



FOR **SALE** INDUSTRIAL
PROPERTY



6575 North Old 27
Fremont, IN 46737

17,800 SF Industrial Flex Situated On 2.07 Acres

About The Property

- Amenities in place for turnkey use capability
- Three total buildings - 6,000 SF, 5,400 SF, and 6,400 SF
- 17 total overhead doors
- Optimal street frontage and visibility (23,000 VPD)
- Excellent condition with recent improvements
- Current zoning and building layout allows for a large variety of uses and/or redevelopment
- Additional chrome parts inventory available: \$250,000
- Sale price: \$1,799,000 (\$101.07/SF)



the
Zacher
company

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PROPERTY INFORMATION

17,800 SF INDUSTRIAL FLEX SITUATED ON 2.07 ACRES

BUILDING LOCATION/SIZE/ZONING

Street Address	6575 North Old 27
City, State, Zip	Fremont, IN 46737
Total Building Area	17,800 SF
Building 1	5,400 SF
Building 2	6,000 SF
Building 3	6,400 SF
Site Acreage	2.07 Acres
Zoning	GB/General Business

PRICE/AVAILABILITY

Sale Price	\$1,799,000.00
Sale Price/SF	\$101.07
Available	Immediately

PROPERTY TAXES

Parcel Number	76-03-23-000-026.000-006
	76-03-23-000-027.000-006
Assessment: Land	\$170,300
Improvements	\$486,400
Total Assessment	\$656,700
Annual Taxes	\$4,881.86 (\$0.27/SF)
Tax Year	2024 Payable 2025

BUILDING DATA

Construction Date	2004, 2006
Renovation Date	2018
Construction Type	Metal
HVAC	Fully heated and air conditioned
Floor Drains	Included in all buildings
Floors	Epoxy
Ceiling Height	15'7" - 17'5"
Overhead Doors	17 (14' x 14')
Restrooms	2

UTILITY SUPPLIERS

Electric	AEP
Natural Gas	NIPSCO
Water & Sewer	City of Fremont

TRANSPORTATION

Distance to Interstate	1.3 Miles - I-69
Distance to IN 80/90 Toll Road	1.4 Miles

PROPERTY AMENITIES

- Heavy duty backup generator
- Two buildings are fully heated and air conditioned
- Coated and insulated water and air lines
- Power washer
- Air compressor

NEARBY BUSINESSES

XPO	Kenworth of Fremont
The Outlet Shoppes at Fremont	Holiday Inn Express
Southern Tire Mart at Pilot	Pilot Travel Center
Stoops Freightliner	FedEx Distribution Center
Satek Wineries	



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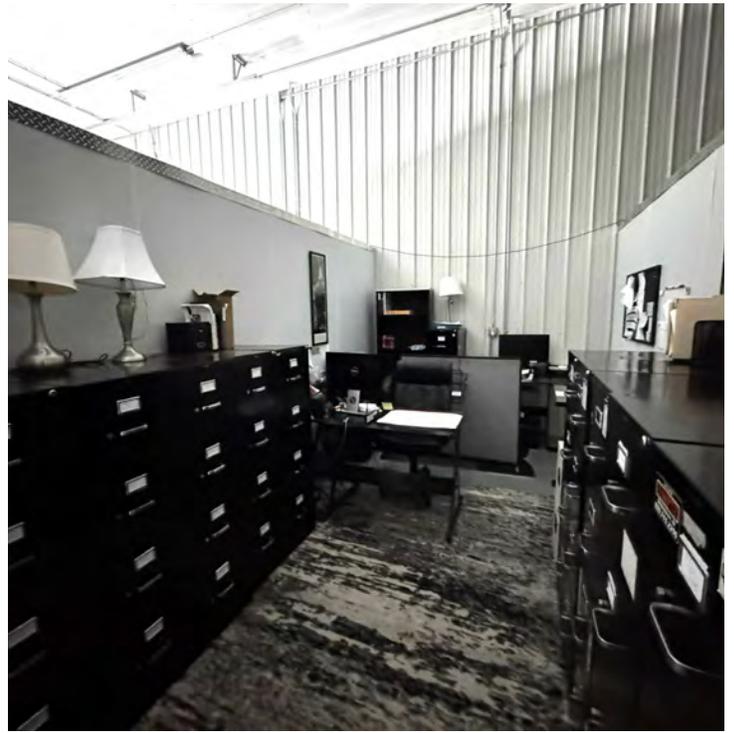
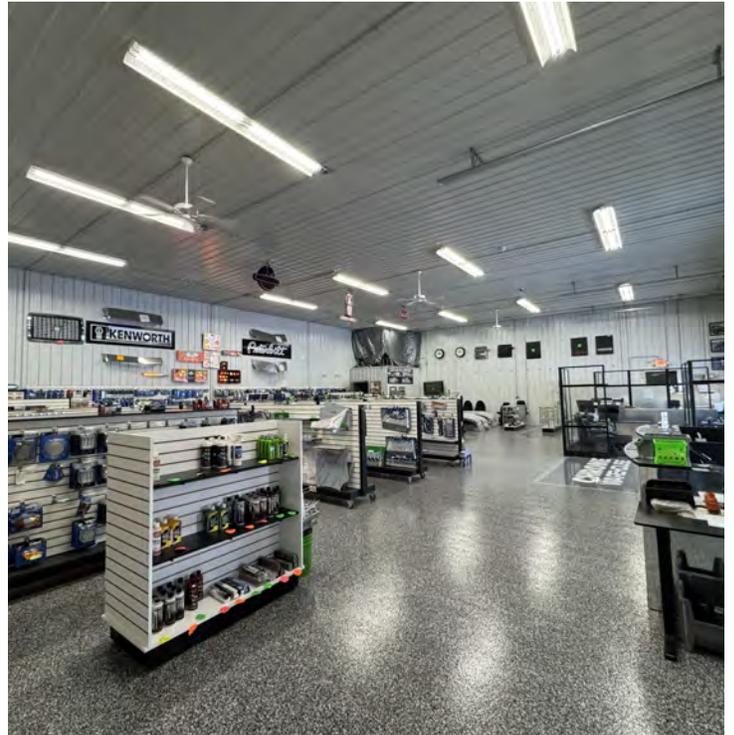
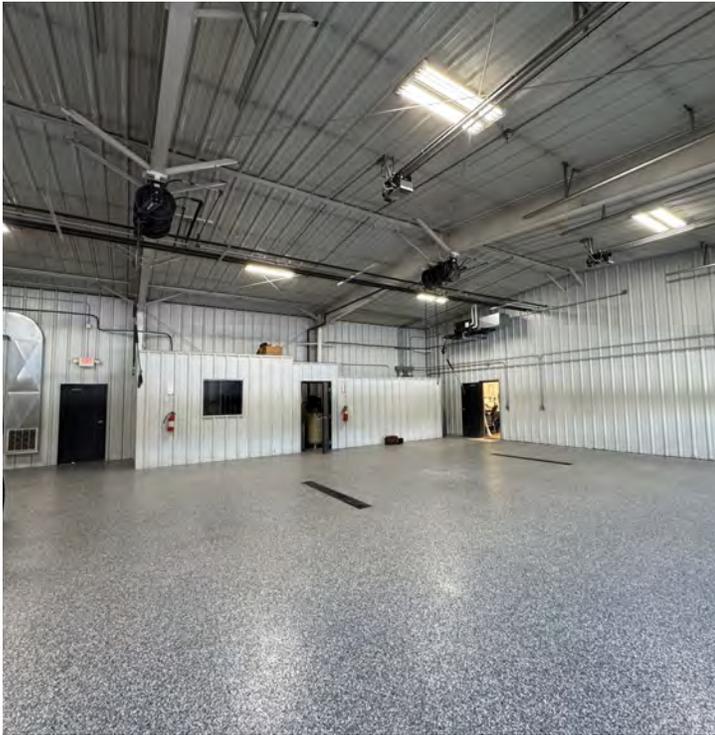
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ADDITIONAL PHOTOS

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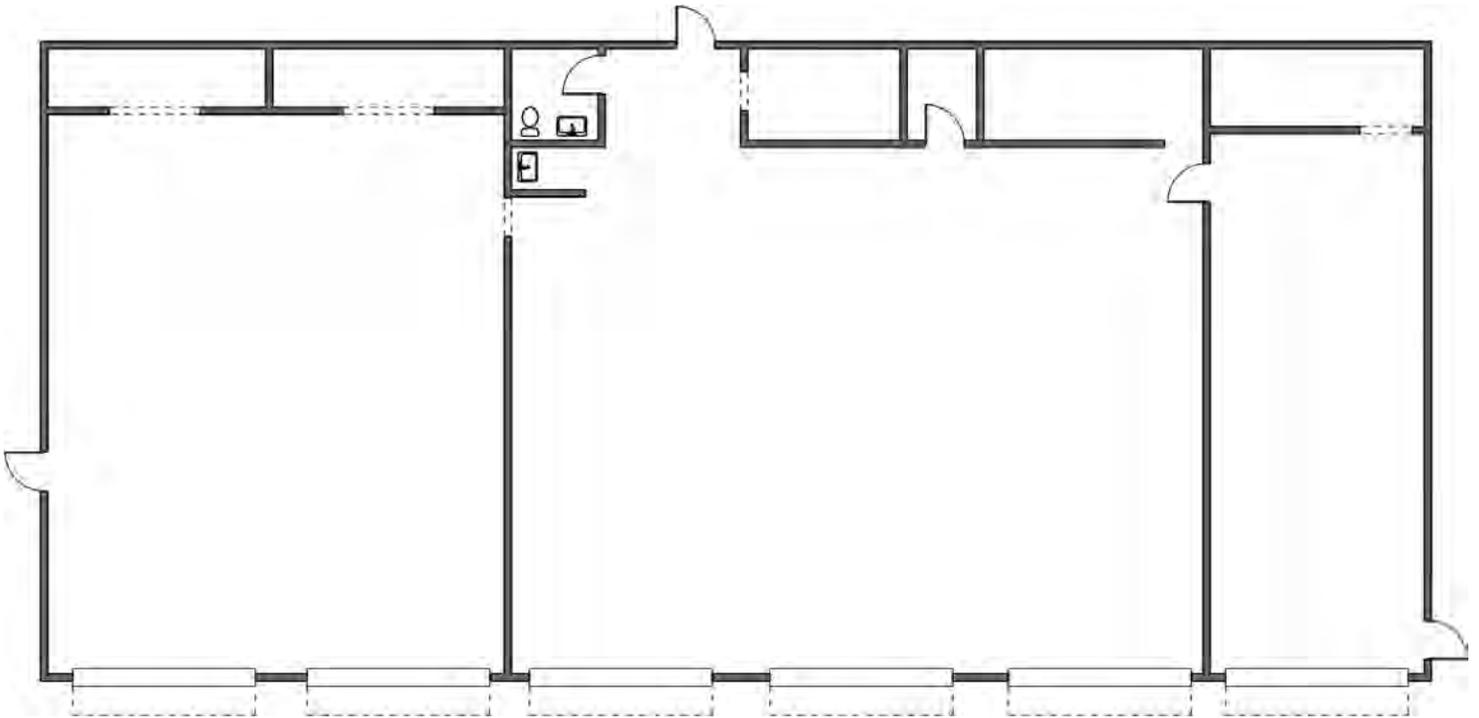
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FLOOR PLAN - BUILDING 1

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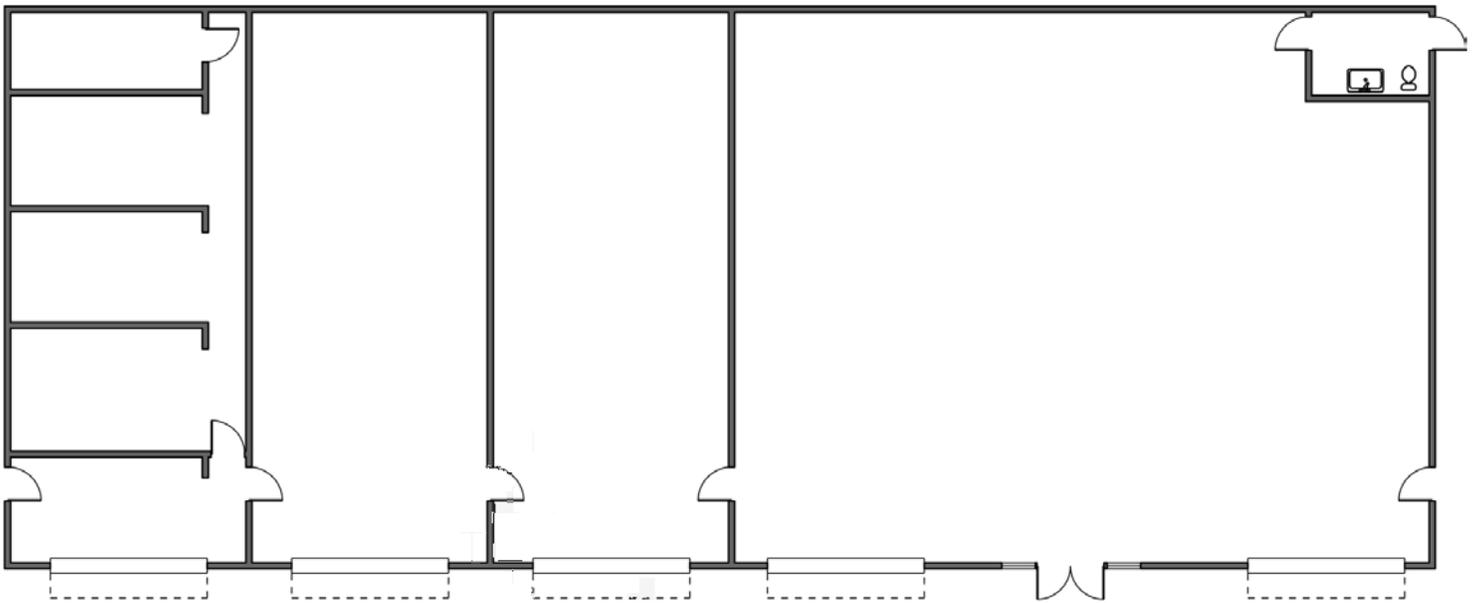
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FLOOR PLAN - BUILDING 2

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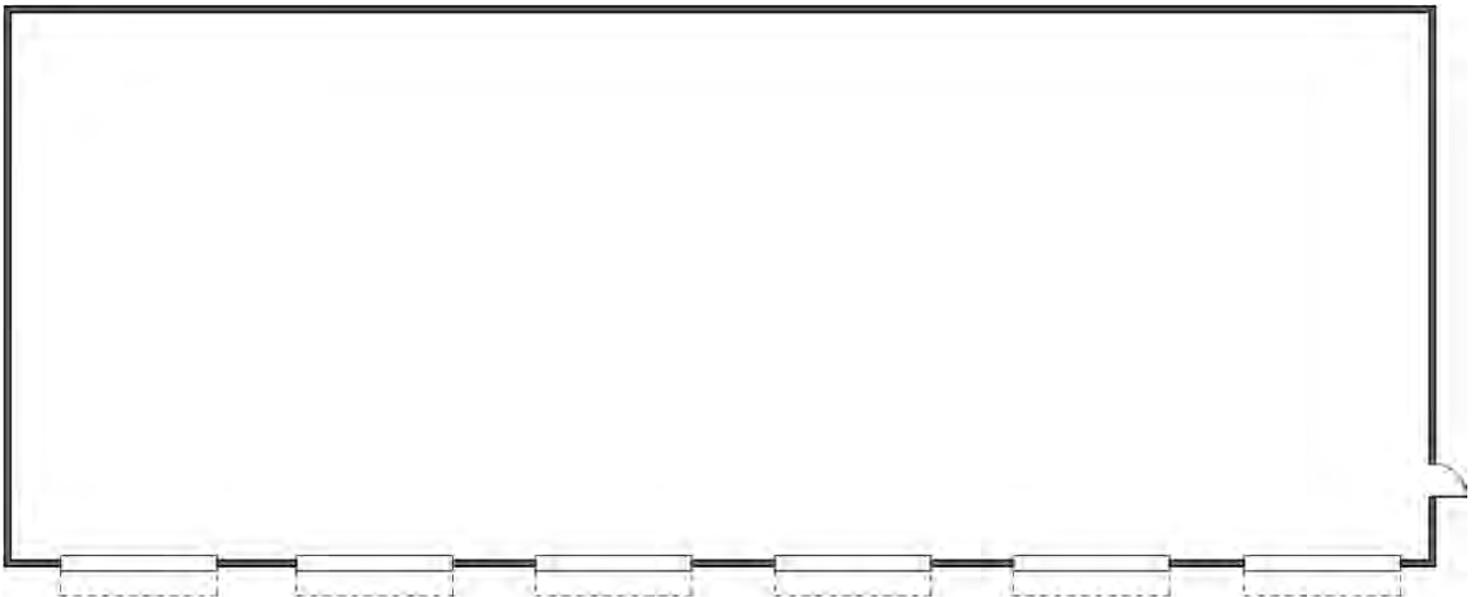
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FLOOR PLAN - BUILDING 3

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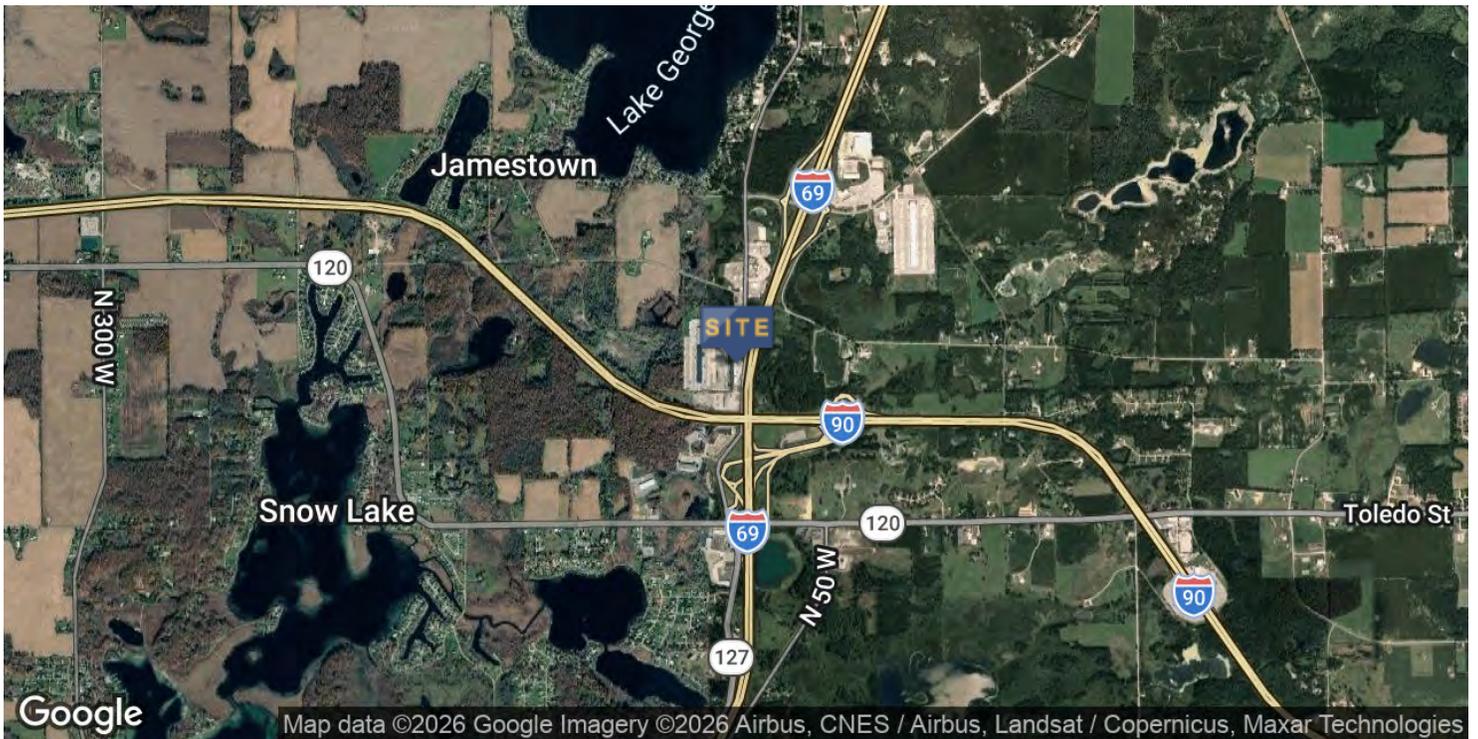
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LOCATION MAP

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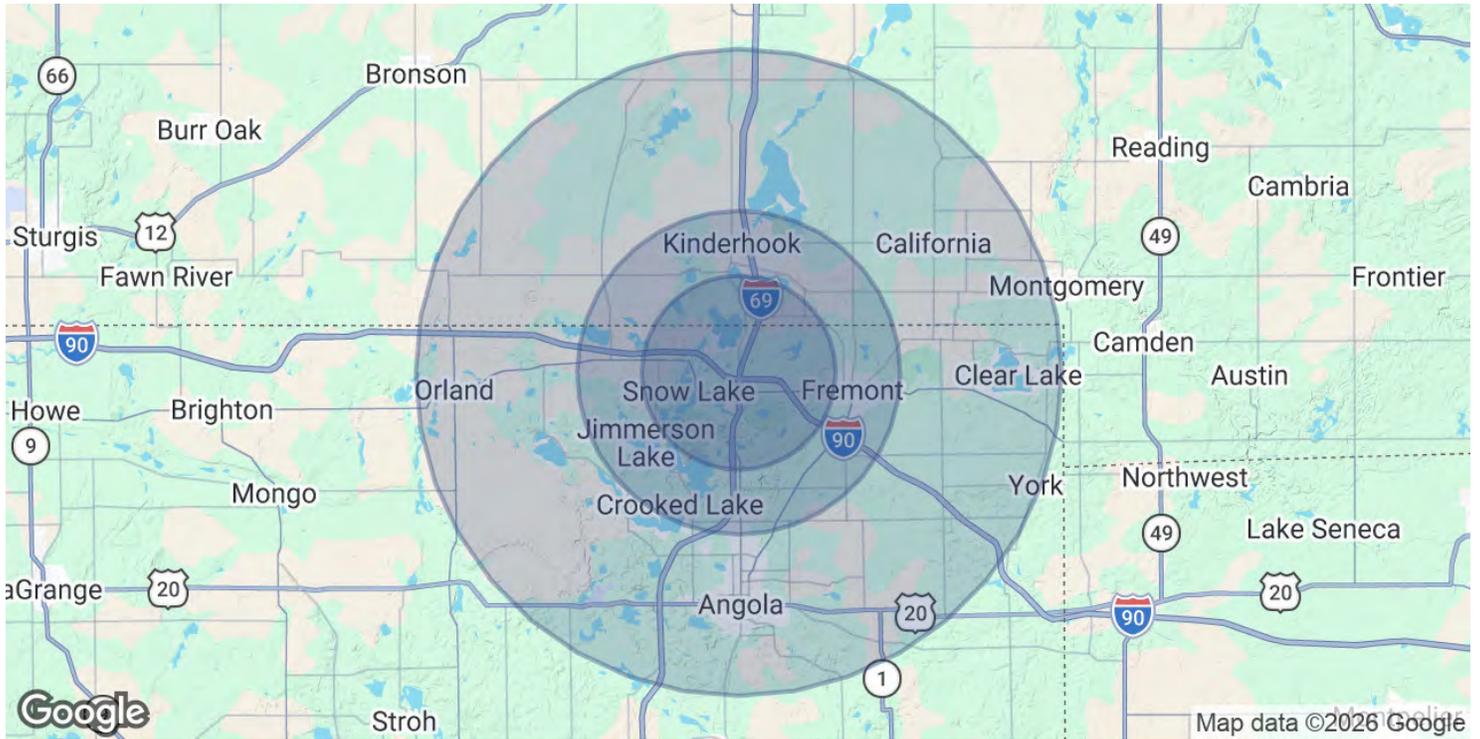
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DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,375	9,954	33,275
Average Age	48	46	42
Average Age (Male)	48	46	41
Average Age (Female)	49	47	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,506	4,293	13,154
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$94,469	\$97,341	\$91,052
Average House Value	\$340,979	\$314,228	\$267,368

Demographics data derived from AlphaMap



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