



FOR **SALE** INDUSTRIAL
PROPERTY



367 W. 1st St.
South Whitley, IN 46787

Manufacturing Building For Sale

About The Property

- 33,600 Sq. Ft. Building on 5 acres
- Two docks & one drive-in door
- Air conditioned production area
- Two loading docks
- 800 Amp 480 Volt 3-Phase electric
- Sale Price: \$999,000 (\$29.73/PSF)



the
Zacher
company

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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

MANUFACTURING BUILDING FOR SALE

BUILDING LOCATION/SIZE/ZONING

Total Building Area	33,600 SF
Office Area SF	1,600 SF
Street Address	367 W. 1st St.
City, State, Zip	South Whitley, IN 46787
County/Township	Whitley/Cleveland
Zoning	I1/Limited Industrial
Site Acreage	5.0 Acres

PRICE/AVAILABILITY

Sale Price	\$999,000.00
Sale Price/SF	\$29.73
Available	90 days notice

BUILDING DATA

Construction/Renovation	1976/1979
Roof	Metal With Membrane Overlay
Floor	6" Concrete
Ceiling Height	16 ft
Bay Spacing	30' X 40'
Sprinklers	100% Wet System
Heat	Rooftop Gas Forced Air & Air Rotation
Air Conditioning	Offices & Production Only
Electrical	800 Amps, 277/480 Volt, 3Phase
Lighting	LED & Fluorescent
Restrooms	1 set

PROPERTY TAXES

Parcel Number	92-07-33-000-213.000-002
Assessment: Land	77,500
Improvements	334,400
Total Assessment	411,900
Annual Taxes	\$8071.76 (\$0.24 psf)
Tax Year	2023 Payable 2024

TRANSPORTATION

Parking	Asphalt 71 spaces
Distance to Interstate	22 miles - I-69
Major roads near site	State Roads 5, 14, & 205

MISC

Compressed Air Loop
 Perimeter Security System
 Net Leased until 12/31/26 - tenant will vacate early

LOADING FACILITIES

Dock Doors	two (7' 6" w x 9'h)
Drive-in Doors	one (14' x 14')

UTILITY SUPPLIERS

Electric	Town of South Whitley
Natural Gas	NIPSCO
Water & Sewer	Town of South Whitley



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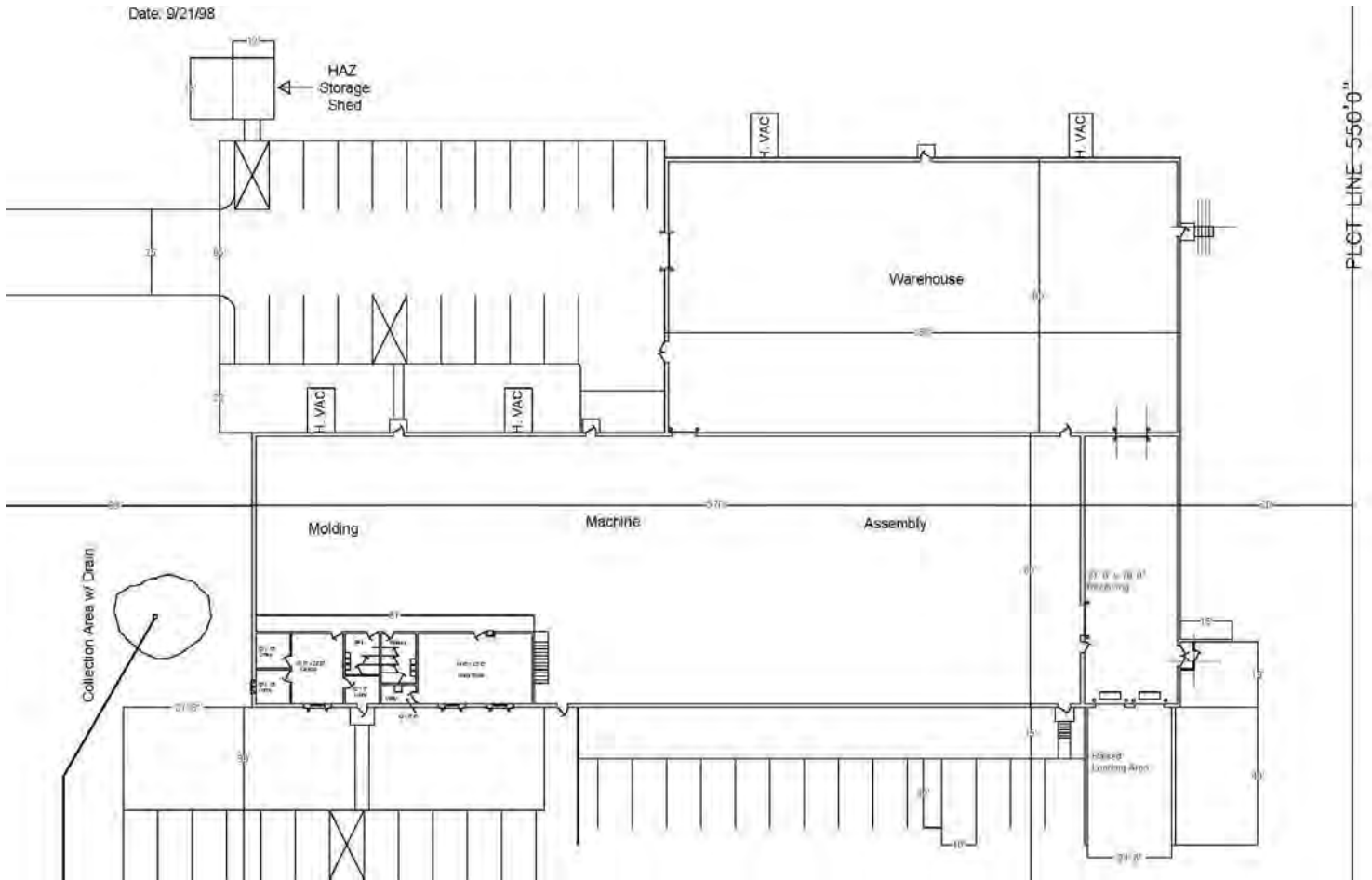
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FLOOR PLAN

MANUFACTURING BUILDING FOR SALE



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ADDITIONAL PHOTOS

MANUFACTURING BUILDING FOR SALE



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LOCATION MAP

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AERIAL MAP

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