



FOR **LEASE** INDUSTRIAL
PROPERTY

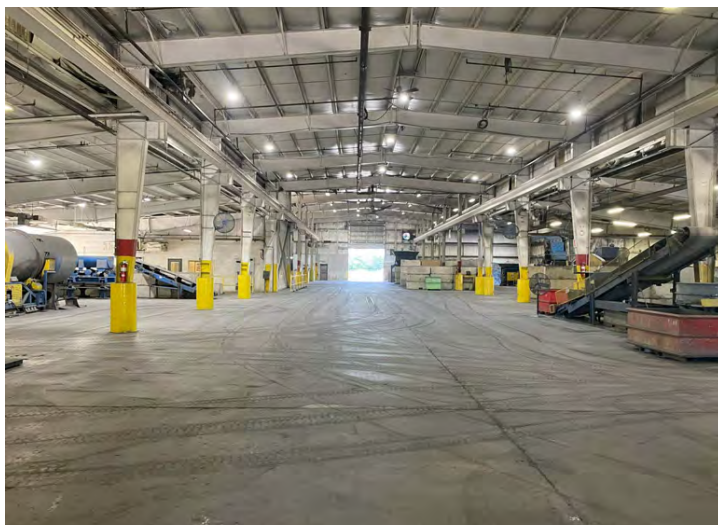


2703 W 9th St
Marion, IN 46953

45,936 SF Crane-Served Industrial Building

About The Property

- Zoned I-3 heavy industrial
- 5 truck docks and 10 overhead drive-in doors
- 3 overhead cranes - 3, 5 and 10 tons
- Heavy power - 1600 Amp/480 Volt with 3 bus ducts
- Move-in ready
- Entire property is fenced and secured
- Excess land with outside storage potential and option to expand
- Truck scale available on site
- Large break room and locker room included
- Lease Rate: \$5.50 SF/yr NNN
- Additional 15 Acres available for sale



the
Zacher
company

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PROPERTY INFORMATION

45,936 SF CRANE-SERVED INDUSTRIAL BUILDING

BUILDING LOCATION/SIZE/ZONING

Street Address	2703 W 9th St
City, State, Zip	Marion, IN 46953
Total Building Area	45,936 SF
Site Acreage	21.3 Acres
Zoning	I3/Heavy Industrial

BUILDING DATA

Date of Construction	1967
Type of Construction	Steel Frame, Metal
Number of Stories	1
Roof	Pitched, Rubber Membrane
Clear Height	Center 27' - 30' Front 27' - 23.5' Rear 12' - 16'
Power	1600 Amp/480 Volt
Heating	Warehouse - Radiant-Tube Heating Office - Gas Forced
Air Conditioning	Office Only
Flooring	6' Concrete
Lighting	LED/Fluorescent
Cranes	3,5 & 10 Tons
Restrooms	5
Break Room	Yes
Locker Room	Yes
Sprinkler System	Wet System
Air Compressor	Yes

UTILITIES

Electric Supplier	AEP
Natural Gas Source	CenterPoint
Water & Sewer	Marion Utilities

PRICE/AVAILABILITY

Lease Rate	\$5.50 SF/yr
Lease Type	NNN
Available	Immediately
Additional 15 Acres	Ask broker for pricing guidance

PROPERTY TAXES

Parcel Numbers:	City - 27-06-11-200-012.000-008 County - 27-06-11-200-003.000-006 County - 27-06-11-200-014.000-006
Assessment: Land	\$428,800
Improvements	\$377,500
Total Assessment	\$806,300
Annual Taxes	\$19,888.68 (\$0.43/SF)
Tax Year	2024 Payable 2025

LOADING FACILITIES

Truck Docks	5 2 Hydraulic, 3 Manual Levelers
Overhead Drive-in Doors	3 - 14' 1 - 12' 3 - 10' 3 - 8'
Truck Scale	Mettler Toledo

TRANSPORTATION

Major Road Nearest Site	SR 18
Distance to Interstate	I-69 - 8.5 Miles



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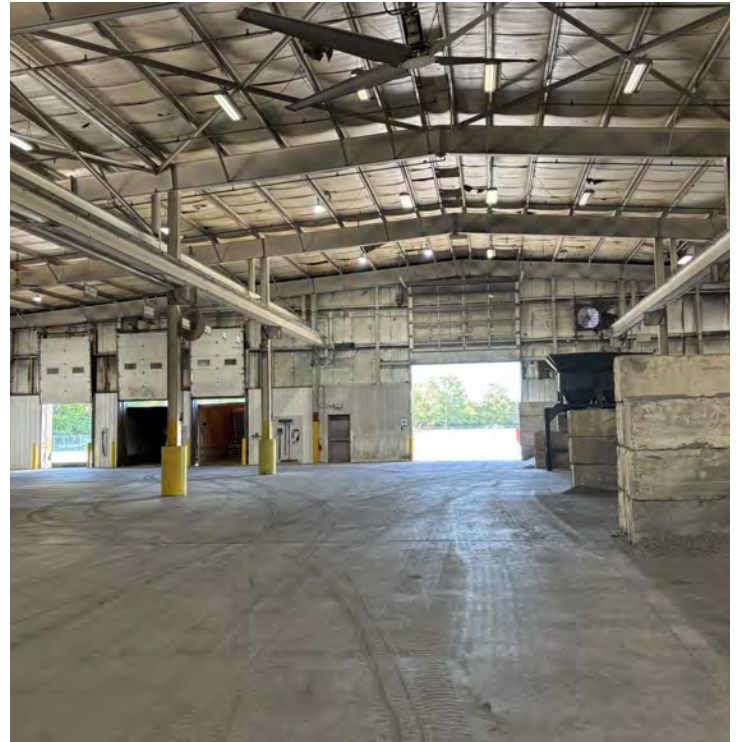
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ADDITIONAL PHOTOS

45,936 SF CRANE-SERVED INDUSTRIAL BUILDING



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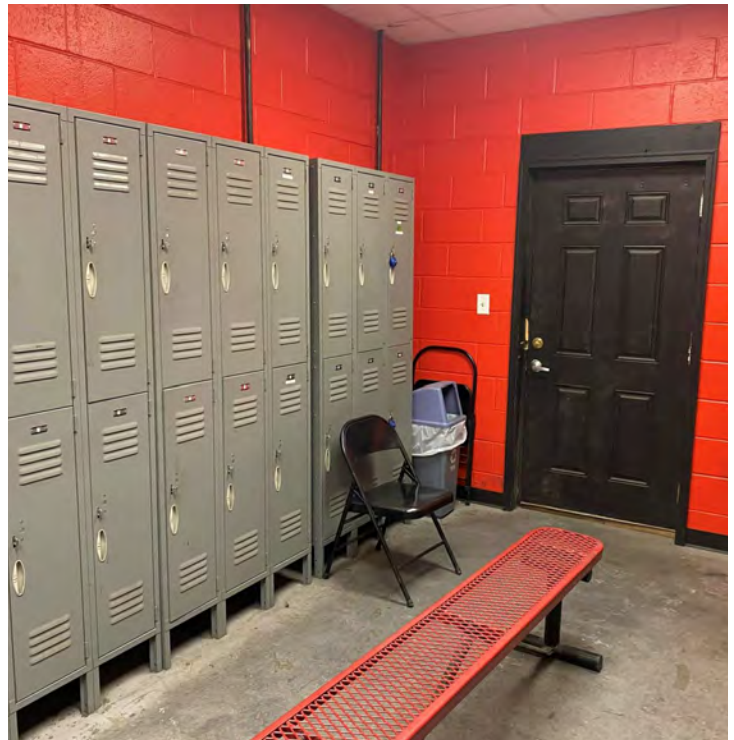
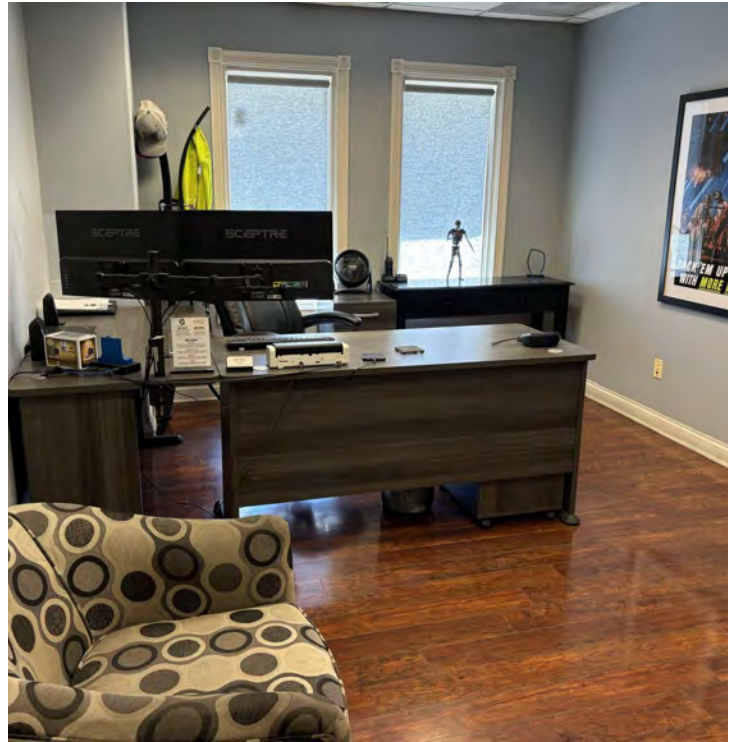
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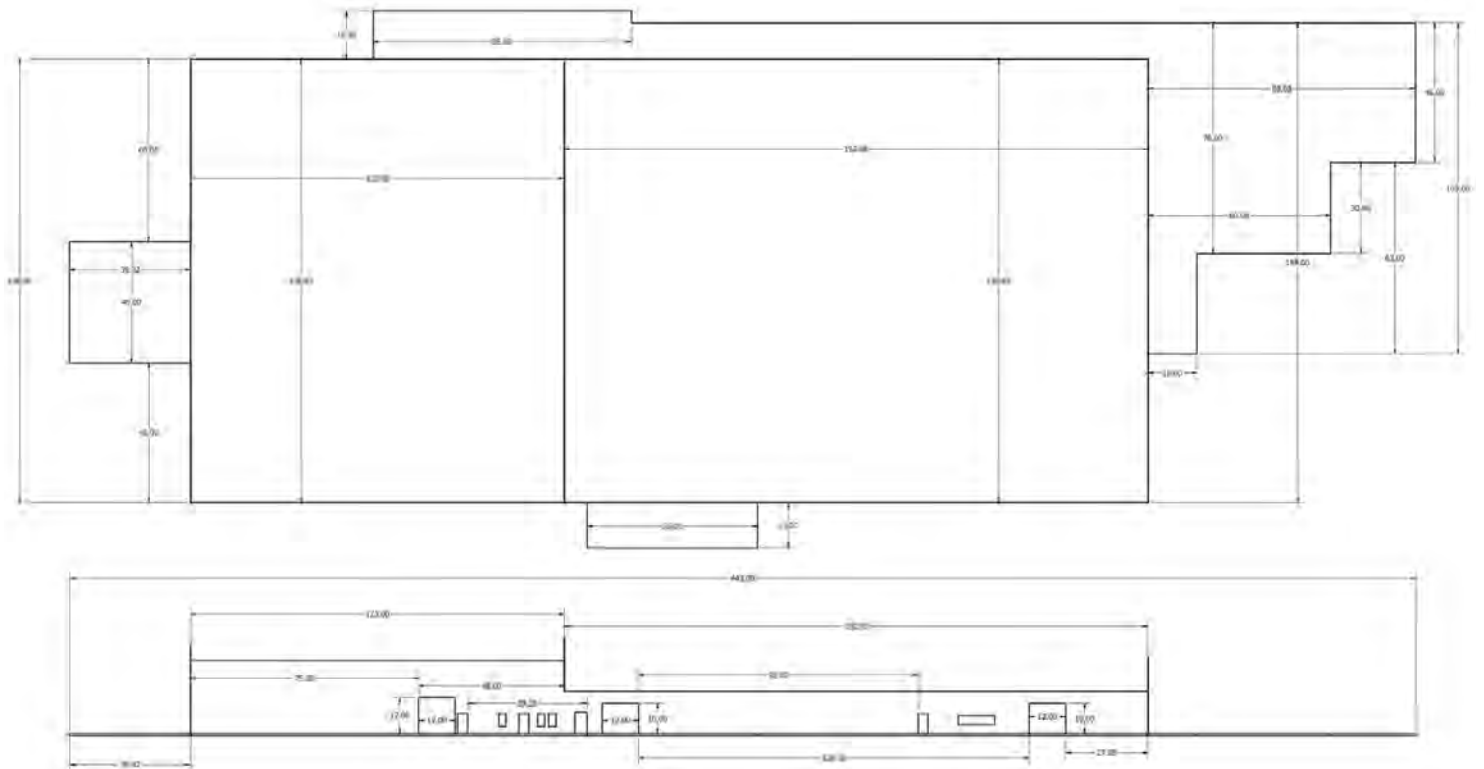
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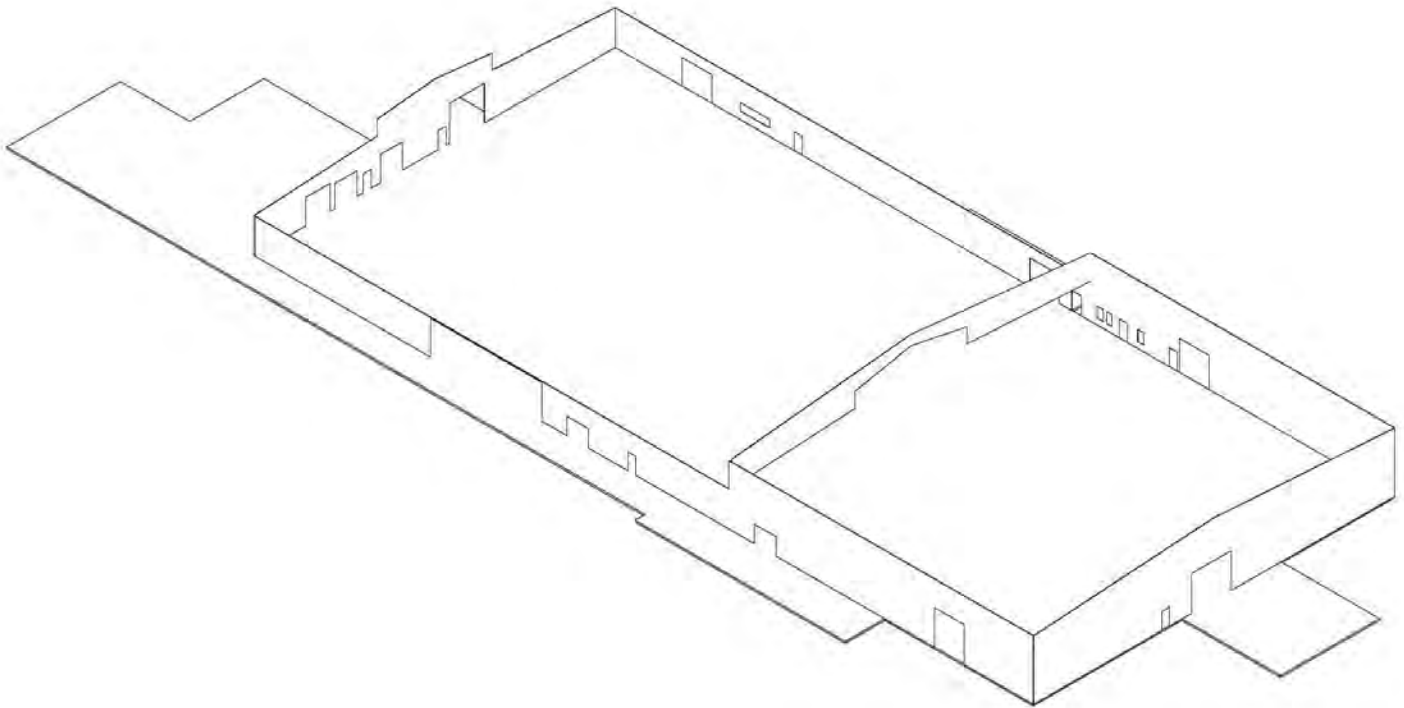
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BUILDING LAYOUT

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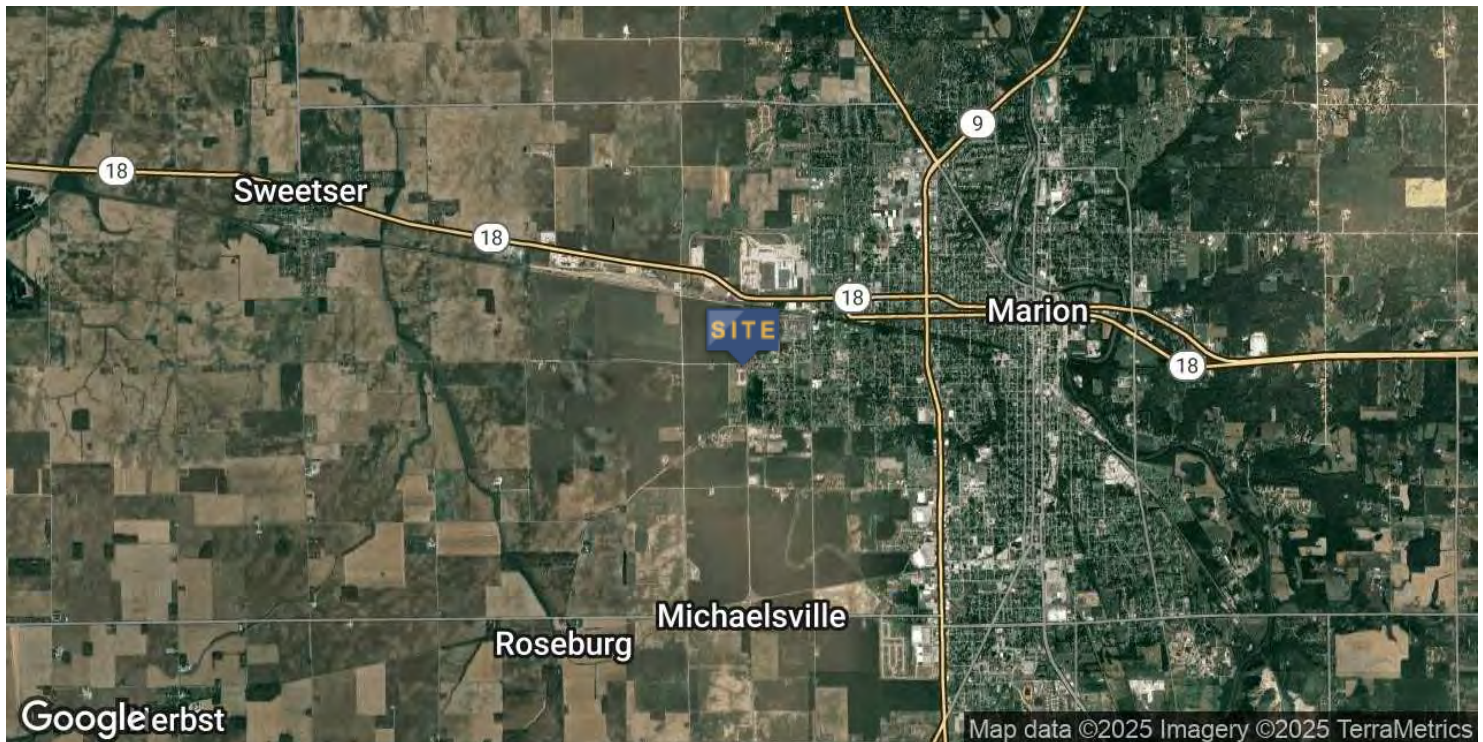
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LOCATION MAP

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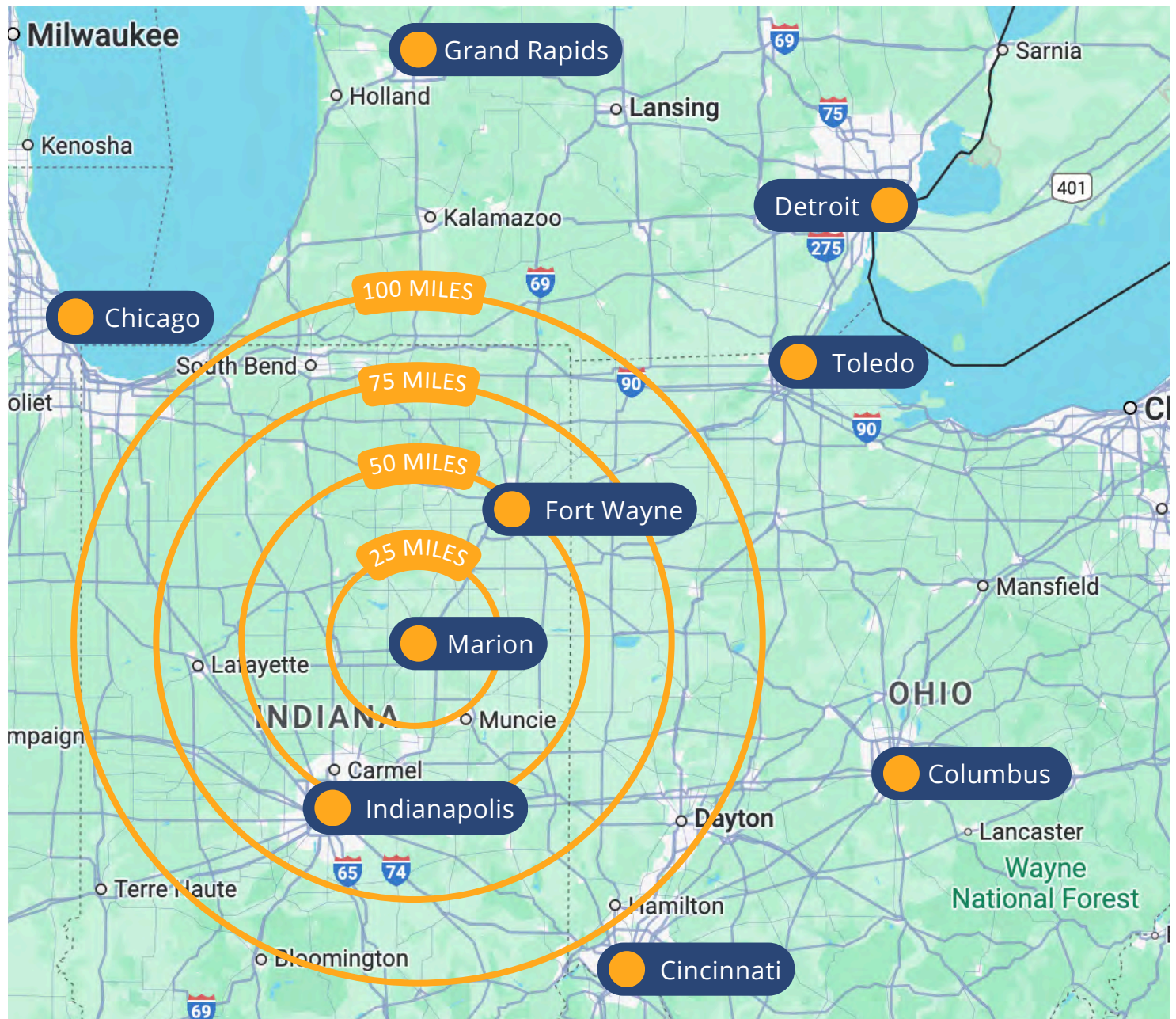
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DRIVING DISTANCE MAP

45,936 SF CRANE-SERVED INDUSTRIAL BUILDING



DISTANCE FROM MARION, INDIANA, TO MAJOR CITIES

Fort Wayne	51 miles
Indianapolis	86 miles
Toledo	152 miles
Columbus	167 miles

Chicago	178 miles
Cincinnati	184 miles
Detroit	213 miles
Grand Rapids	224 miles



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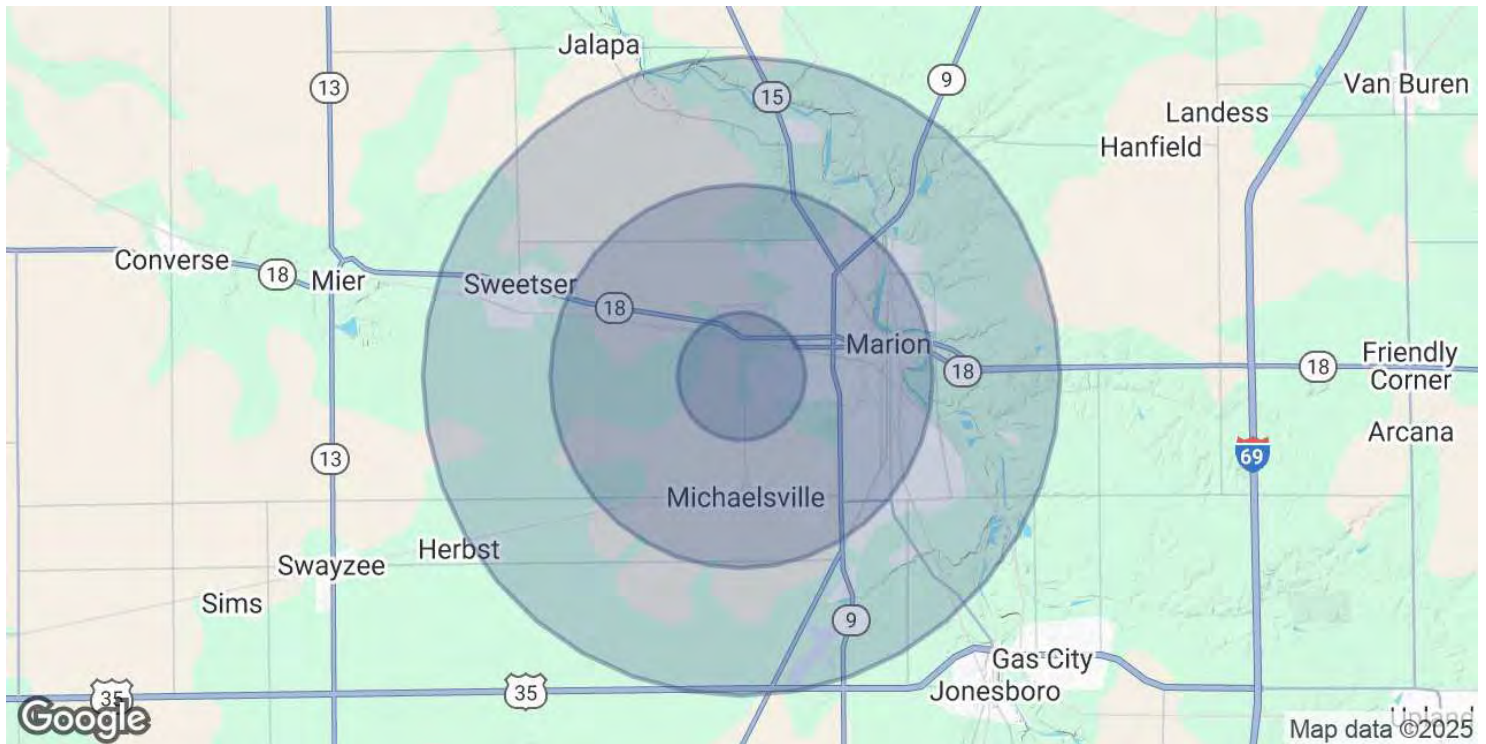
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DEMOGRAPHICS MAP & REPORT

45,936 SF CRANE-SERVED INDUSTRIAL BUILDING



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,887	24,084	36,348
Average Age	42	41	42
Average Age (Male)	42	40	40
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	865	9,878	14,799
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$50,597	\$58,243	\$62,176
Average House Value	\$358,671	\$144,977	\$147,234

Demographics data derived from AlphaMap



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