

OWNER USER INDUSTRIAL W/ IN-PLACE INCOME

111 E BROAD ST | SOUTH WHITLEY, IN 46787



JAMES JAMICICH

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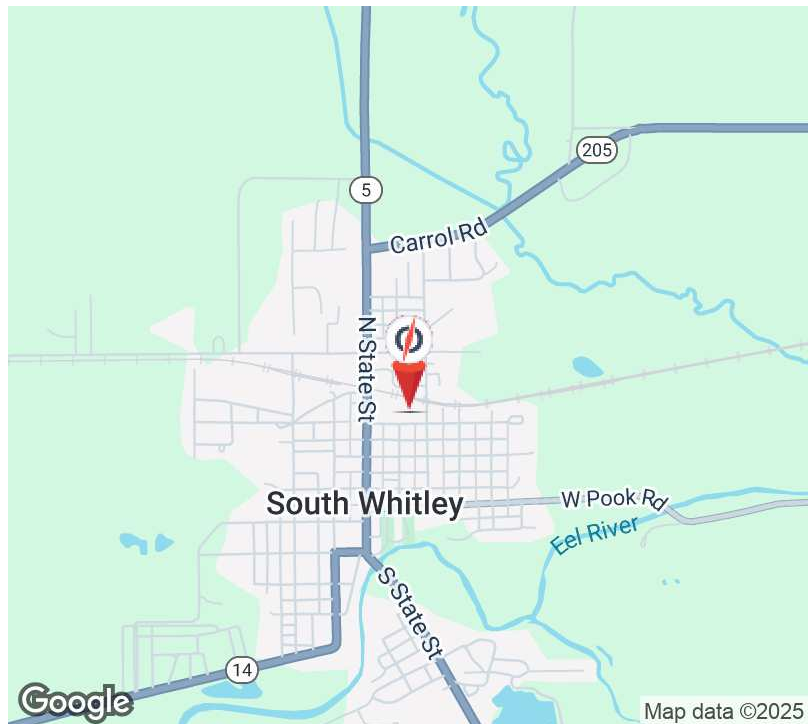
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,995,000
Building Size:	117,004 SF
Available SF:	9,546 - 85,504 SF
Lot Size:	4.17 Acres
Number of Units:	4
Price / SF:	\$25.60
NOI:	\$140,000
Year Built:	1959
Zoning:	I-1 (Limited Industrial)

PROPERTY HIGHLIGHTS

- Ideal property for owner-user with in-place income from 2 tenants producing \$140,000 in net operating income for 2025 and 2026 projected to be \$175,000
- Heavy power (2,500 Amp/208 Volt, 3-Phase)
- Amenities include: partial air conditioned, air compressor lines, new heaters, LED lights, surge protection, fully sprinkled
- Warehouse: 97,004 SF, 4 Docks, 5 Overhead doors, 20'x30' Column Spacing, and 12'-16' ceilings
- Office: 20,000 SF, 2 Floors, private offices, retail floor, may be separated from warehouse

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EXTERIOR PHOTOS



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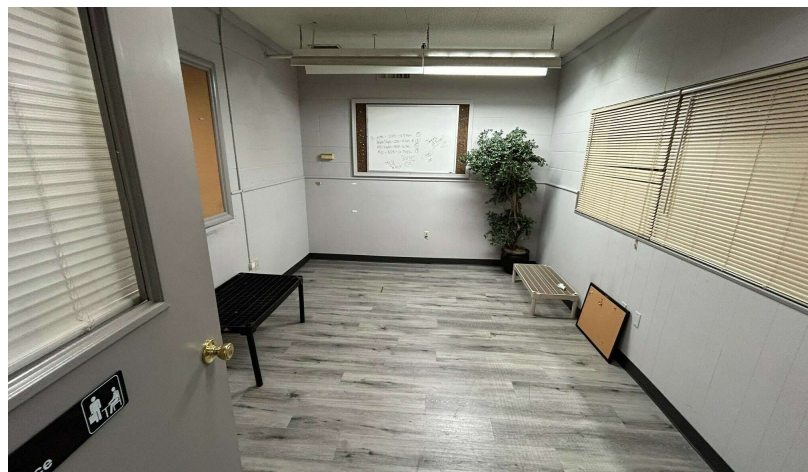
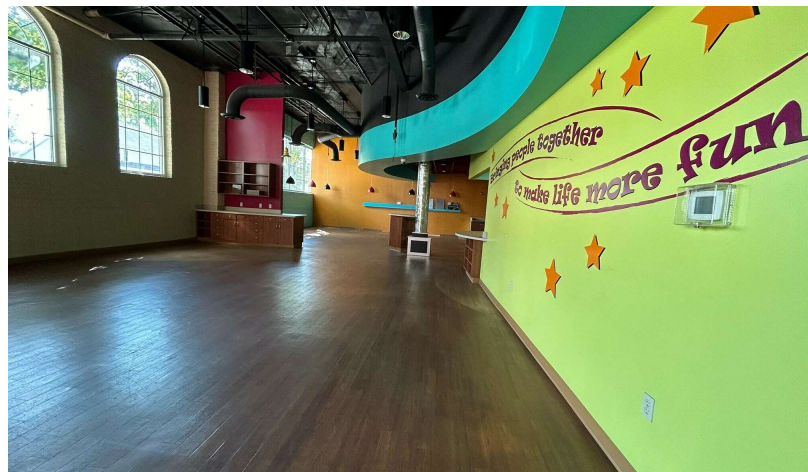
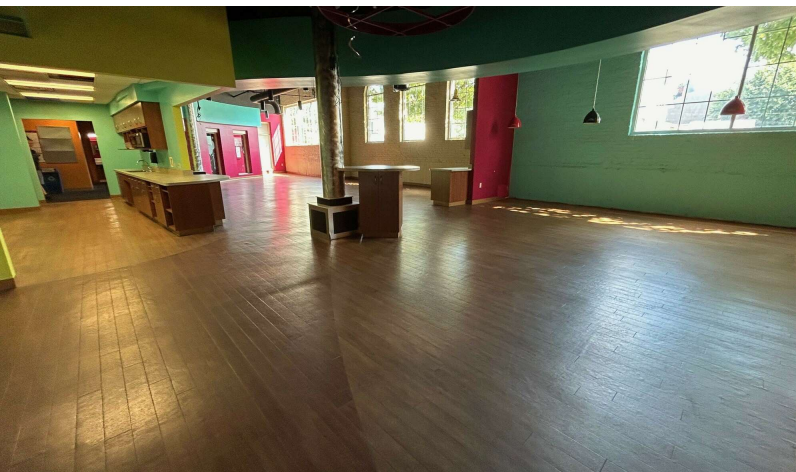
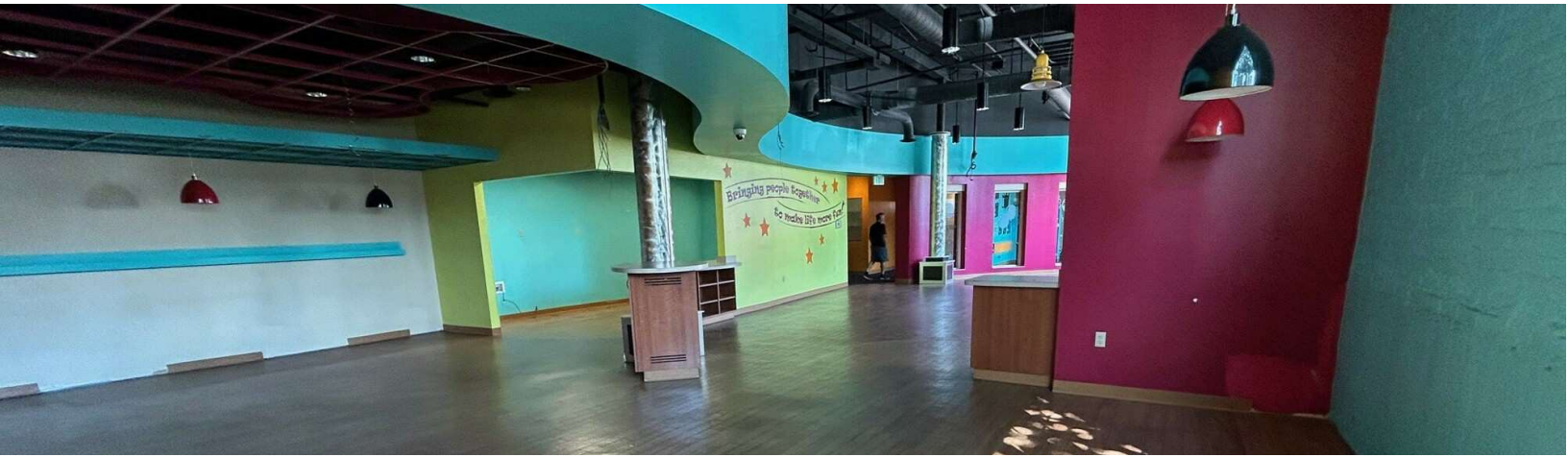
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INTERIOR PHOTOS - RETAIL/OFFICE



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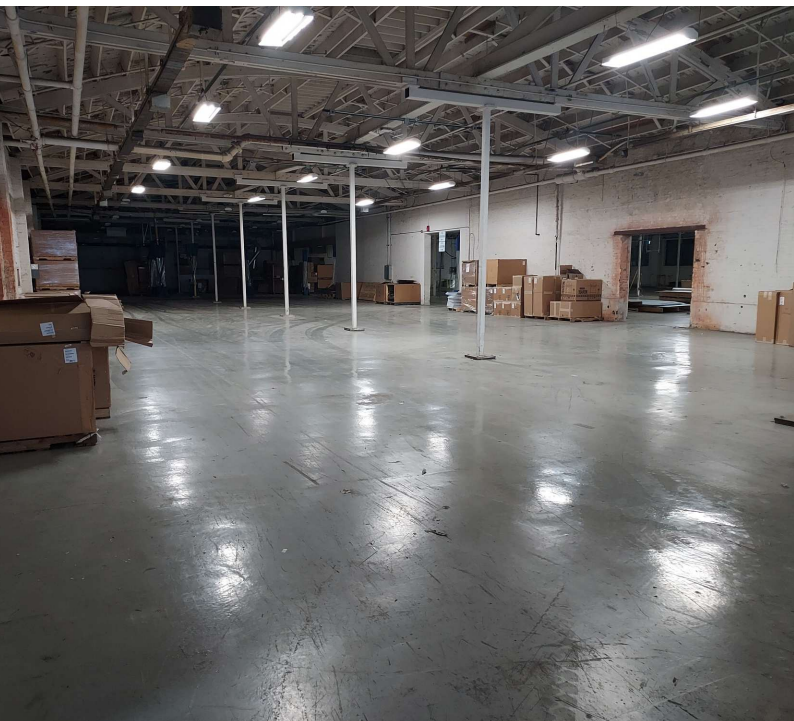
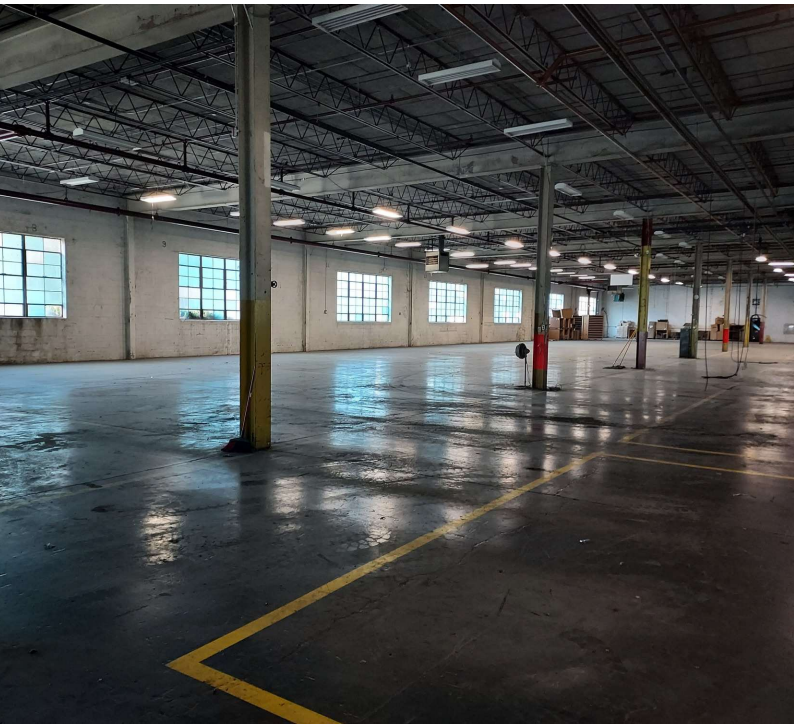
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INTERIOR PHOTOS - WAREHOUSE



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RETAILER MAPS



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PROPERTY DETAILS

SALE PRICE **\$2,995,000**
LEASE RATE **\$2.50 - 4.50 SF/YR**

LOCATION INFORMATION

Street Address	111 E Broad St
City, State, Zip	South Whitley, IN 46787
County/Township	Whitley/Cleveland
Side Of Street	East
Road Type	Highway
Market Type	Rural
Nearest Highway	SR 5

BUILDING INFORMATION

Building Size	117,004 SF
2025 NOI	\$140,000
2026 Projected NOI	\$175,000
Price / SF	\$25.60
Year Built	1959
Tenancy	Multiple
Number Of Floors	2
Free Standing	Yes
Number Of Buildings	1
Office Buildout	Private Offices

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Office Showroom
Zoning	I-1 (Limited Industrial)
Lot Size	4.17 Acres
APN#	92-08-04-118-005.900-002 92-08-04-115-006.900-002
Lot Frontage	315'
Lot Depth	647'
Traffic Count Street	Broad St (SR 5) - 4,343 & N Calhoun St - 454 VPD

UTILITIES & AMENITIES

Sprinklers	Fully Sprinkled
Utilities Description	2 Electrical Feeds 2,500 Amp/208 Volt, 3- Phase
Industrial Description	Partial Air Conditioned Suspended Gas Heat 65,504 SF Warehouse Overhead Doors: (2) 10'x16', (1) 10'x8', (1) 10'x10', (1) 10'x12', Dock Doors: (2) 8'x8', (1) 8'x10' (2) Restrooms
Office/Retail Description	20,000 SF and 2-Story Private Office Buildout with Conference Room, Break Room, Work Areas, Retail Floor & (4) Restrooms

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