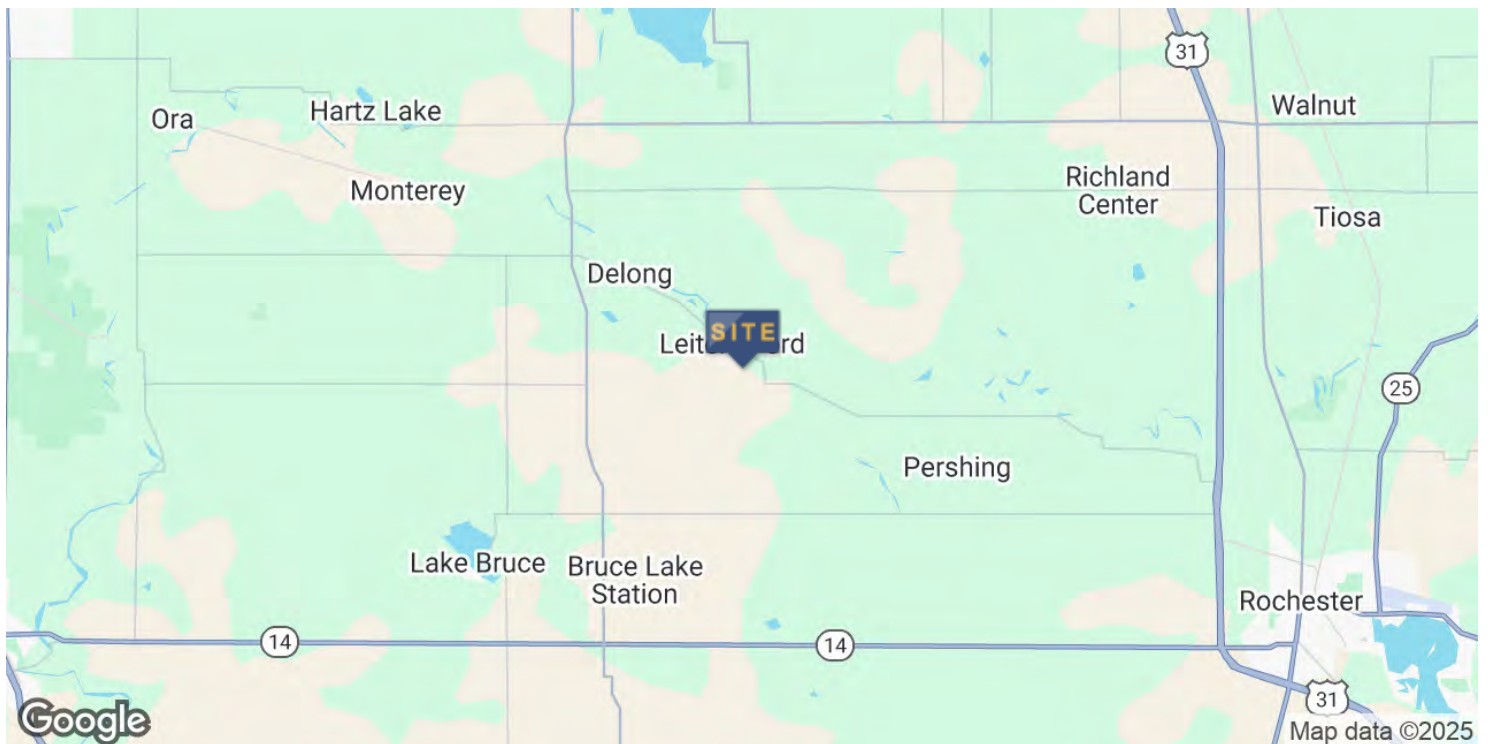
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LOCATION MAP

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