



FOR **LEASE** INDUSTRIAL
PROPERTY



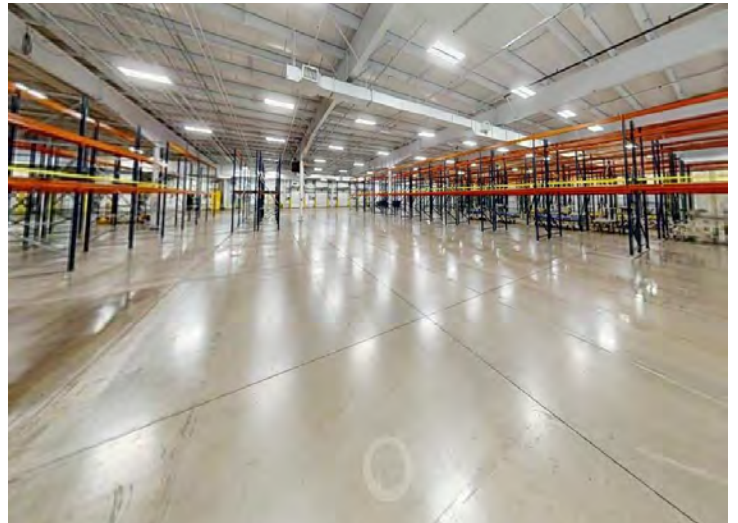
803 HL Thompson Junior Drive
Ashley, IN 46705

103,000 SF Premier Manufacturing Building

About The Property

- Ideal for light manufacturing & electronics
- 26,000 SF office, employee training & lockers
- 41,000 SF general warehouse
- 36,000 SF humidity/dust controlled, non static floor
- Fully Air Conditioned
- 8 dock doors & 1 drive-in door
- 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

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PROPERTY INFORMATION

103,000 SF PREMIER MANUFACTURING BUILDING

BUILDING SIZE/LOCATION/ZONING

Total Building Area	103,000 SF
Total Building Area	26,000 SF
Total Warehouse Area	41,000 SF & 36,000 SF
Street Address	803 HL Thompson Junior Drive
City, State, Zip	Ashley, IN 46705
Site Acreage	15.44 Acres
Zoning	I1/Industrial

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	\$40,212 (\$.39 psf)
Tax Year	2023 Payable 2024

BUILDING DATA

Year Built/Expanded	1998/2013
Ceiling Height	15.4' - 18.5'
Dimensions	300' x 270'
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

FINANCIAL RESPONSIBILITIES

Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord
*Estimated at \$1.14 psf	

LOADING FACILITIES/TRANSPORTATION

Dock Doors	8
Drive-in Doors	1
Parking spaces	200
Distance to Interstate	Adjacent to I-69

AMENITIES

6,000 SF employee training room
 Employee lockers
 Employee hand washing
 Large break room
 Fitness room with showers

UTILITY SUPPLIERS

Electric	NIPSCO
Natural Gas	NIPSCO
Water & Sewer	Town of Ashley

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

103,000 SF PREMIER MANUFACTURING BUILDING



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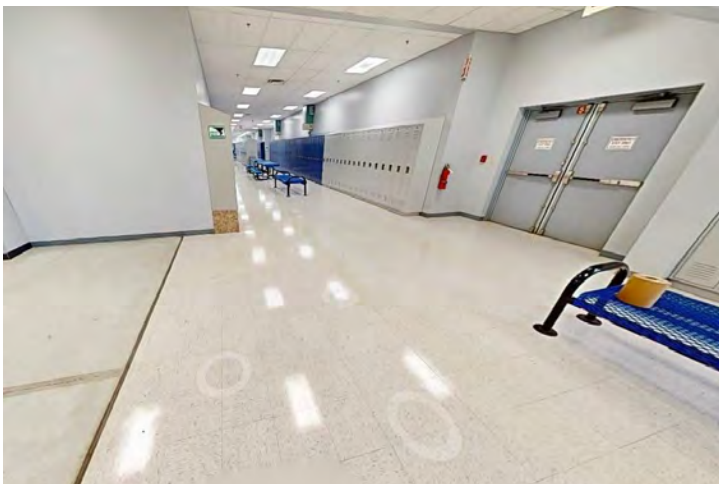
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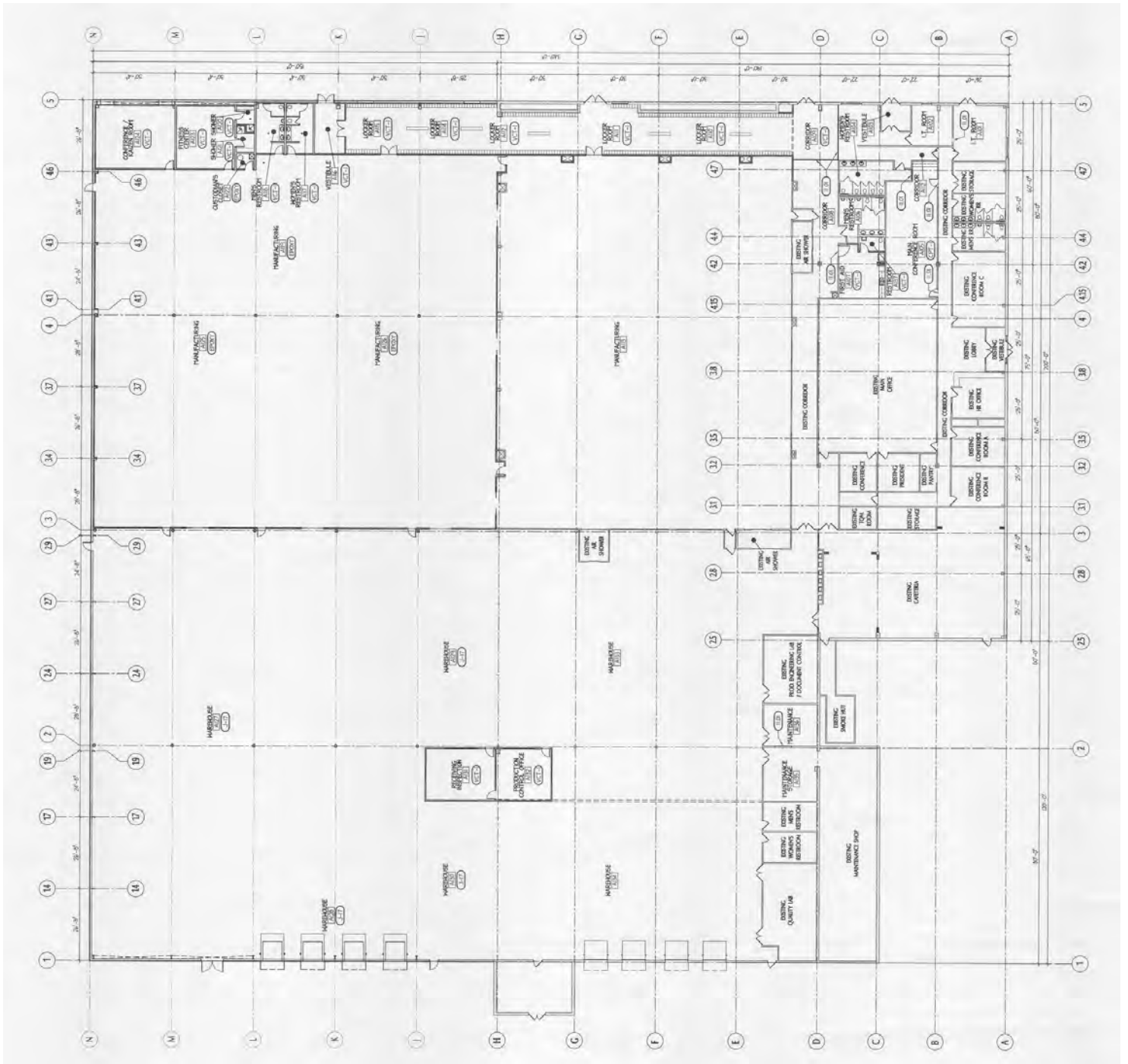
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FLOOR PLANS

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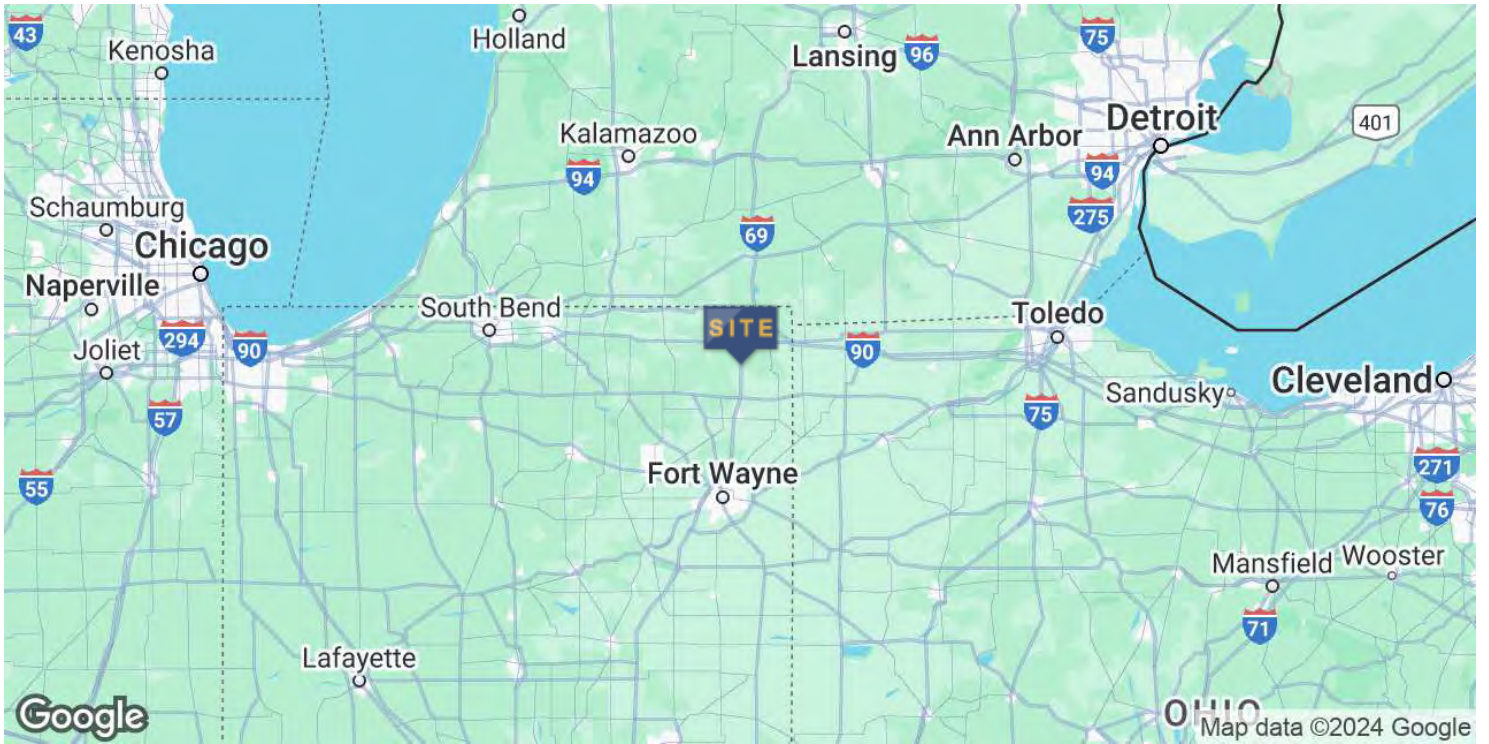
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LOCATION MAP

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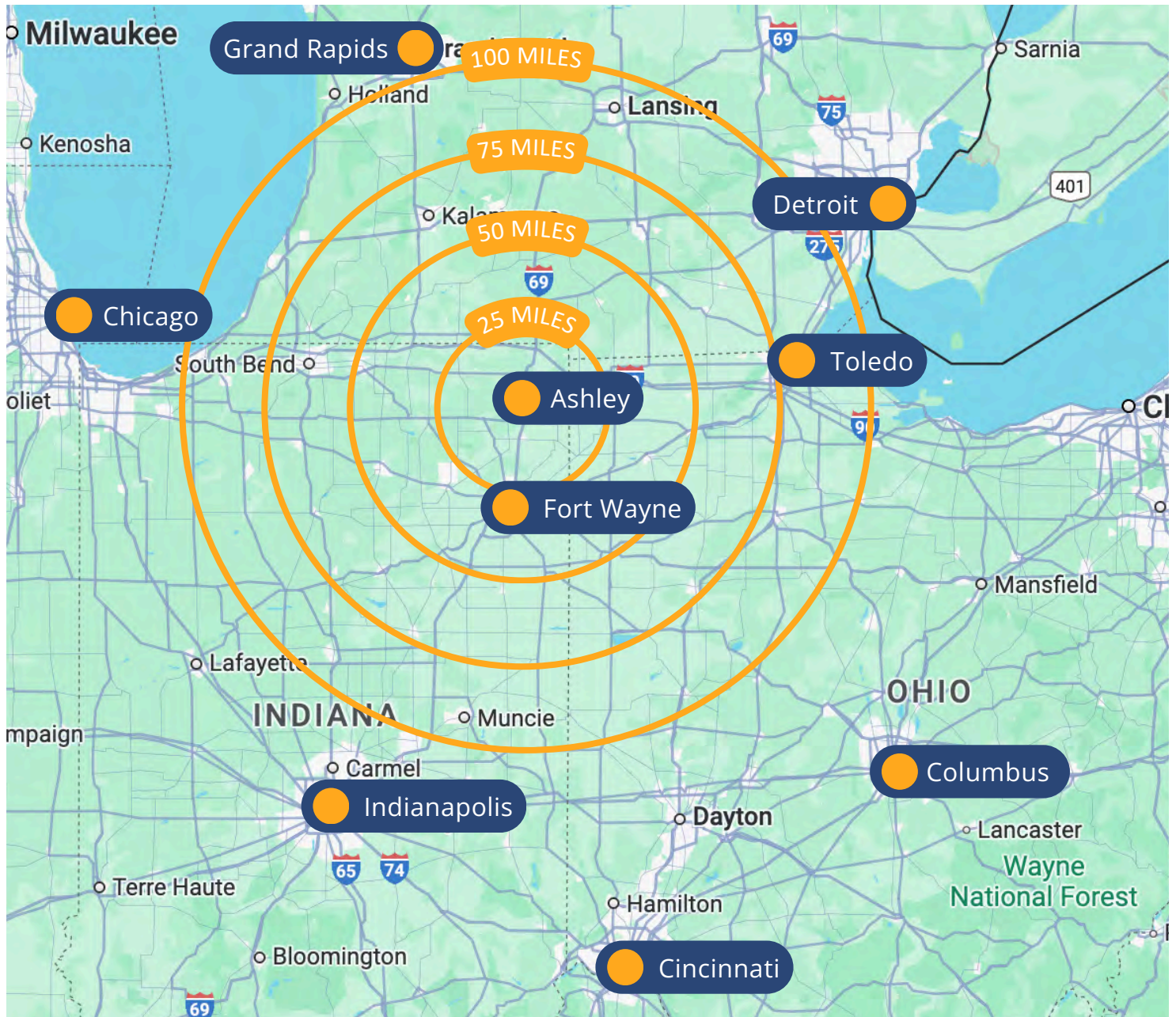
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DRIVING DISTANCE MAP

103,000 SF PREMIER MANUFACTURING BUILDING



DISTANCE FROM ASHLEY, INDIANA, TO MAJOR CITIES

Fort Wayne	33 miles	Indianapolis	156 miles
Toledo	92 miles	Chicago	176 miles
Grand Rapids	142 miles	Columbus	187 miles
Detroit	153 miles	Cincinnati	211 miles



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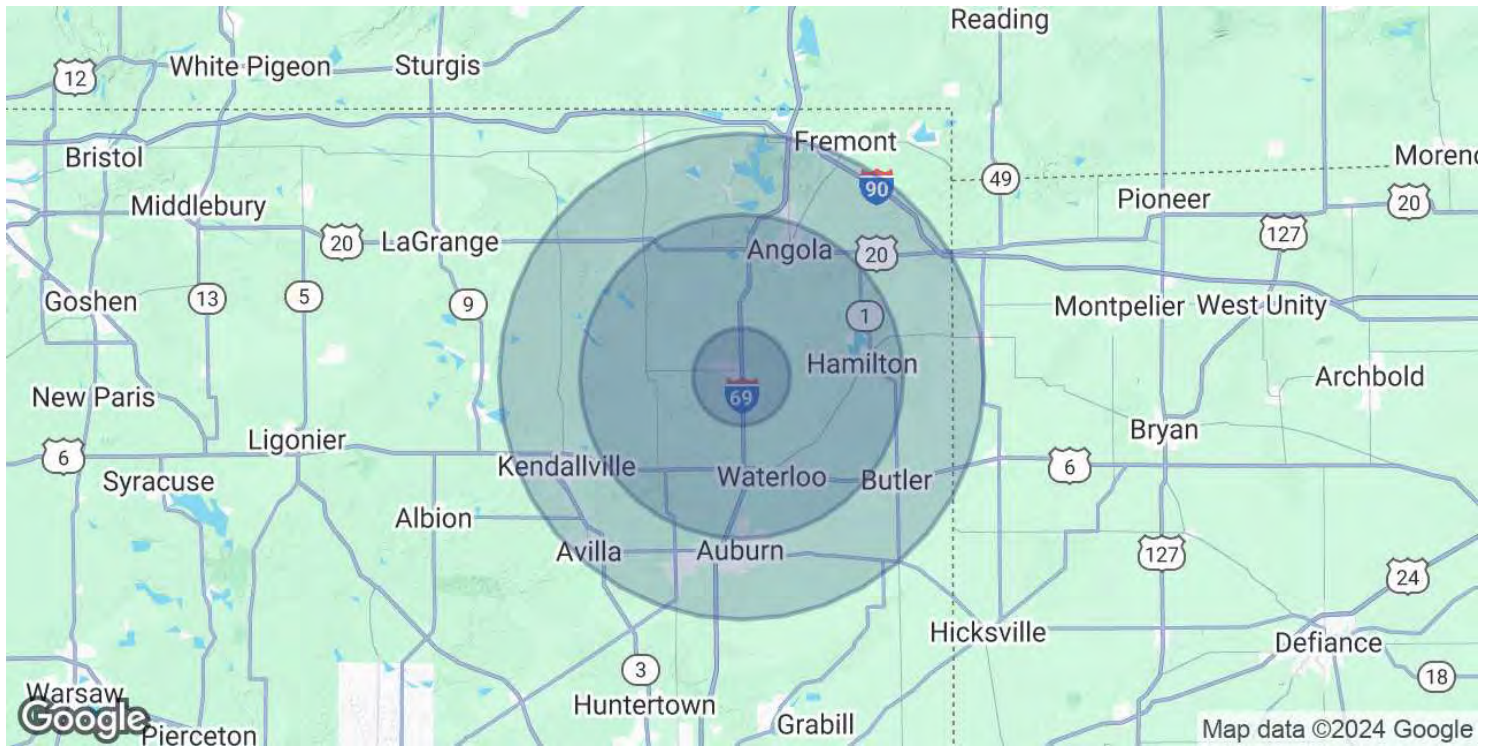
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DEMOGRAPHICS MAP & REPORT

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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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