

WAREHOUSE WITH OFFICE

3 PEQUIGNOT DR, PIERCETON, IN 46562



SCAN TO VIEW
VIRTUAL WALKTHROUGH



JAMES JAMICICH

260.487.3699

jjamicich@xplorcommercial.com

WAREHOUSE WITH OFFICE

3 Pequignot Dr, Pierceton, IN 46562



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,420,000
Lease Rate:	\$6 SF/yr (NNN)
Building Size:	21,806 SF
Available SF:	21,806 SF
Number of Units:	1
Price / SF:	\$65.12
Year Built:	2001

PROPERTY OVERVIEW

Discover an exceptional opportunity in the heart of Pierceton, IN. This impressive 21,806 SF building, constructed in 2001, offers a prime location for industrial and manufacturing operations. With 1 unit, this meticulously maintained property provides a versatile space to accommodate a range of business needs. The building's strategic positioning in the Pierceton area grants easy access to key transportation routes, supporting efficient logistics and distribution. Featuring modern amenities and a sturdy construction, this property exemplifies the ideal setting for industrial and manufacturing investors seeking a strategic advantage and long-term success.

PROPERTY HIGHLIGHTS

- Located within industrial park directly off US-30 corridor connecting Fort Wayne and Chicago
- 15 minutes from Warsaw (Orthopedic Manufacturing Capital of the World)
- Steel building constructed in 2001
- Fully sprinkled with tall ceilings (16 to 21 feet)
- Seller Financing available with acceptable offers

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PROPERTY PHOTOS

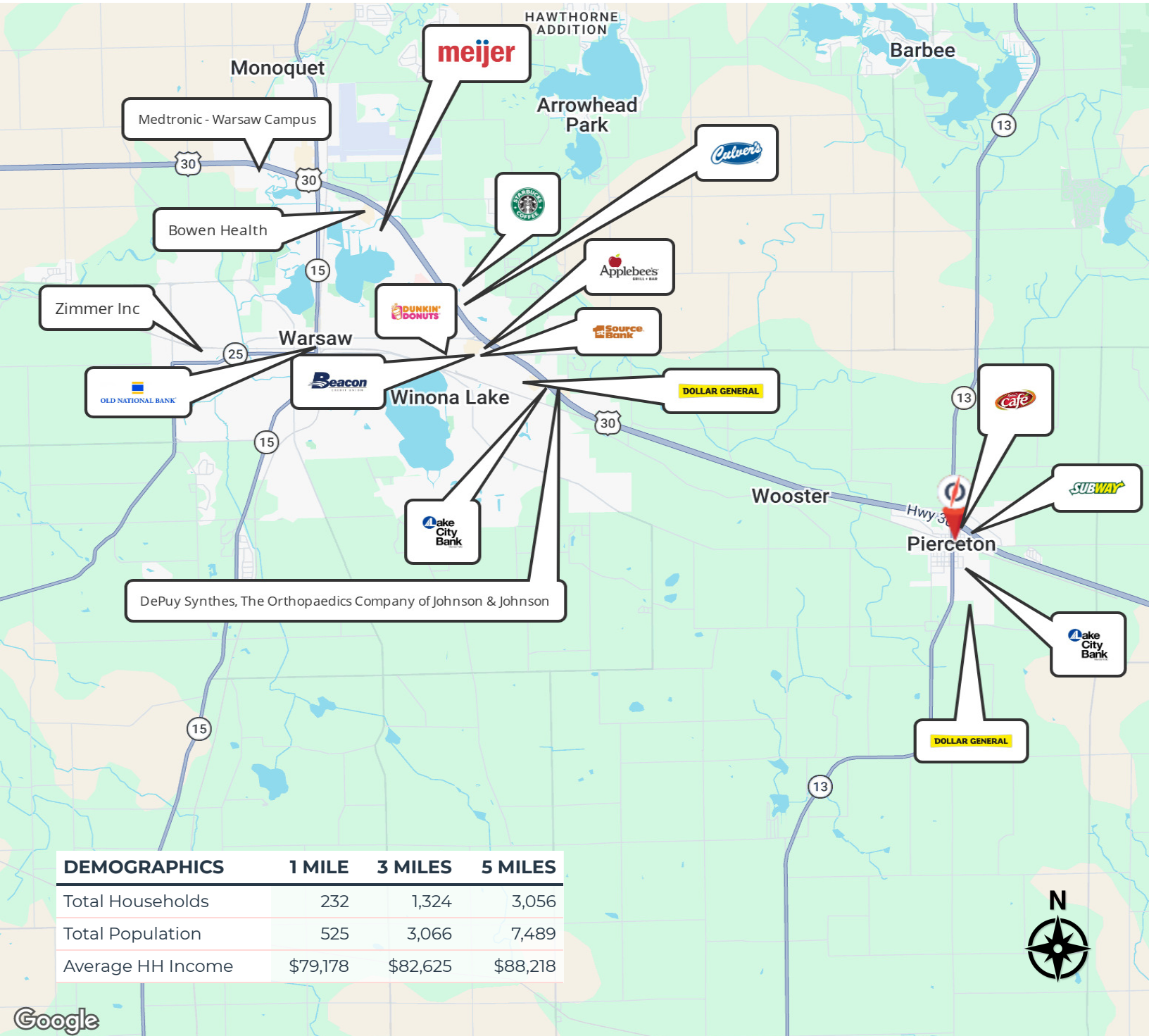


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RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	232	1,324	3,056
Total Population	525	3,066	7,489
Average HH Income	\$79,178	\$82,625	\$88,218



Google

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PROPERTY DETAILS

SALE PRICE	\$1,420,000
LEASE RATE	\$6 SF/YR (NNN)

LOCATION INFORMATION

Building Name	Warehouse with Office
Street Address	3 Pequignot Dr
City, State, Zip	Pierceton, IN 46562
County/Township	Kosciusko

BUILDING INFORMATION

Building Size	21,806 SF
Office Size	5,810 SF
Warehouse Size	15,996 SF
Lot Size	2 AC
Price / SF	\$65.12
CAM Charge	\$.20 PSF
Insurance Charge	\$.40 PSF
Tax Charge	\$.56 PSF
Year Built	2001
Building Class	B
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Gross Leasable Area	21,806 SF
Overhead Doors	2 - 10'X10'
Docks	1
Number Of Buildings	1
Roof	Metal - 25y
Mezzanine	Yes - 4,004 SF

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Manufacturing

UTILITIES & AMENITIES

Amp/Volt/Phase	240V
Heating	3 office units
Heating	4 radiant warehouse units
Air Conditioning	3 office units
Annual Taxes	\$12,236.00