



# FOR SALE / LEASE

## INDUSTRIAL PROPERTY



1514 Progress Dr.  
Albion, IN 46701

# 59,200 Sq. Ft. On 5.89 Acres

### About The Property

- Fully air conditioned
- Ceiling height: 13' to 20'
- 1,200 amp electric service
- Four truck docks & one drive-in door
- Will consider subdividing
- Available Immediately
- Sale Price: Ask Broker
- Lease Rate: \$3.95 /SF/yr (NNN)



# the Zacher company

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# PROPERTY INFORMATION

**59,200 SQ. FT. ON 5.89 ACRES**

## BUILDING SIZE/LOCATION/ZONING

Total Building Area	59,200 SF
Office Area	3,000 SF
Street Address	1514 Progress Dr.
City, State, Zip	Albion, IN 46701
County/Township	Noble/Jefferson
City Limits	Inside
Zoning	IH/Industrial Light
Site Acreage	5.89 Acres

## BUILDING DATA

Construction	1994
Type of Construction	Pre-engineered Steel with 8' Metal Wainscoting
Roof	Standing Seam Metal
Floor	6" Reinforced Concrete
Ceiling Height	17' Eaves, 20' Peak West 13' Eaves, 14'8" Peak East
Bay Spacing	30' x 50'
Sprinklers	Wet
HVAC	Gas Forced Air Package Units Fully Air Conditioned 13 Ground-mounted Units 4 Roof-top Units
Lighting	LED & Metal Halide
Restrooms	One Set

## LOADING FACILITIES

Dock Doors	4 With Manual Levelers 3 - (8' x 8') & 1 - (10'x 8')
Drive-in Doors	1 - (14' x 14')

## AVAILABILITY/PRICE

Date Available	Available Immediately
Sale Price	Ask Broker
Lease Rate	\$3.95 SF/yr (NNN)

## PROPERTY TAXES

Parcel Number 1	57-12-20-400-005.000-022
Parcel Number 2	57-12-20-400-028.000-022
Assessment: Land	\$68,600
Improvements	\$956,300
Total Assessment	\$1,024,900
Annual Taxes	\$22,310.02 (\$0.37/sf)
Tax Year	2024 payable 2025

## ESTIMATED OPERATING COSTS

	Cost (SF)
Taxes	\$0.33
Insurance & Cam	\$0.25
Total	\$0.58

## PARKING/TRANSPORTATION

Parking Lot	Concrete & Gravel
Parking Spaces	84
Major Road Nearest Site	SR 8
Distance to Interstate	22 Miles to I-69

## UTILITY SUPPLIERS

Electric	Noble REMC
Power	1,200 Amp, 480 Volt, 3-Phase bus duct distribution
Natural Gas	NIPSCO
Water & Sewer	Albion Municipal



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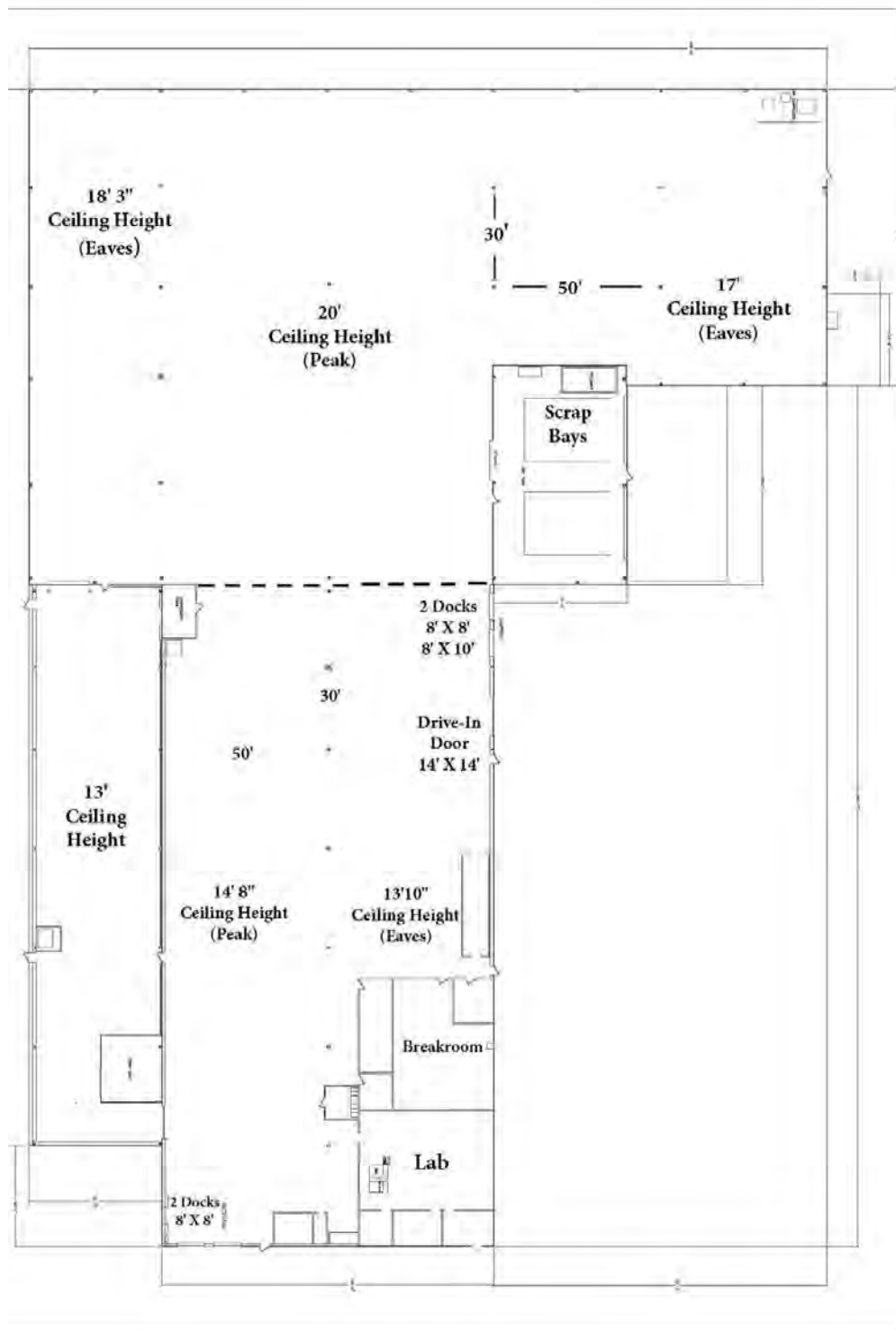
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# FLOOR PLAN

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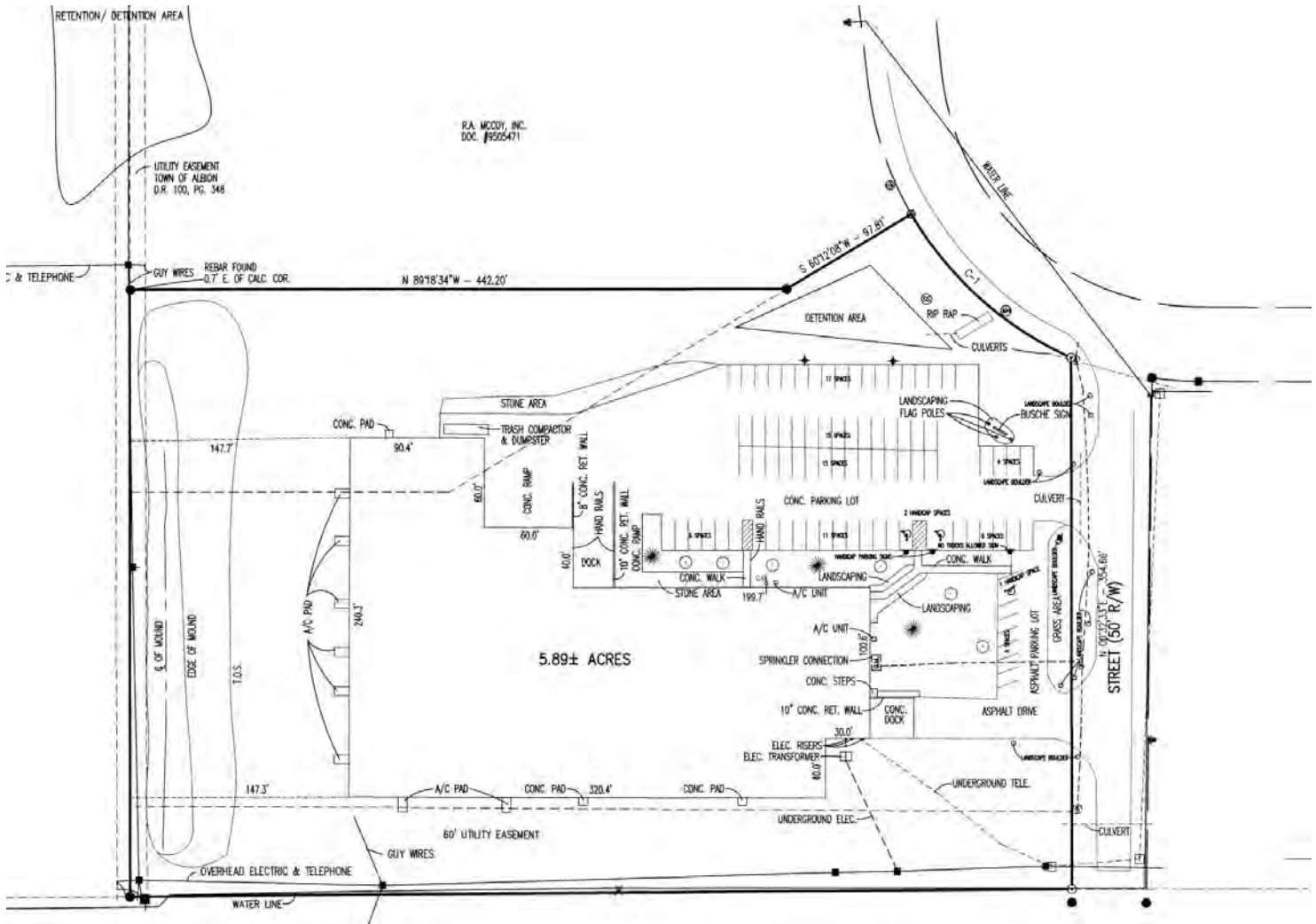


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# SITE PLAN

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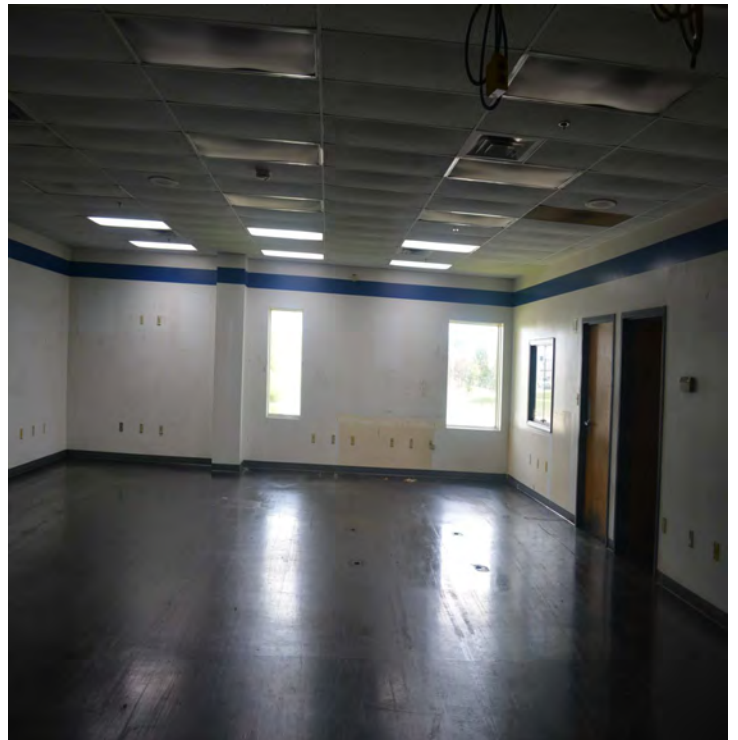
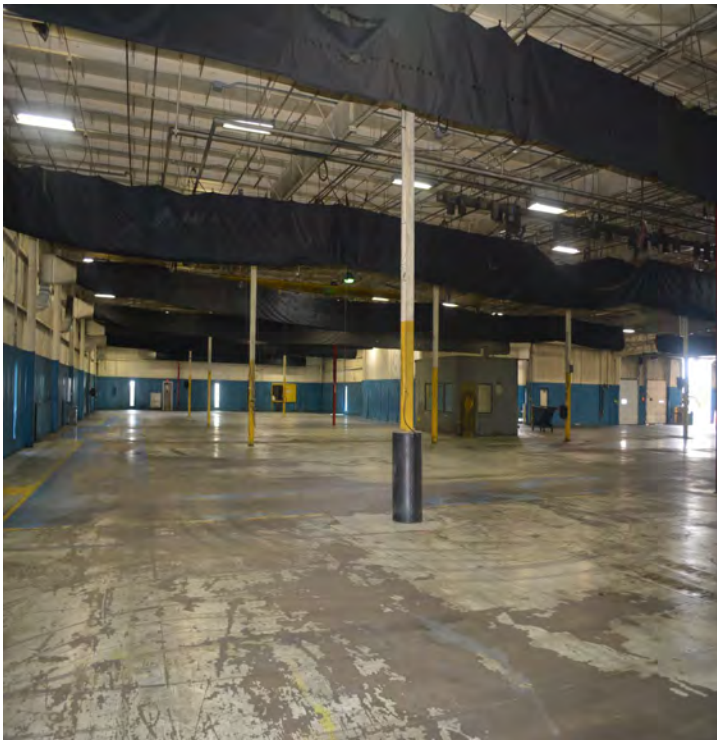
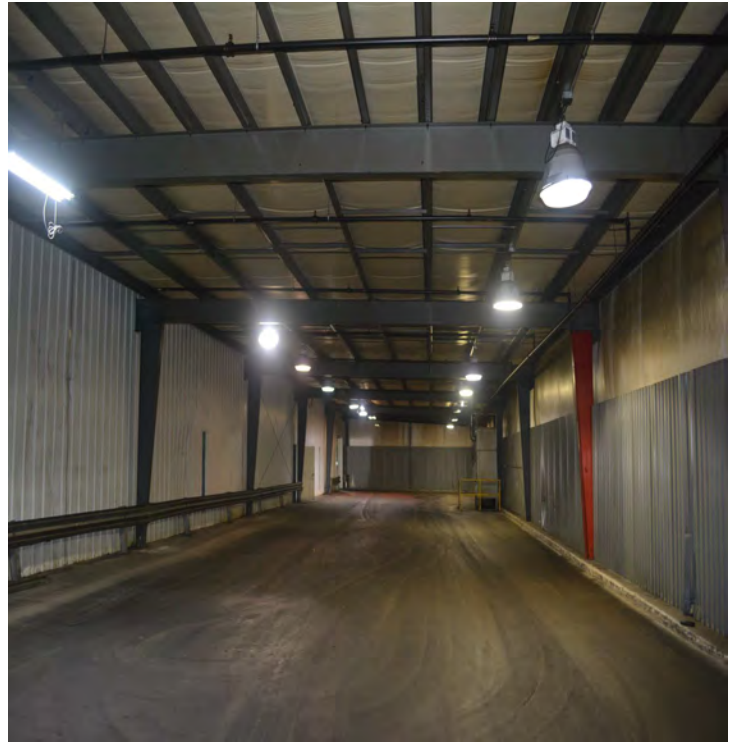
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# ADDITIONAL PHOTOS

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# LOCATION MAP

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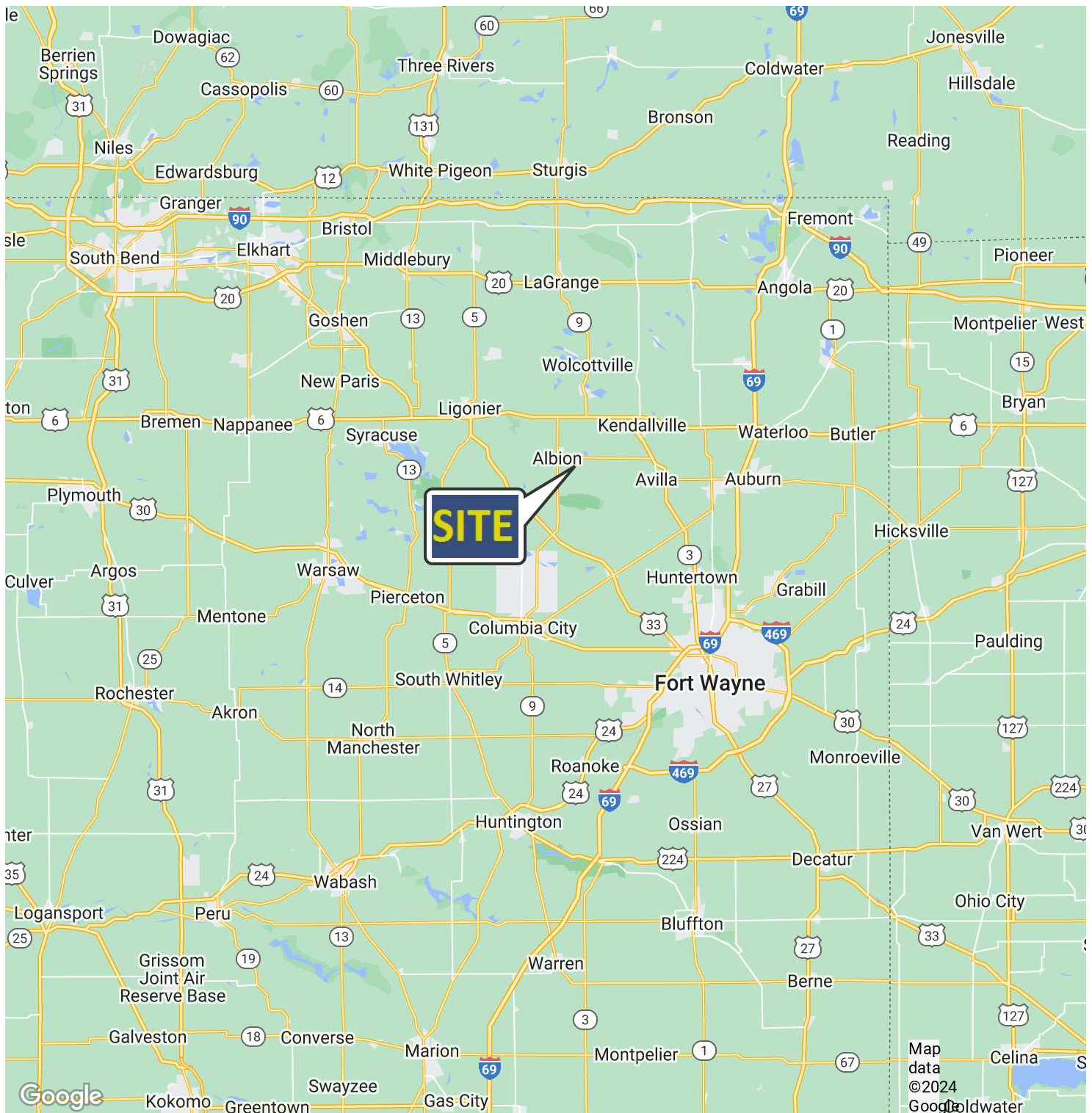
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# DRIVING DISTANCE MAP

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## DISTANCE FROM ALBION, INDIANA, TO MAJOR CITIES

<b>Fort Wayne</b>	31 miles
<b>Toledo</b>	119 miles
<b>Grand Rapids</b>	125 miles
<b>Indianapolis</b>	151 miles

<b>Chicago</b>	161 miles
<b>Columbus</b>	193 miles
<b>Detroit</b>	194 miles
<b>Cincinnati</b>	219 miles



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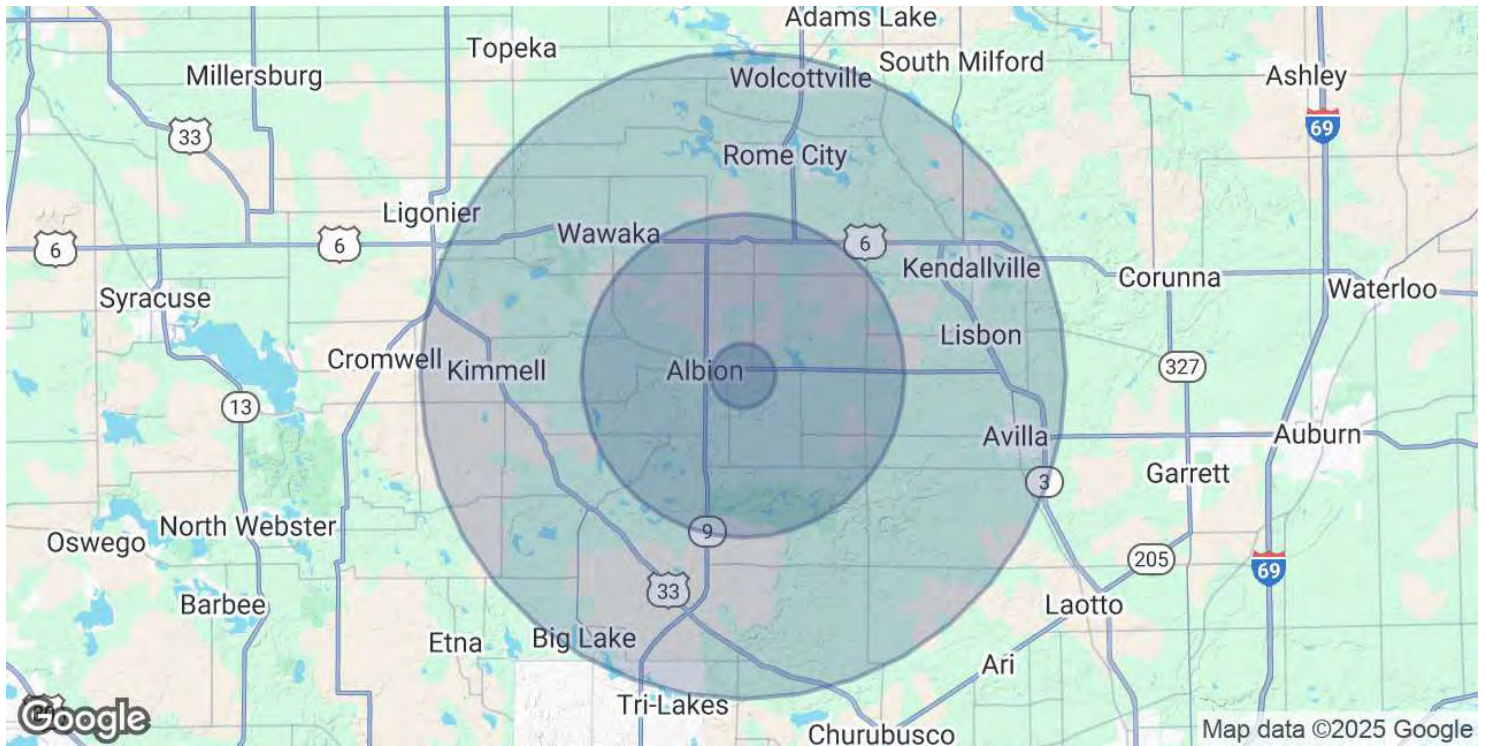


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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	249	6,383	31,157
Average Age	36.9	37.8	38.0
Average Age (Male)	33.2	35.6	37.1
Average Age (Female)	41.3	40.5	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	91	2,329	11,674
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$51,457	\$54,011	\$53,877
Average House Value	\$121,431	\$128,840	\$148,366

\* Demographic data derived from 2020 ACS - US Census



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