



FOR **LEASE** INDUSTRIAL
PROPERTY



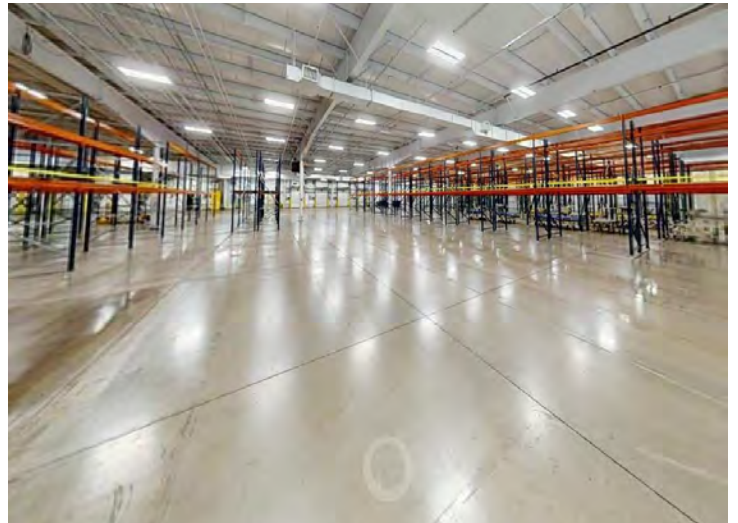
803 HL Thompson Junior Drive
Ashley, IN 46705

38,308 Available In 101,336 SF Premier Manufacturing Building

About The Property

- Ideal for light manufacturing & electronics
- Fully Air Conditioned
- 4 dock doors
- Ceiling height 15.4' & 18.5'
- 3,200 amp 3 phase power with backup generator
- I-69 visibility and accessibility
- Lease Rate: \$6.95/SF/YR., NNN

Virtual Tour



the
Zacher
company

STEVE ZACHER
SIOR, CCIM, Managing Broker
szacher@zacherco.com
260.422.8474

JOY NEUENSCHWANDER
SIOR, Broker
joyn@zacherco.com
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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

38,308 AVAILABLE IN 101,336 SF PREMIER MANUFACTURING BUILDING

BUILDING SIZE/LOCATION/ZONING

| | |
|---------------------|------------------------------|
| Total Building Area | 101,336 SF |
| Total Available | 38,308 SF |
| Street Address | 803 HL Thompson Junior Drive |
| City, State, Zip | Ashley, IN 46705 |
| Site Acreage | 15.44 Acres |
| Zoning | I1/Industrial |

BUILDING DATA

| | |
|------------------------|-----------------------------|
| Year Built/Expanded | 1998/2013 |
| Ceiling Height | 15.4' - 18.5' |
| Dimensions | 300' x 156' |
| Bay Spacing | 30' x 75' |
| Sprinklers | Fully sprinkled |
| Electrical | 3,200 Amp 3 Phase |
| Generator | 3,000 kw diesel |
| Compressed Air W/Dryer | Fully piped: 100 HP & 50 HP |
| Lighting | Fluorescent |
| Air Conditioning | Fully air conditioned |

LOADING FACILITIES/TRANSPORTATION

| | |
|------------------------|------------------|
| Dock Doors | 4 |
| Parking spaces | 200 |
| Distance to Interstate | Adjacent to I-69 |

UTILITY SUPPLIERS

| | |
|------------------------|----------------|
| Electric & Natural Gas | NIPSCO |
| Water & Sewer | Town of Ashley |

PRICE/AVAILABILITY

| | |
|--------------|--------------------|
| Lease Rate | \$6.95 SF/yr (NNN) |
| Availability | Immediately |

PROPERTY TAXES

| | |
|------------------|--------------------------|
| Parcel Number | 17-02-05-126-007.000-019 |
| Assessment: Land | \$362,200 |
| Improvements | \$1,690,600 |
| Total Assessment | \$2,052,800 |
| Annual Taxes | \$86,512 (\$.85psf) |
| Tax Year | 2024 Payable 2025 |

FINANCIAL RESPONSIBILITIES

| | |
|----------------------------|----------|
| Property Taxes* | Tenant |
| Property Insurance* | Tenant |
| Common Area Maintenance* | Tenant |
| Non Structural Maintenance | Tenant |
| Roof & Structure | Landlord |

*Estimated at \$1.14 psf

AMENITIES

| |
|---------------------------|
| Employee lockers |
| Fitness room with showers |

MISC.

The building is expandable in all directions as well as up to 65 additional acres on adjacent property. Extensive buss duct & air line distribution. IT room has Halon Fire Suppression system. Racking and furniture are negotiable.



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ADDITIONAL PHOTOS

38,308 AVAILABLE IN 101,336 SF PREMIER MANUFACTURING BUILDING



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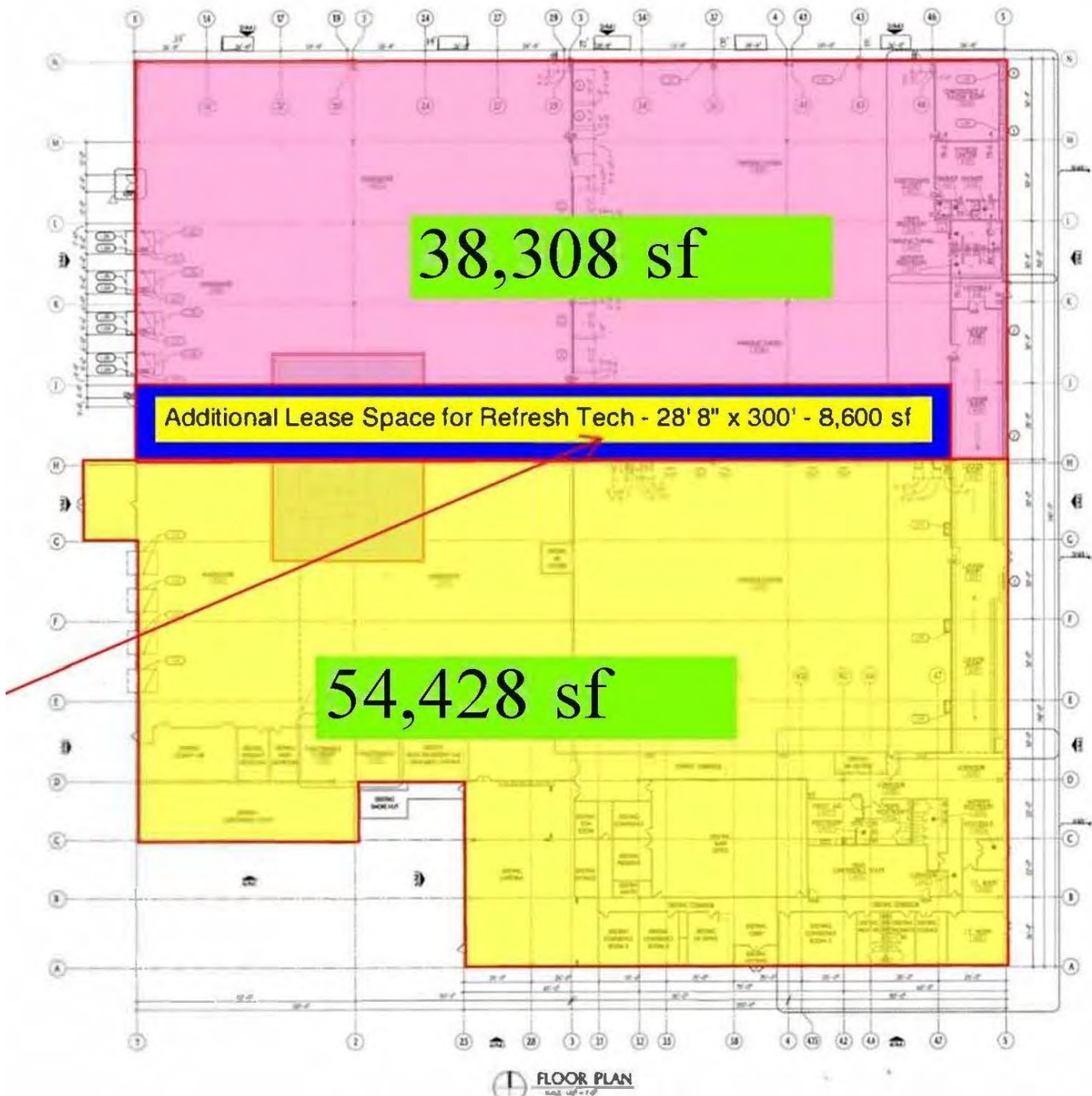
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FLOOR PLAN

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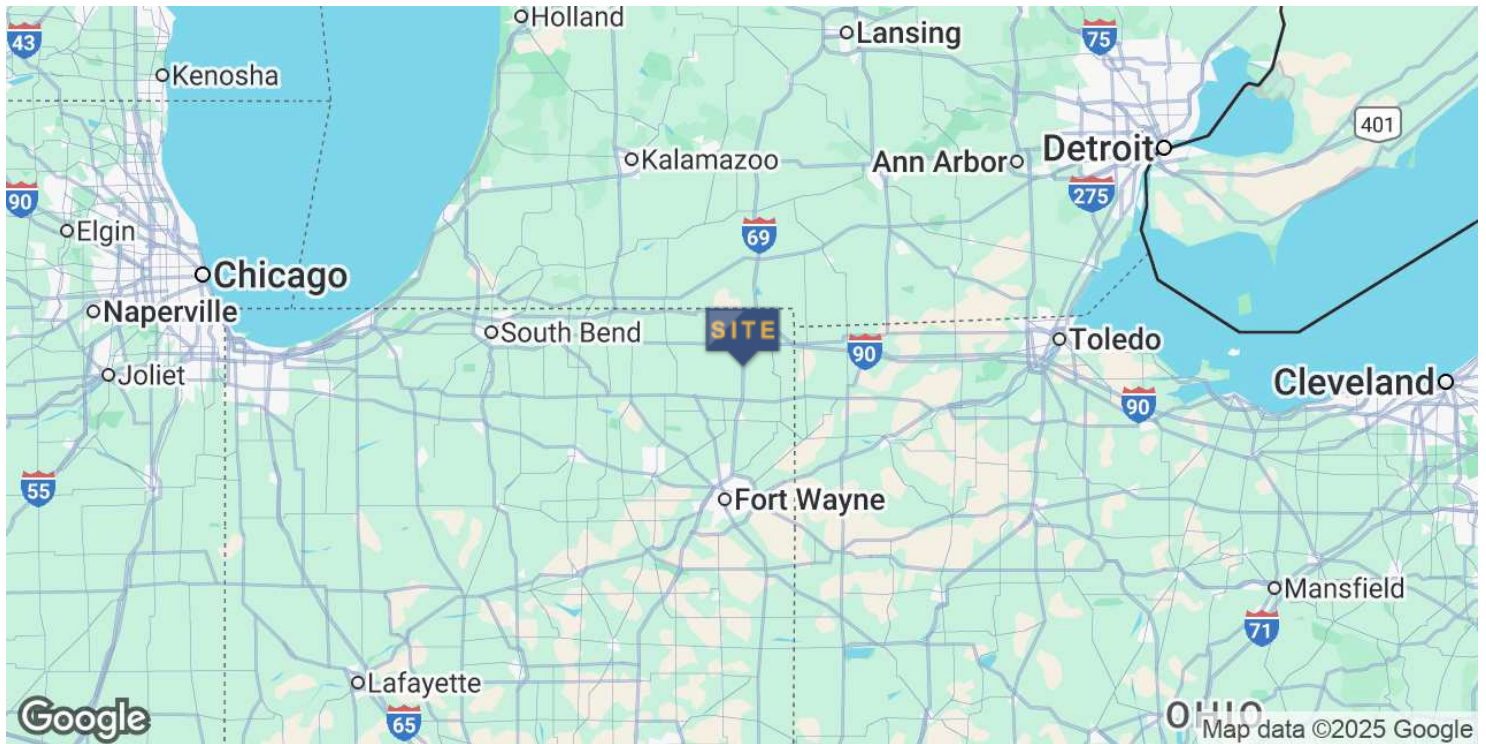
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LOCATION MAP

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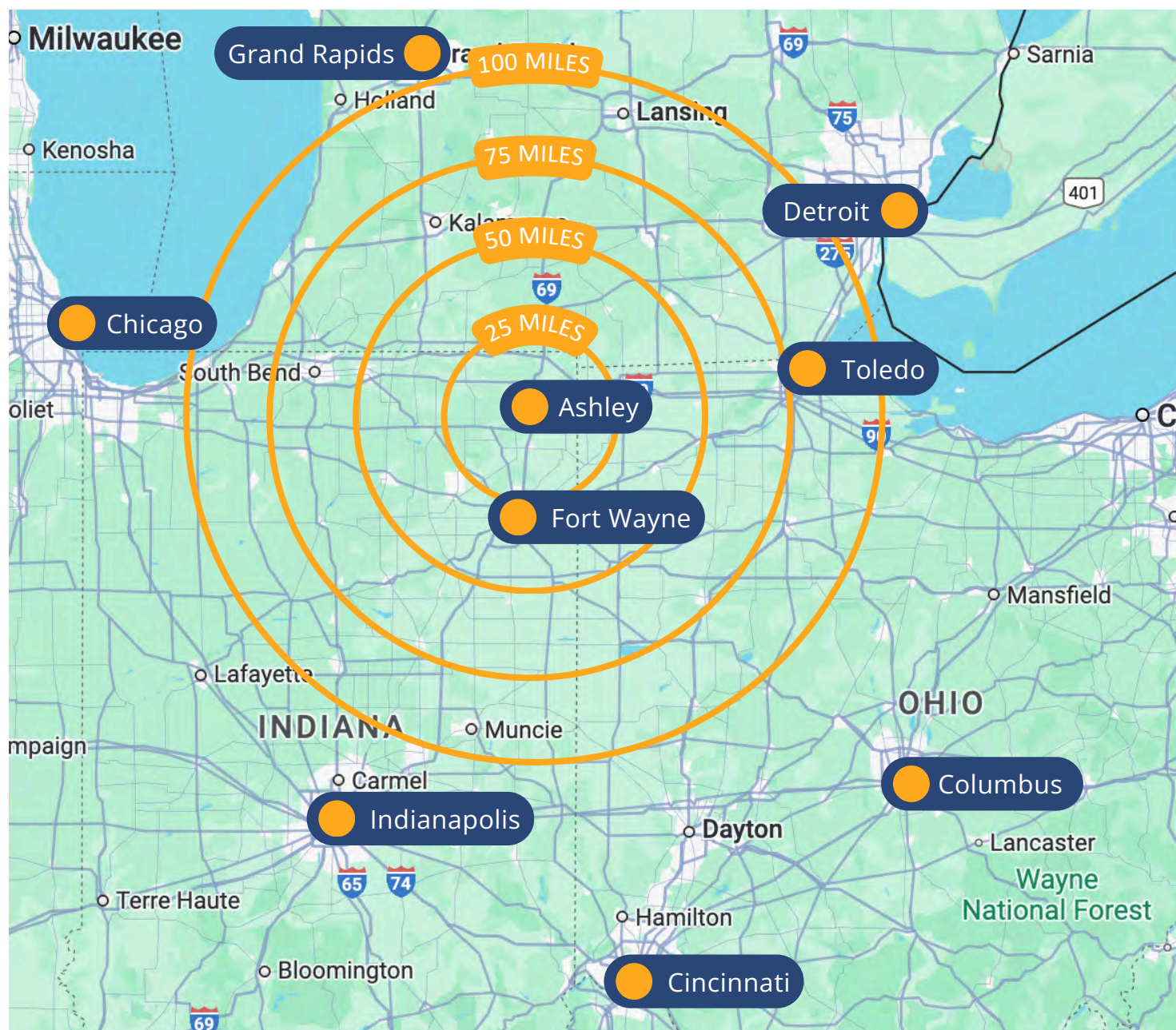
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DRIVING DISTANCE MAP

38,308 AVAILABLE IN 101,336 SF PREMIER MANUFACTURING BUILDING



DISTANCE FROM ASHLEY, INDIANA, TO MAJOR CITIES

| | |
|---------------------|-----------|
| Fort Wayne | 33 miles |
| Toledo | 92 miles |
| Grand Rapids | 142 miles |
| Detroit | 153 miles |

| | |
|---------------------|-----------|
| Indianapolis | 156 miles |
| Chicago | 176 miles |
| Columbus | 187 miles |
| Cincinnati | 211 miles |



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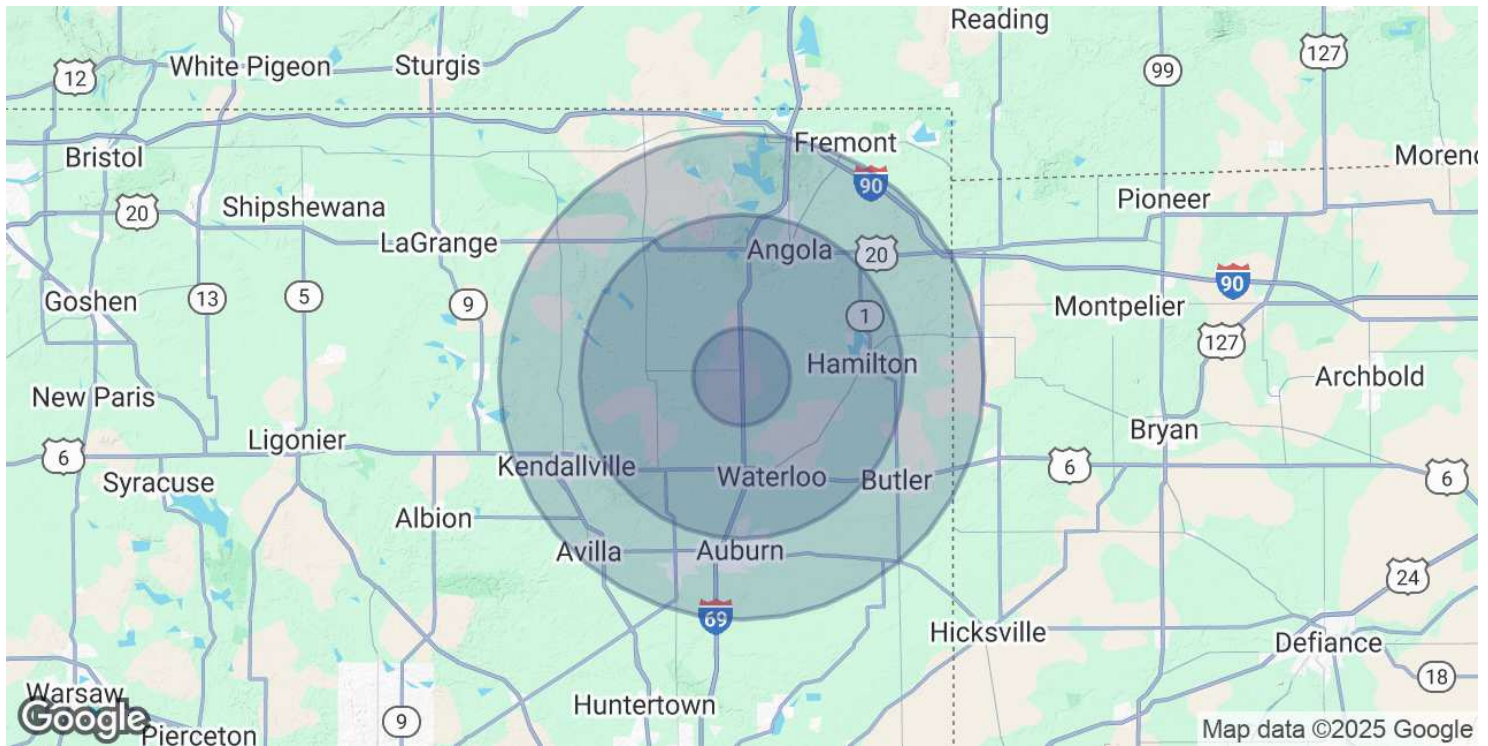
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DEMOGRAPHICS MAP & REPORT

38,308 AVAILABLE IN 101,336 SF PREMIER MANUFACTURING BUILDING



| POPULATION | 3 MILES | 10 MILES | 15 MILES |
|----------------------|---------|----------|----------|
| Total Population | 2,518 | 21,691 | 92,989 |
| Average Age | 39 | 41 | 41 |
| Average Age (Male) | 38 | 41 | 40 |
| Average Age (Female) | 39 | 42 | 42 |

| HOUSEHOLDS & INCOME | 3 MILES | 10 MILES | 15 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 936 | 8,410 | 37,166 |
| # of Persons per HH | 2.7 | 2.6 | 2.5 |
| Average HH Income | \$86,676 | \$93,249 | \$88,782 |
| Average House Value | \$182,789 | \$245,289 | \$230,699 |

Demographics data derived from AlphaMap



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