



FOR **SALE** INDUSTRIAL  
PROPERTY



7603 Nelson Rd.  
New Haven, IN 46774

# 40,240 SF Industrial Building

## About The Property

- 4 docks & 9 drive-in doors
- Dedicated fenced lot for parking and outdoor storage
- I3/Intensive industrial zoning
- Value add opportunity
- 2.5 miles to I-469
- Previous sale price: \$885,000
- Reduced sale price: \$650,000



**the**  
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# PROPERTY INFORMATION

## 40,240 SF INDUSTRIAL BUILDING

### BUILDING SIZE/LOCATION/ZONING

Total Building Area	40,240 SF
Warehouse	37,740 SF
Office	2,280 SF
Street Address	7603 Nelson Rd.
City, State, Zip	New Haven, IN 46774
County/Township	Allen/Adams
City Limits	No
Zoning	I3 /Intensive Industrial
Site Acreage	4.74 Acres

### BUILDING DATA

Condition	Fair
Year Built	1958
Former Use	UNIVAR/ChemCentral
Roof	Standing Seam
Floor	Concrete Slab
Bay Spacing	40' x 20'
Sprinklers	Yes
Air Conditioning	Office Only
Lighting	Matel Halide
Restrooms	1 Set in Office & Warehouse

### PARKING/TRANSPORTATION

Parking Lot	Will Advise
Distance to Interstate	I-469 - 2.5 Miles

### UTILITY SUPPLIERS

Electric	Indiana Michigan Power
Natural Gas	NIPSCO
Water & Sewer	City of New Haven

### PRICE/AVAILABILITY

Sale Price	\$650,000.00
Sale Price/SF	\$16.15
Lease Type	NNN
Available	Immediately

### PROPERTY TAXES

Parcel Number 1	02-13-10-276-002.000-041
Parcel Number 2	02-13-10-276-003.000-041
Assessment: Land	\$82,600
Improvements	\$467,400
Total Assessment	\$550,000
Annual Taxes	\$11,738.68 (\$0.29/SF)
Tax Year	2024 Payable 2025

### LOADING FACILITIES

Dock Doors	4
Size	8' x 8'
Drive-In Doors	9
Size	12' x 12'



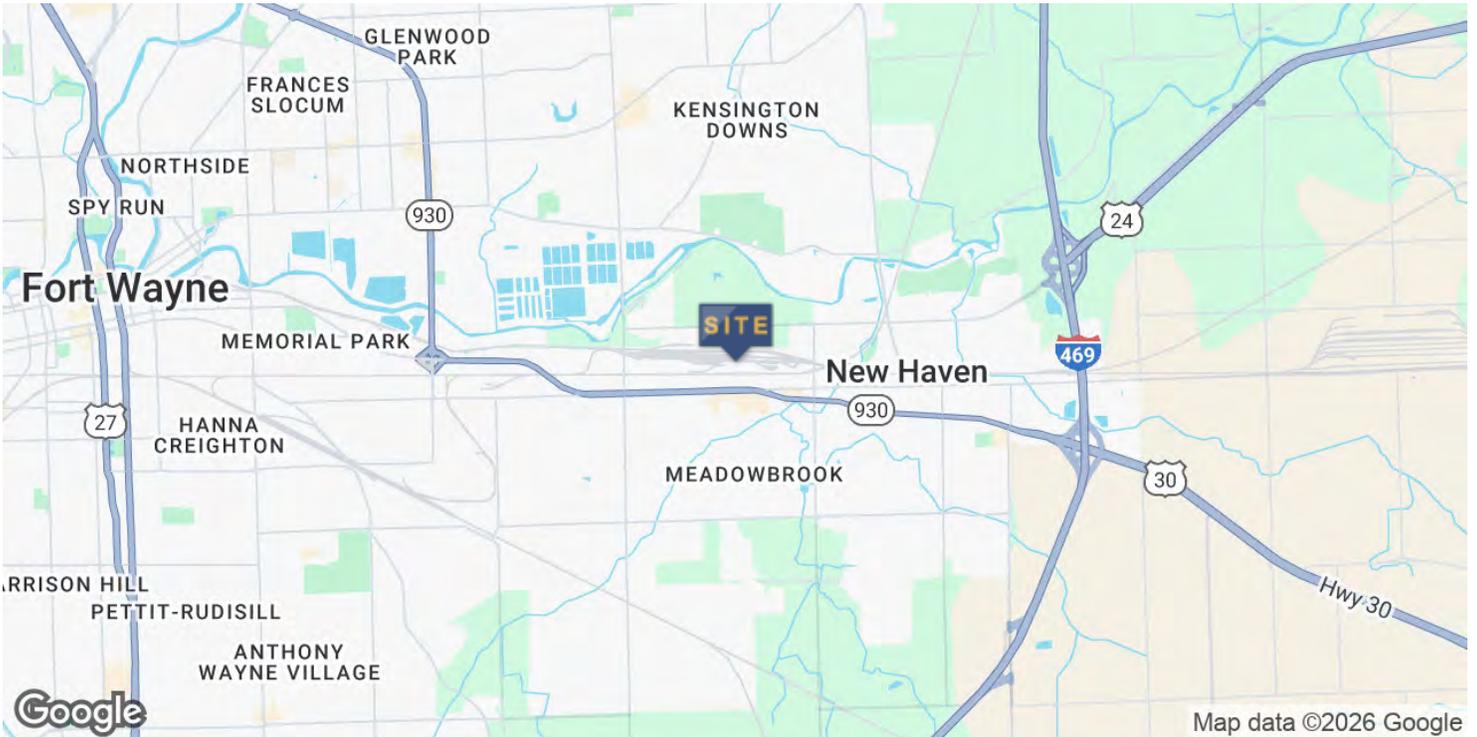
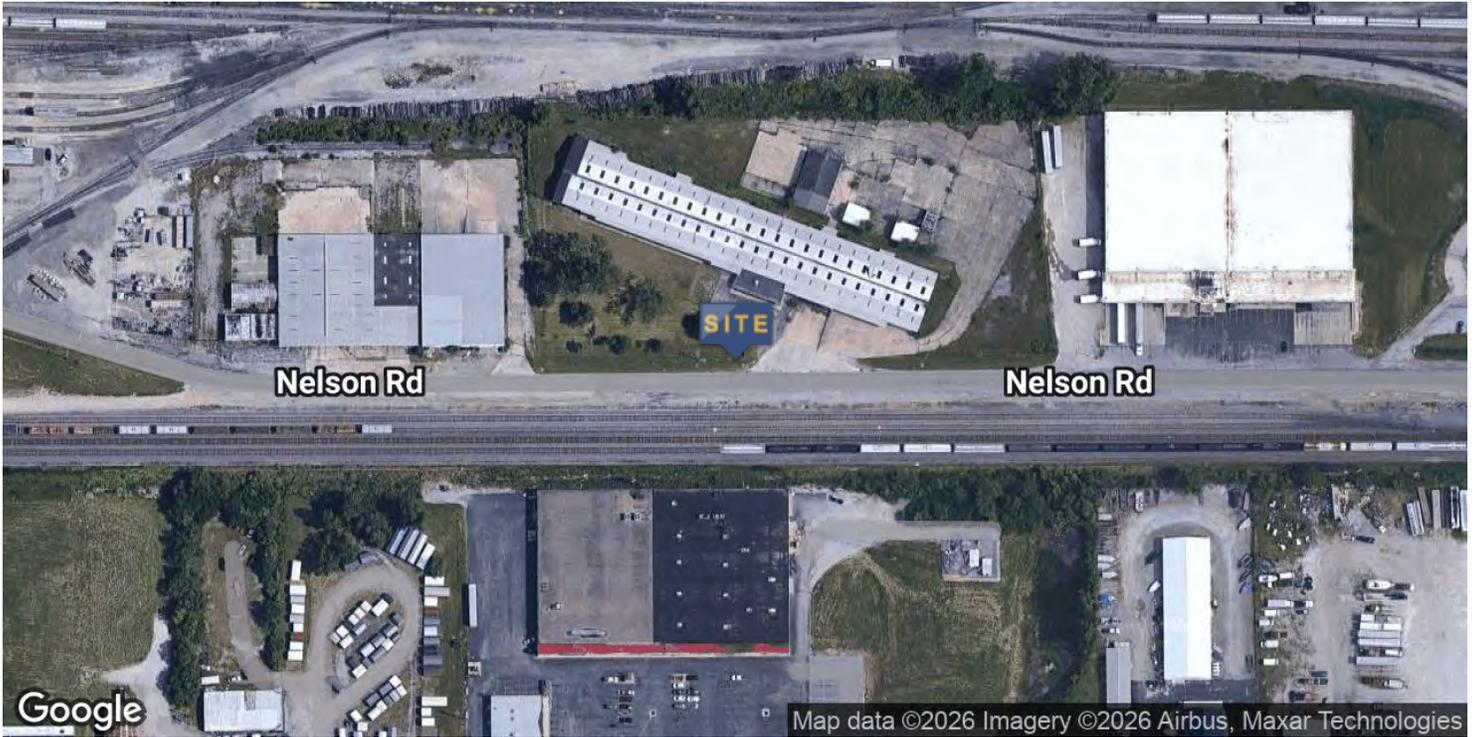
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# LOCATION MAP

## 40,240 SF INDUSTRIAL BUILDING



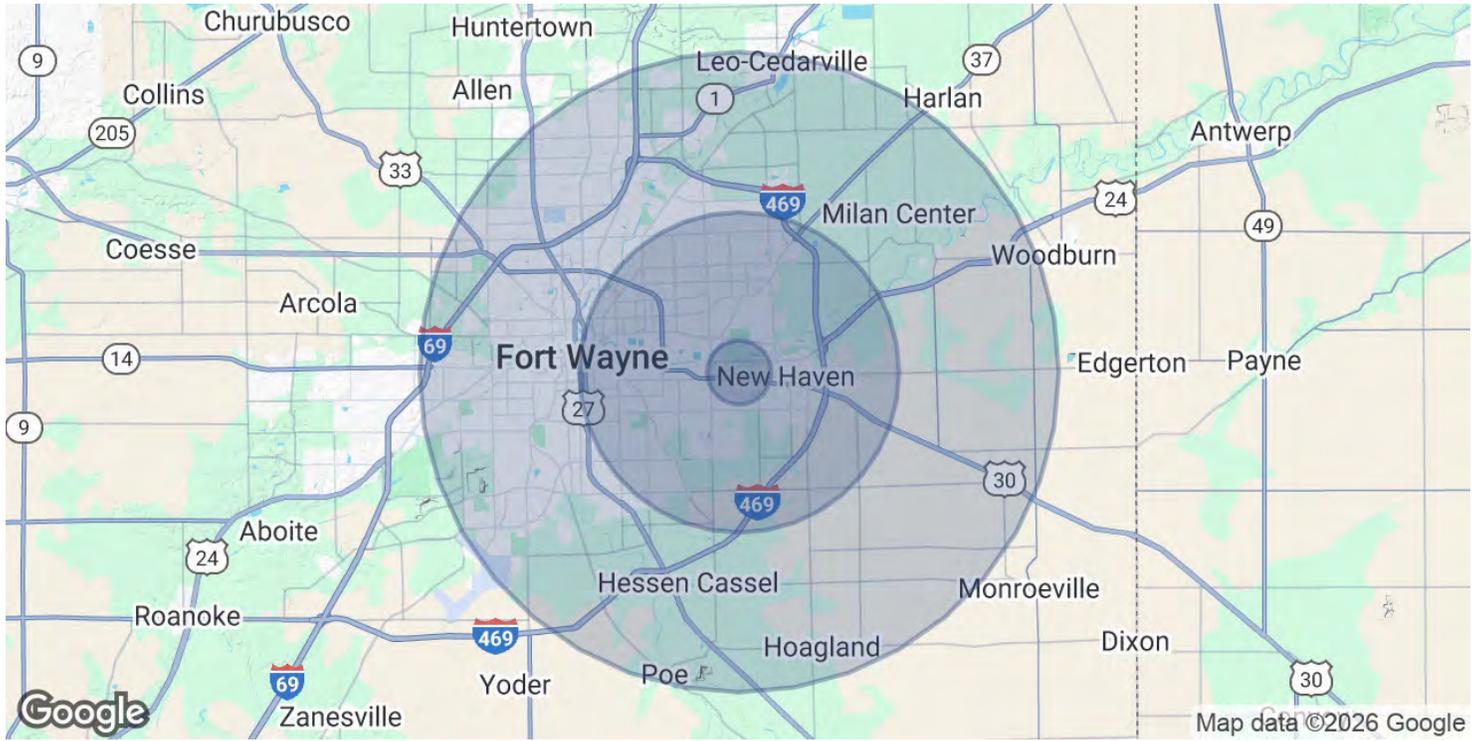
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# DEMOGRAPHICS MAP & REPORT

## 40,240 SF INDUSTRIAL BUILDING



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,436	107,393	319,410
Average Age	36.4	36.3	34.6
Average Age (Male)	34.3	34.5	33.2
Average Age (Female)	37.6	38.2	35.9

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	985	41,255	126,160
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$46,159	\$55,438	\$52,630
Average House Value	\$68,964	\$112,821	\$115,943

\* Demographic data derived from 2020 ACS - US Census



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