

Industrial For Sale

Industrial/Manufacturing Sale-Leaseback

507 Demoss Ave. | Arcadia, IN 46030



1717 E 116th Street, Suite 201, Carmel, IN 46032

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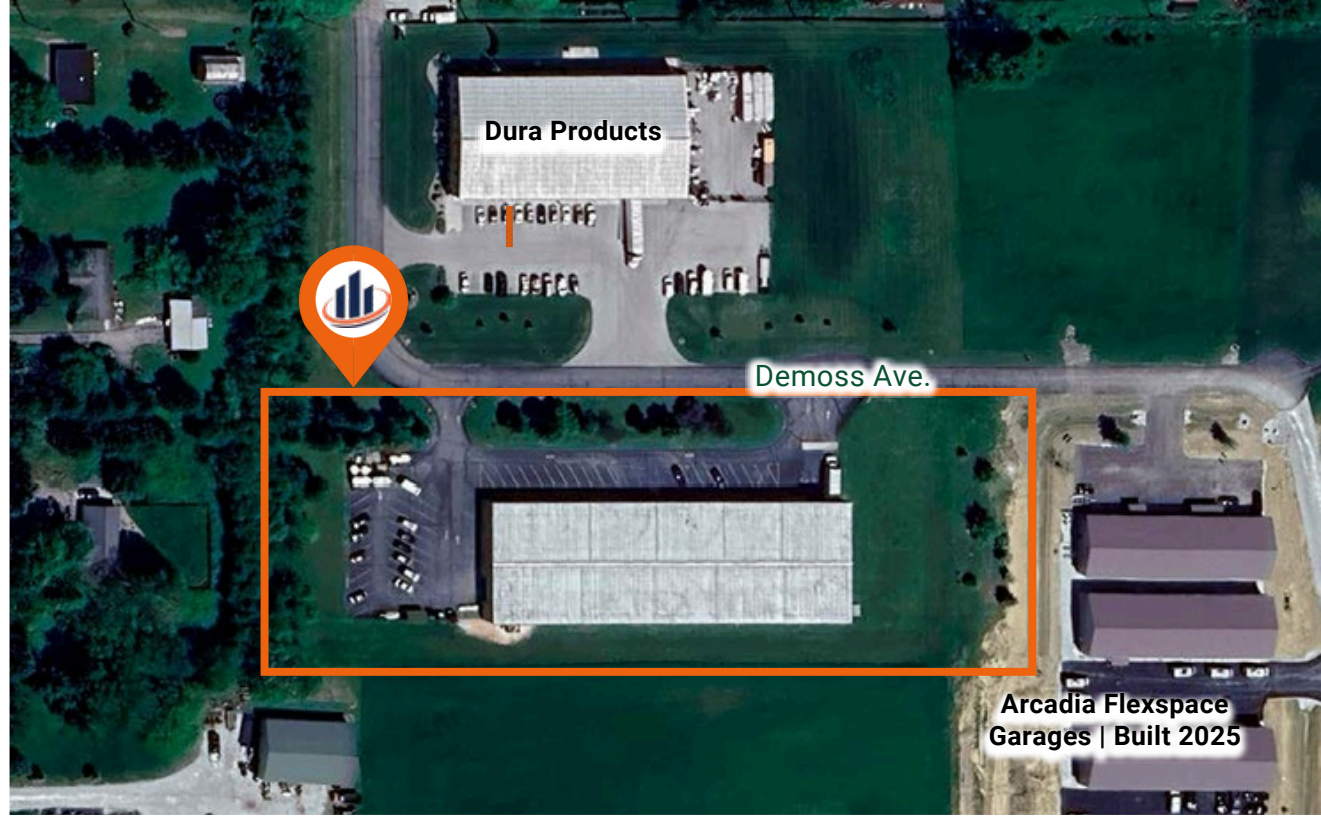
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By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto. To the extent the Owner or any agent of the Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding on the Owner. Only a fully executed Real Estate Purchase Agreement shall bind the Property, and each prospective purchaser proceeds at its own risk.



Sale Price	\$4,150,000
Parcel Pin	04-02-24-00-02-001.000 
Lot Size	±3.51 Acres
Zoning	C-2: Business Park/ Light Manufacturing 
Building GLA	±30,000 SF
Year Built	2004



Offering Summary

Property Features

SVN | Northern Commercial is pleased to present a prime sale-leaseback opportunity in the heart of Arcadia. This modern 30,000 SF industrial building, constructed in 2004, is 100% occupied by SND Woodshop under a secure, long-term lease, providing investors with immediate and stable cash flow.

Situated just north of Indianapolis, the property benefits from proximity to a dynamic metro market while retaining Arcadia's business-friendly advantages. Zoned C-2 for versatile commercial use and constructed with lasting quality, this asset offers both stability and future upside. With a proven tenant in place through a structured sale-leaseback, investors can achieve consistent returns and long-term value in a strategically positioned location.



Centrally Located

State Road 31	±5.4 Mile
State Route 31	±9.7 Miles
State Road 32	±15 Miles
I-69	±25 Miles
I-465	±27 Miles

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Financial Details

Offering	
Sale Price Cap	\$4,150,000
Rate Starting	8.00%
Lease Rate	\$11.07/SF/Year
Property Description	
Building GLA	±30,000 SF
Lot Size	±3.51 Acres
Type of Ownership	Fee Simple
Lease Specifications	
Tenant	SND Woodshop
Rent Increases	2% Per Year
Guarantor	Corporate/Individual Guarantee
Lease Type	Absolute Net
Lease Term	10 Years
Landlord Responsibility	None
Tenant Responsibility	All expenses - Absolute NNN

Rent Schedule			
Year	Annual Rent	Mo. Rent	Cap Rate
Year 1	\$332,000.00	\$27,666.67	8.00%
Year 2	\$338,640.00	\$28,220.00	8.16%
Year 3	\$345,412.80	\$28,784.40	8.32%
Year 4	\$352,321.06	\$29,360.09	8.49%
Year 5	\$359,367.48	\$29,947.29	8.66%
Year 6	\$366,554.83	\$30,546.24	8.83%
Year 7	\$373,885.92	\$31,157.16	9.01%
Year 8	\$381,363.64	\$31,780.30	9.19%
Year 9	\$388,990.91	\$32,415.91	9.37%
Year 10	\$396,770.73	\$33,064.23	9.56%

***Current Rent/NOI is based upon the project's Year 1 analysis rent**

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Tenant Overview

SND Woodshop is a leading U.S. manufacturer and supplier of high-quality wood-based manufactured pet products, including aquarium stands, pet crates, and other wood-based pet products. Proudly serving a loyal customer base across North America. With a robust distribution network that extends throughout the United States and Canada, the company has established itself as a trusted partner to some of the largest names in the pet retail industry. SND holds long-standing, exclusive supply agreements with national retail giants including Petco (NASDAQ: WOOF), PetSmart, and one of Canada's largest pet store chains—relationships that speak to the company's consistent quality, reliability, and production capacity.



4.9 out of 5 Stars
Google Reviews

Known for its superior craftsmanship, attention to detail, and precision woodworking, SND has earned a reputation for delivering durable, aesthetically refined products that exceed industry standards. The company operates out of a state-of-the-art manufacturing facility in Arcadia, Indiana, allowing it to maintain full control over production while ensuring scalability to meet increasing demand. Looking ahead, SND is strategically positioned to diversify and expand its product line beyond aquarium furniture. One of the company's most exciting initiatives currently in development is a branded collection in collaboration with a world-renowned dog behaviorist. This partnership aims to leverage global recognition in the pet training field to introduce a premium line of pet furniture and accessories, broadening SND's reach within the pet products market and enhancing its appeal to a wider consumer demographic. This growth initiative represents a major step forward in SND's evolution from a niche manufacturer to a nationally recognized lifestyle brand in the pet care industry.

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Exterior Photos



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Interior Photos



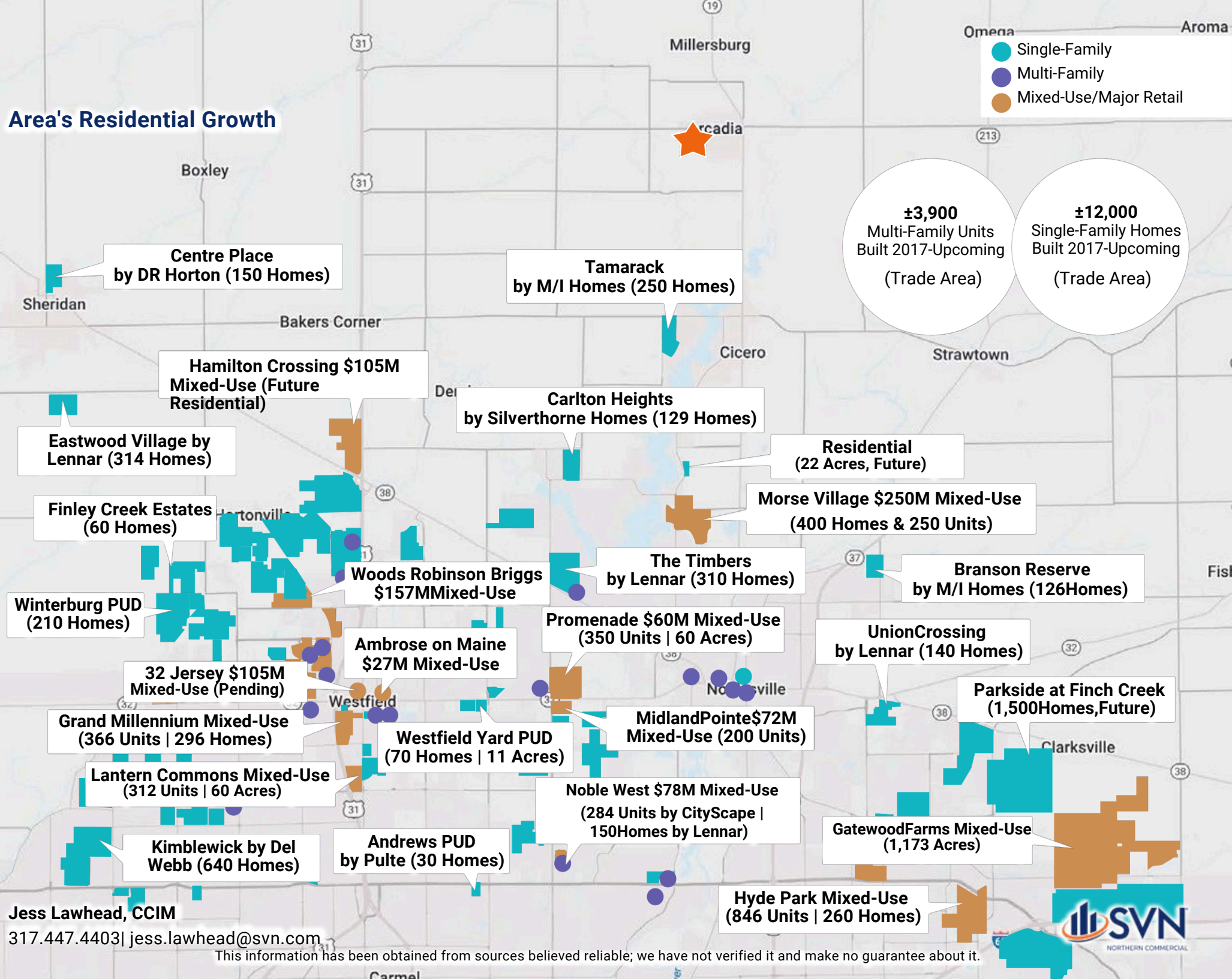
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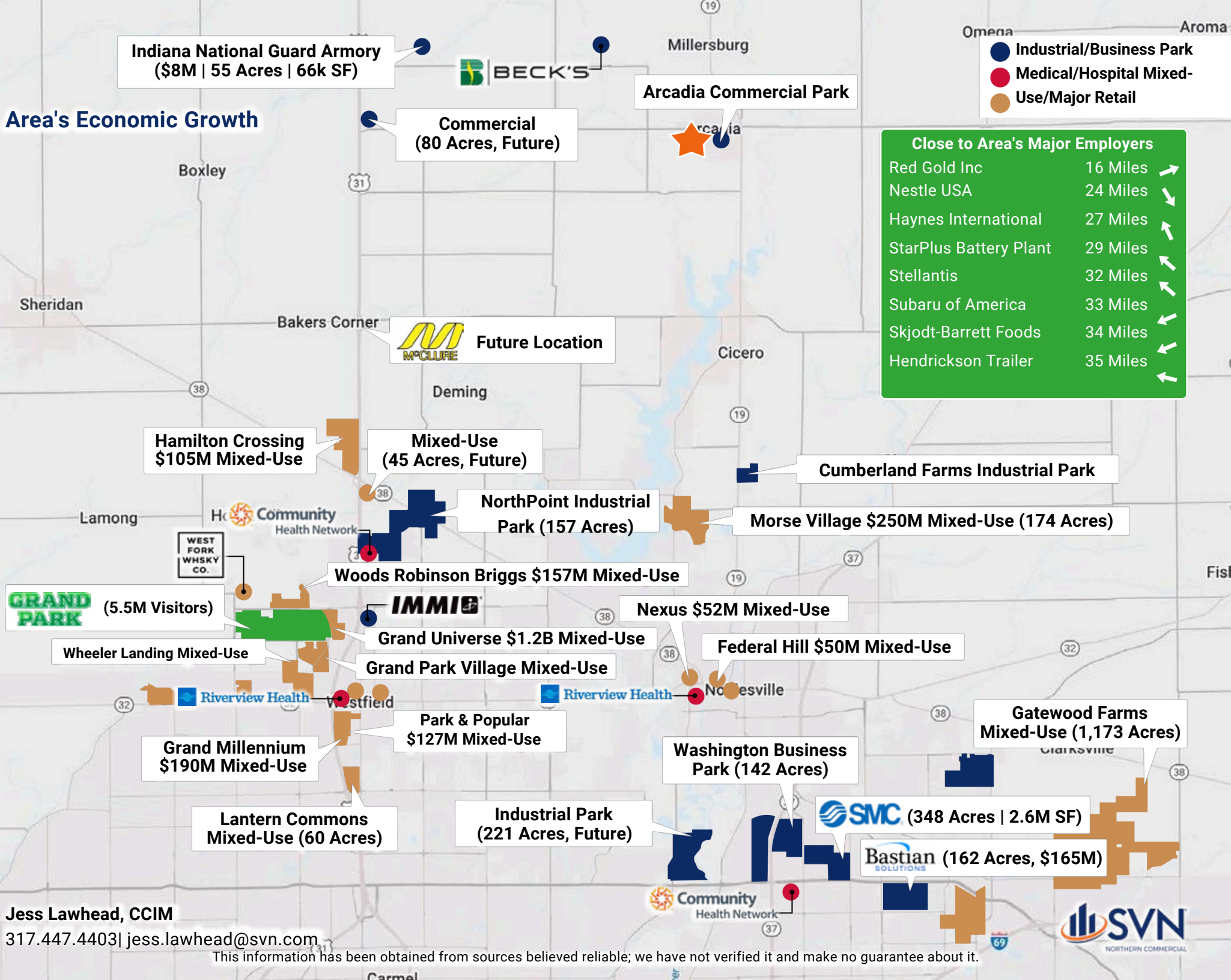
Area's Residential Growth



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Area's Economic Growth



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Unmatched Connectivity

8 interstates intersect the state making Indiana **#1 in U.S. in pass-through**

I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network
(Inland Freight Distribution Cluster)

40+ major cities & 75% of U.S. population within 1-day drive

5th busiest state for commercial freight traffic

Interstate routes accessible via US Metro Areas

Indianapolis and Indiana are often referred to as the "Crossroads of America," but does this title still hold true? With the completion of I-69, Indianapolis has cemented its position alongside Chicago—both ranked as the top two metro areas in the U.S. for interstate access, with Chicago's network extending into Indiana.



8 Interstate Routes
Indianapolis
Chicago

5 Interstate Routes
Albany NY, Baltimore, Columbia SC, Harrisburg PA, Greensboro NC, Cincinnati, Denver, Detroit, Louisville, Los Angeles, Milwaukee, New York, Salt Lake City, Pittsburgh, San Antonio, Washington DC

6 Interstate Routes
Atlanta, Birmingham, Cleveland, Dallas/Fort Worth, St. Louis, Kansas City, Nashville, Oklahoma City

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County Demographics

Arcadia

Population	County
2024 Estimated Population 2029	372,747
Projected Population	407,499
Projected Annual Growth 2024 to 2029	1.9%
2024 Est. Median Age	37.5
Housing & Households	County
2024 Estimated Households	142,980
2029 Projected Households	158,651
2024 Median Home Value	\$390,487
2024 Median Rent	\$1,261
Businesses & Employees	County
2024 Average Household Income	\$167,675
2024 Est. Total Employees	153,313
2024 Est. Total Businesses	18,576
2024 White Collar Workers	76.3%
2024 Blue Collar Workers	23.7%
Household Expenditures	County
2024 Total Household Expenditure	\$14.4B
2024 Apparel	\$522.48 M
2024 Entertainment	\$849.01 M
2024 Food, Beverages, Tobacco	\$2.13 B
2024 Furnishings, Equipment	\$523.43 M
2024 Health Care, Insurance	\$1.26 B
2024 Household Operations, Shelter	\$4.57 B

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County Demographics

10 Mile Radius

5 Mile Radius

2 Mile Radius



Fishers

Population

	2 Mile	5 Mile	10 Mile
2025 Estimated Population	2,570	12,231	82,462
2030 Projected Population	2,691	12,876	87,278
Projected Annual Growth 2025 to 2030	0.9%	1.1%	1.2%
2025 Est. Median Age	42.4	43.2	40.1

Housing & Households

	2 Mile	5 Mile	10 Mile
2025 Estimated Households	1,046	4,976	32,527
2030 Projected Households	1,115	5,349	35,108
2025 Median Home Value	\$339,843	\$358,993	\$337,706
2025 Median Rent	\$1,000	\$1,038	\$1,113

Businesses & Employees

	2 Mile	5 Mile	10 Mile
2025 . EAverage Household Income	\$108,188	\$121,898	\$131,555
2025 Est. Total Employees	508	1,807	26,474
2025 Est. Total Businesses	88	400	3,317
2025 White Collar Workers	66.8%	72.9%	71.9%
2025 Blue Collar Workers	33.2%	27.1%	28.1%

Household Expenditures

	2 Mile	5 Mile	10 Mile
2025 Total Household Expenditure	\$119.11 M	\$566.69 M	\$3.82 B
2025 Apparel	\$2.15 M	\$10.28 M	\$69.92 M
2025 Entertainment	\$6.63 M	\$31.77 M	\$215.91 M
2025 Food, Beverages, Tobacco	\$13.35 M	\$64.01 M	\$436.06 M
2025 Health Care	\$7.11 M	\$34.08 M	\$219.03 M
2025 Household Furnishings and Equi.	\$3.12 M	\$14.94 M	\$101.49 M
2025 Household Operations, Shelter,	\$24.85 M	\$117.39 M	\$804.62 M

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A graphic on the left side of the page featuring a large, stylized 'C' shape composed of concentric arcs. Inside the 'C', there are two target-like symbols: one with an orange center and one with a blue center. The text 'SVN Core Services & Specialty Practices' is written in a bold, sans-serif font across the middle of the 'C'.

SVN Core Services & Specialty Practices

THE SVN[®] ORGANIZATION is comprised of over 2000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network[®] and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.

- Sales
- Property Management
- Corporate Services
- Accelerated Sales
- Leasing
- Capital Markets
- Tenant Representation

Our SVN[®] Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

Specialty Practices

● Hospitality ● Industrial ● Land ● Multifamily ● Office ● Retail ● Special Purpose



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