



840 WEST 25 SOUTH

WINAMAC, INDIANA 46996

PROPERTY HIGHLIGHTS

- 5 buildings available totaling 54,294 SF
- Ample semi-truck and car parking
- Numerous areas for outside storage
- Situated on 21 AC, Zoned HI for Heavy Industrial



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
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GARY BUSCHMAN, SIOR
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General Property Information			
Name	840 W 25 S	Parcel Number	66-07-14-200-037.000-010 66-07-14-200-073.000-010
Address	840 W 25 S	Total Building SF	P1 3,504 P2 21,000 B2 20,000 B5 2,240 B3 7,550
City, State, Zip	Winamac, IN 46996	Acreage	P1 8.94 AC P2 12.06 AC
County	Pulaski	Year Built	
Township	Monroe	Zoning	HI Heavy Industrial
Parking	Ample Surface Parking		

Property Features			
Construction Type		Number of Floors	1
Roof		Foundation	
Lighting	B2 Metal Halide	Sprinklers	No
Electrical	Wynamac	Restrooms	B1,B2,B3
Heating	Nipsco	Central Air	B1

Utilities		Major Roads	
Electric	B1,B2,B3,B4,B5	Nearest Interstate	IN-14
Gas	B2,B3	Distance	1 Mile
Water	B1,B2	Nearest Highway	U.S. Route 35
Propane	B1,B4	Distance	2 Miles
		Traffic Count	2,563

Sales Information			
Annual Taxes	P1 \$2852.73 P2 \$2581.94	Sale Price	\$1,500,000.00
Tax Yr./Pay Yr.	2022	Terms	Cash at Closing

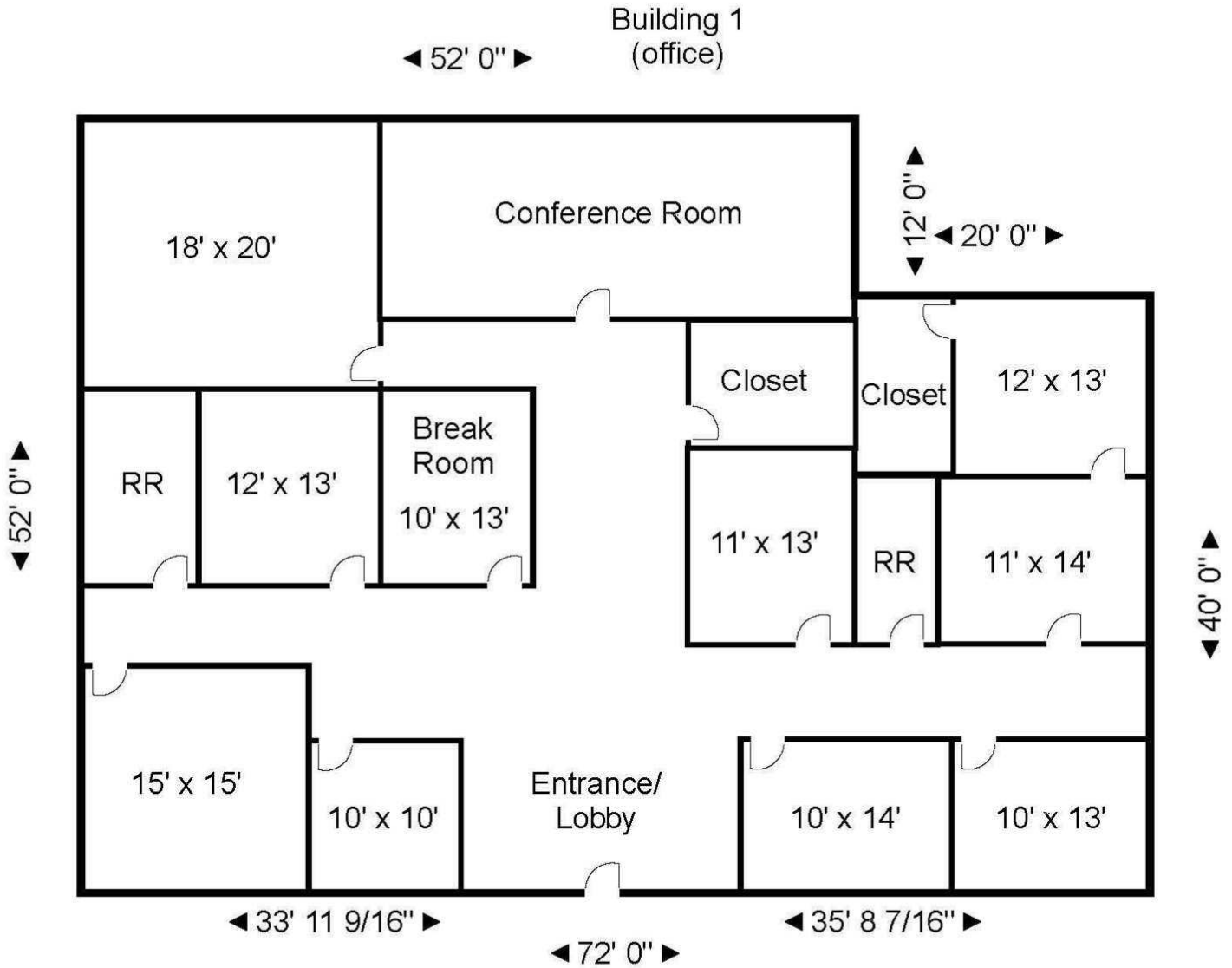
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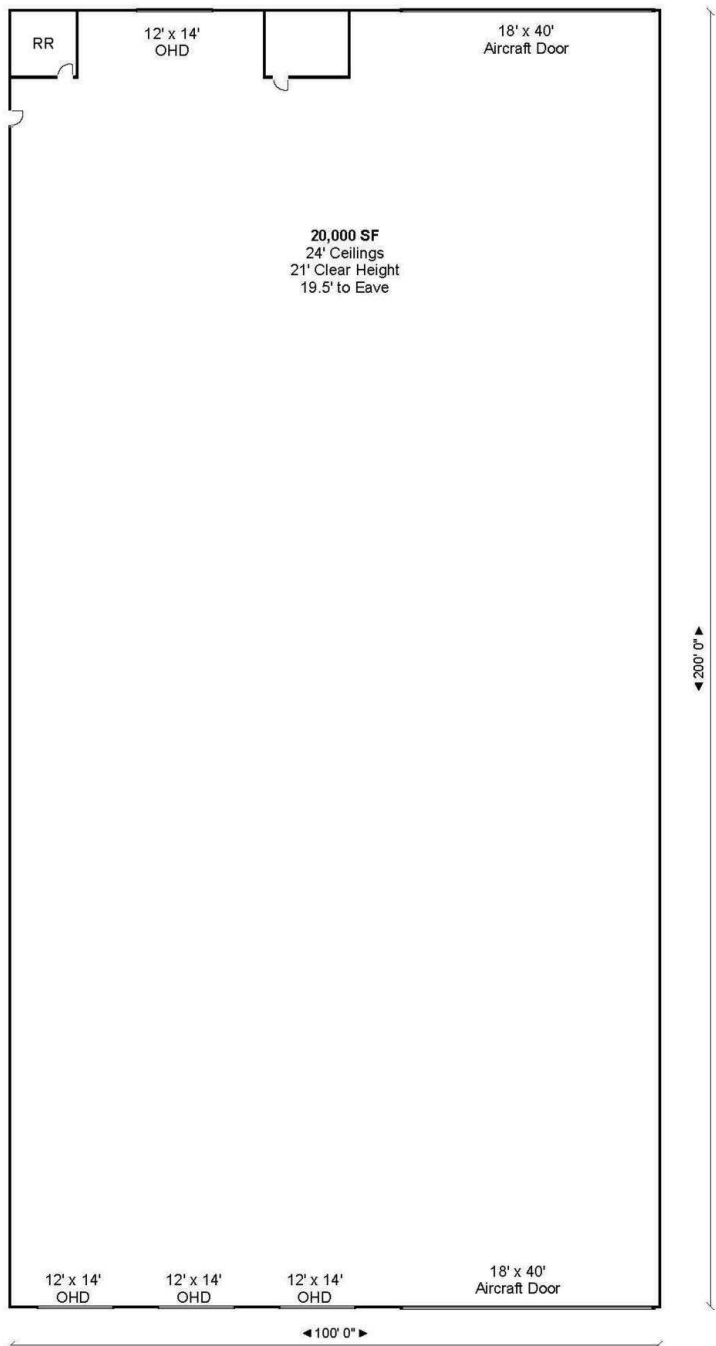
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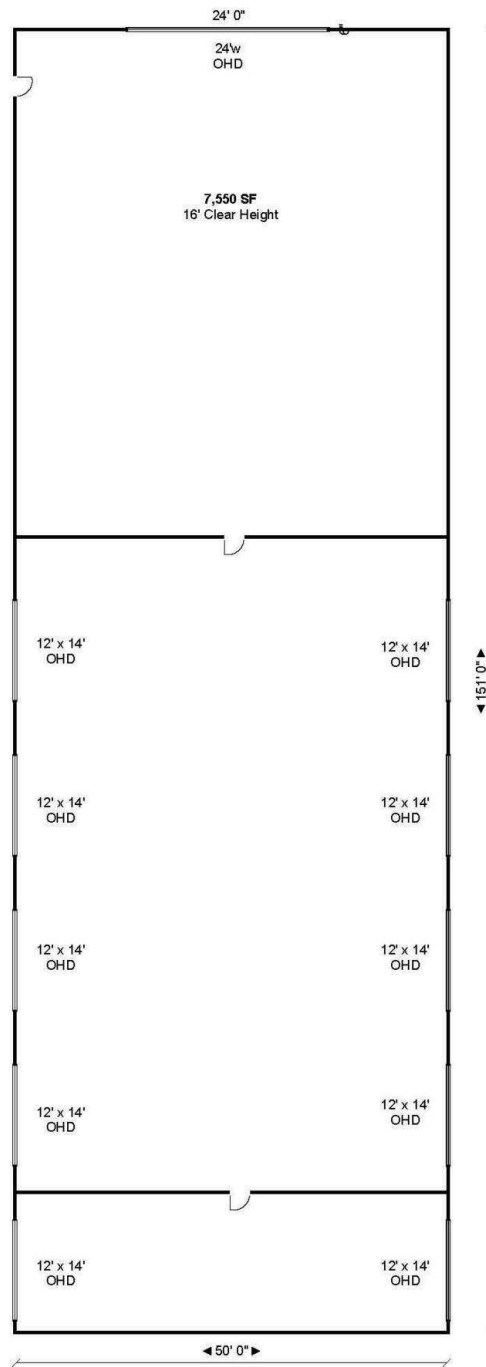
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Building 2

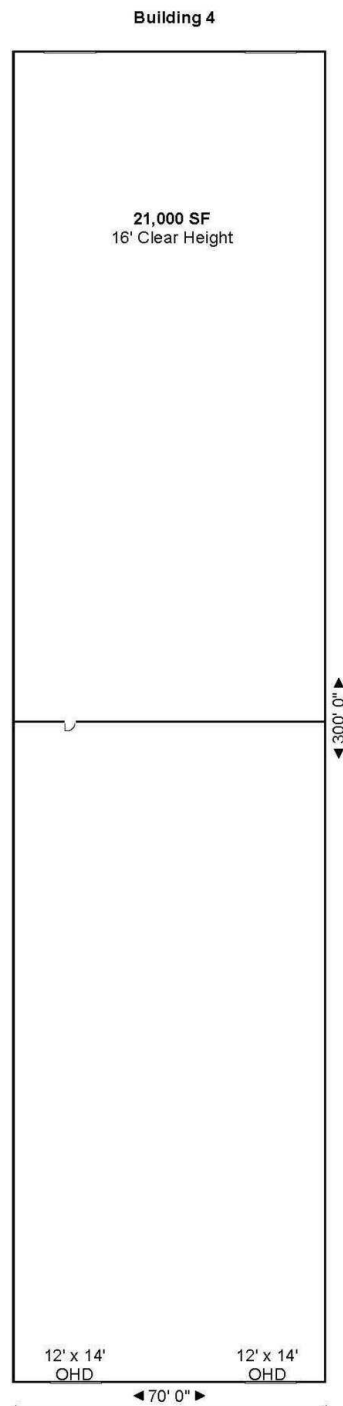


Building 3



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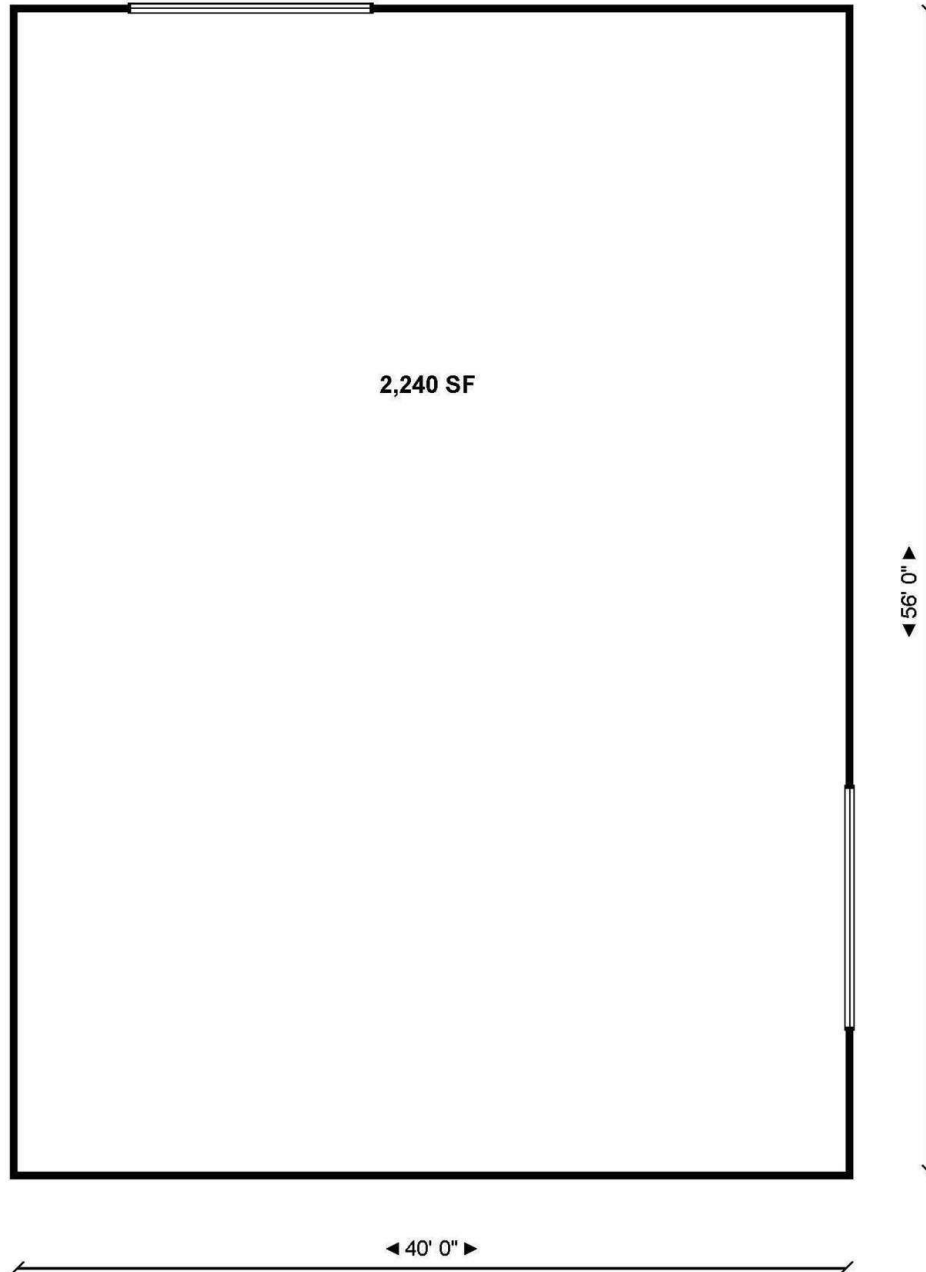
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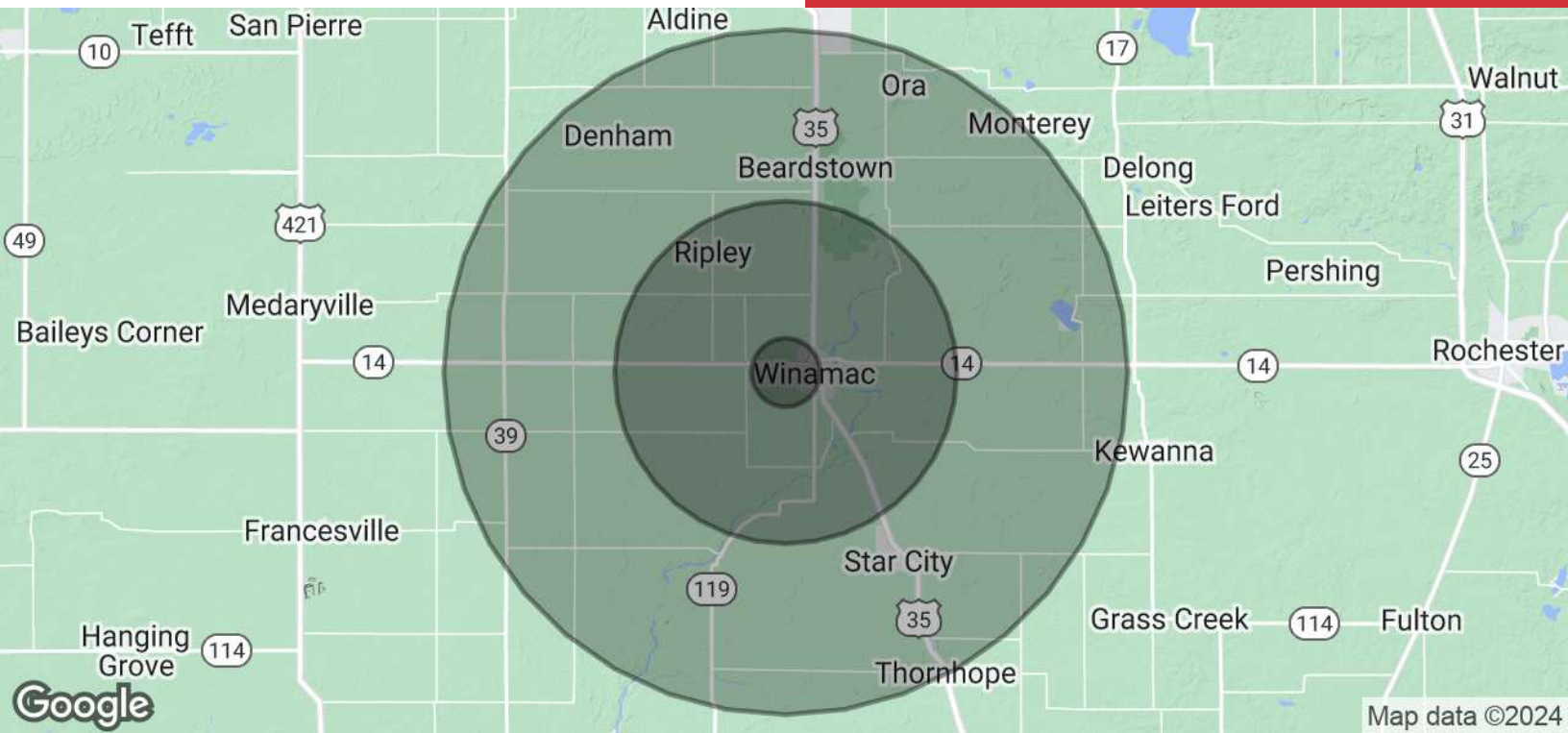
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Building 5



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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	802	4,553	9,522
Average Age	34.8	42.8	44.1
Average Age (Male)	33.7	43.2	44.7
Average Age (Female)	37.3	42.8	45.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	324	2,210	4,952
# of Persons per HH	2.5	2.1	1.9
Average HH Income	\$47,732	\$51,554	\$51,816
Average House Value	\$106,506	\$116,210	\$121,305

2020 American Community Survey (ACS)

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