



## 4447 E. Park 30

Columbia City, IN

### Property Features

- 53,500 SF office/warehouse
- Situated on 4.42 acres zoned IPM
- Ceiling height of 27'
- One OHD @ 12'x10', one OHD @ 16'x14'
- Three docks with levelers
- Powered by 1200 Amp, 480/277 Volt, 3 Phase electric with an additional 300 KVA transformer



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

[www.naihb.com](http://www.naihb.com)

### IAN DEISER

Broker

260.452.5153 (m)

[ian@naihb.com](mailto:ian@naihb.com)

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| General Property Information |   |                                     |   |
|------------------------------|---|-------------------------------------|---|
| Name                         | Pyrotek Building  | Parcel Number                       | 92-05-16-216-019.000-012  |
| Address                      | 4447 E. Park Drive                                      | Total Building SF                   | 53,500 SF   |
| City, State, Zip             | Columbia City, IN 46725                                 | Acreage                             | 4.42 AC   |
| County                       | Whitley   | Year Built                          | 1998  |
| Township                     | Union Township  | Zoning                              | IPM   |
| Property Features            |   |                                     |   |
| Construction Type            | Metal paneling  | Number of Floors                    | Two story, 10,500 SF office (7,000 SF 1st Fl, 3,500 SF 2nd Fl.) plus 7,000 SF mezzanine |
| Roof                         | Standing seam metal roof with rubber coating added 2018 | Foundation                          | Concrete  |
| Floor                        | 8"  | Lighting                            | LED   |
| Bay Spacing                  | 50'x50'   | Sprinklers                          | Wet   |
| Ceiling Heights              | 27'   | Electrical                          | 3 Phase, 1200 Amps 480/277 V with an additional 300 KVA transformer                     |
| Dock Doors                   | Three docks doors w/ levelers                           | Heating                             | GFA in office, heated warehouse   |
| Overhead Doors               | 1 (12'x10') & 1 (16'x14')                               | Central Air                         | Office and TC room  |
|                              |   | Restrooms                           | Ofc: 4 Sets; whse: men/womens locker rooms w/showers                                    |
| Utilities                    |   | Major Roads                         |   |
| Electric                     | REMC  | Nearest Interstate                  | I-69  |
| Gas                          | NIPSCO  | Distance                            | 11.8 Miles  |
| Water                        | Columbia City   | Nearest Highway                     | US 30   |
| Sewer                        | Columbia City   | Distance                            | Less than one mile  |
| Sales Information            |   |                                     |   |
| Annual Taxes                 | \$25,785.53   | Sale Price                          | \$4,200,000   |
| Tax Yr./Pay Yr.              | 2023/2024   | Terms                               | Cash at closing   |
| Lease Information            |   |                                     |   |
| Available SF                 | Lease Rate/Type   |                                     |   |
| 53,300 SF                    | \$7.00/SF/YR NNN  |                                     |   |
| Expenses                     |   |                                     |   |
| Type                         | Price per SF (estimate)                                 | Responsible Party (Landlord/Tenant) |   |
| Taxes                        | \$0.52/SF   | Tenant                              |   |
| Insurance                    | \$TBD   | Tenant                              |   |
| Maint./Repairs               |   | Tenant                              |   |
| Roof /Structure              |   | Landlord                            |   |
| Utilities                    |   | Tenant                              |   |
| Total Expenses               | \$TBD   |                                     |   |

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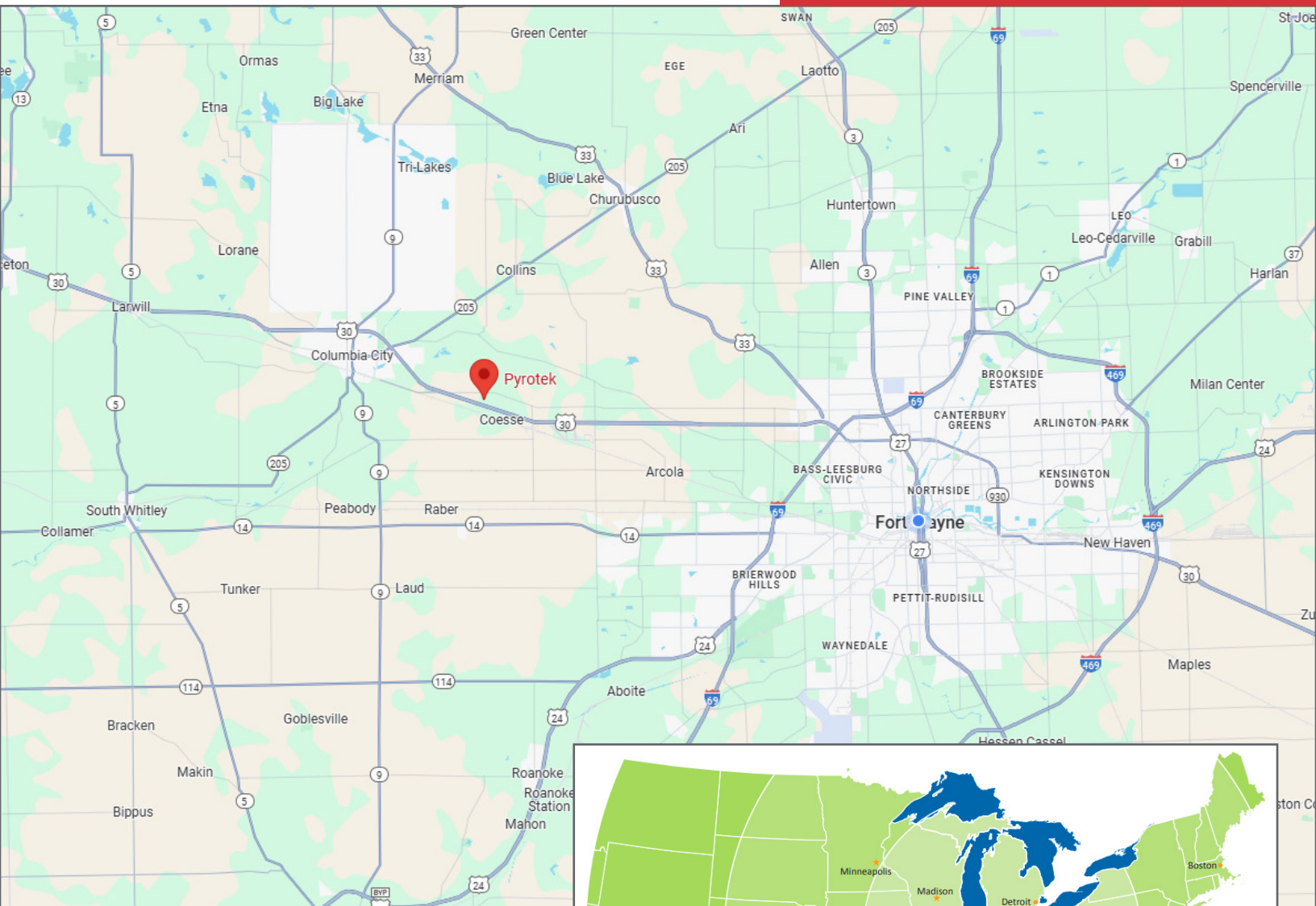
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*Located less than one mile from US 30  
and 11 miles to I-69*



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