

**INDUSTRIAL****FOR SALE OR LEASE**

Two Industrial Buildings

This versatile two-building property offers a total of 18,000 square feet of functional space, ideal for distribution, light manufacturing, or a growing business needing a mix of office, showroom, and warehouse. Building 1 features a professional finished showroom with offices up front, creating an ideal customer-facing space. Building 2 is ready to support heavy machinery or advanced production needs.

Building 1 - 6,000 SF

- ▶ Offices and showroom space
- ▶ 1 - 10' x 12' Overhead door
- ▶ 1 - 8' x 10' Dock door

Building 2 - 12,000 SF

- ▶ Open-span warehouse
- ▶ 2 - 14' x 14' Overhead doors
- ▶ Power - Three phase/600a/480v

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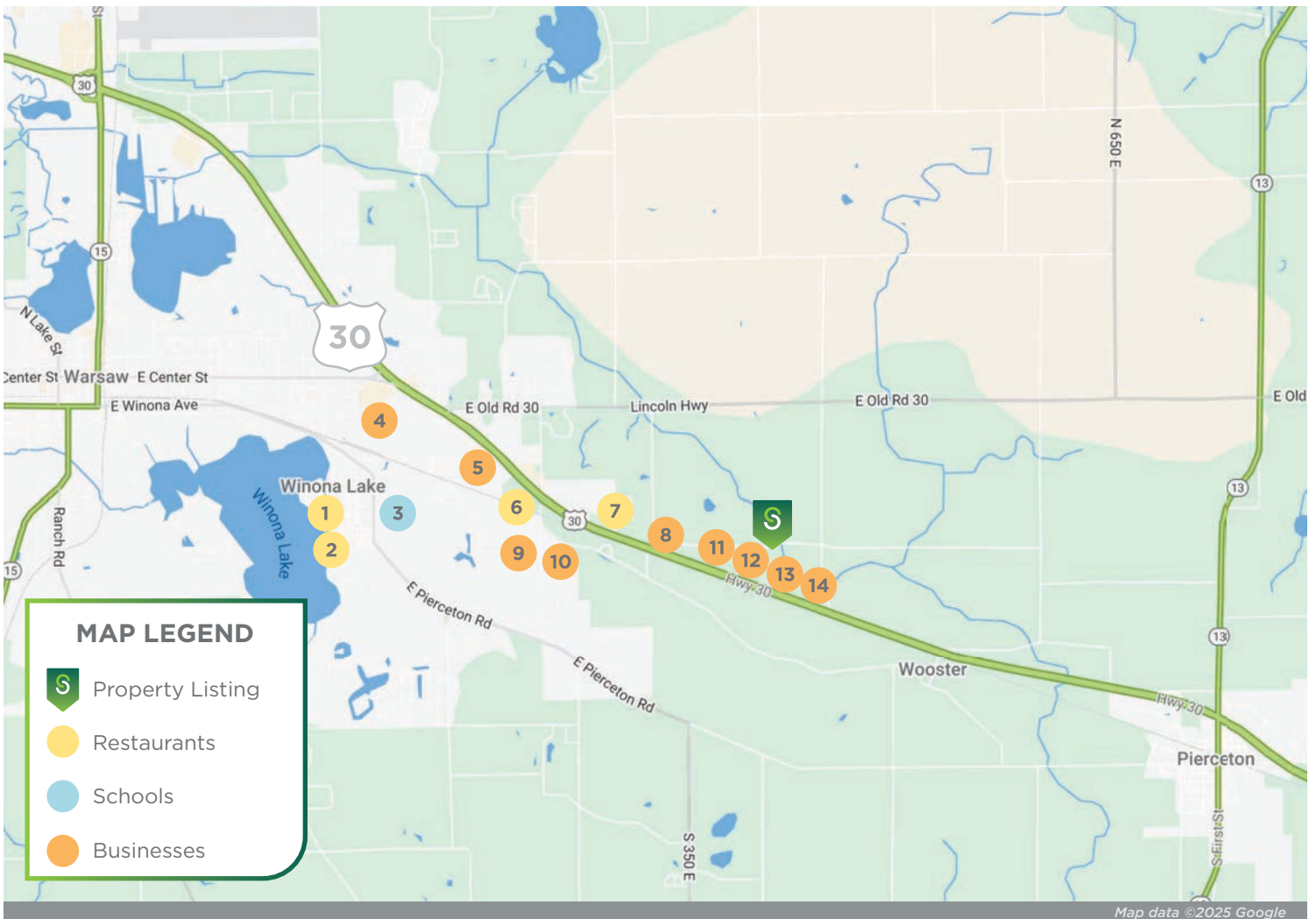
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Pierceton Industrial Complex

3691 E 100 S
Pierceton, IN 46562



Excellent Location

This property is located in Pierceton, Indiana, offering convenient access to regional markets and flexible infrastructure suitable for a variety of industrial and commercial uses. It is approximately 5 miles from Warsaw, 16 miles from Columbia City, and 37 miles from Fort Wayne, with easy access to these areas via US 30. Nearby businesses include Furniture Factory Outlet, J Lane Flooring & Design, American Outdoor BBQ & More, Lake City Honda, Albertson's Sports Shop, Body Shop Fitness, and Tractor Supply.

- | | | | |
|--------------------------------------|-----------------------------------|-------------------------------|--|
| 1. Boathouse Restaurant | 4. Planet Fitness | 8. Harbor Freight | 12. Lake City Honda |
| 2. Cerulean Restaurant | 5. Rural King | 9. Ziebart | 13. American Outdoor BBQ & More |
| 3. Grace Theological Seminary | 6. McDonald's | 10. Marathon | 14. Furniture Factory Outlet |
| | 7. Ritter's Frozen Custard | 11. Tractor Supply Co. | |

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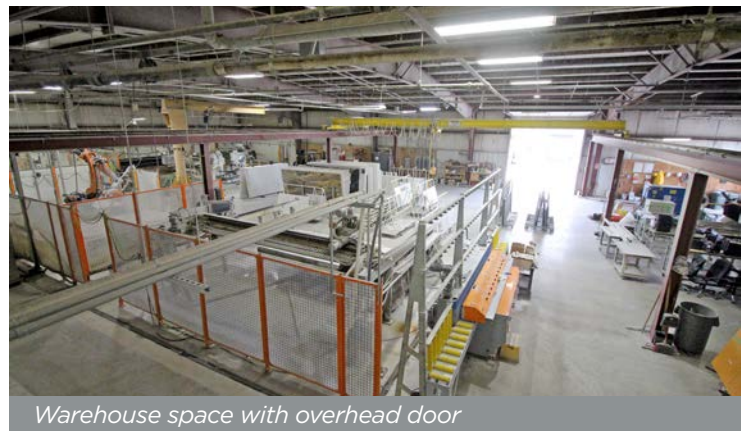
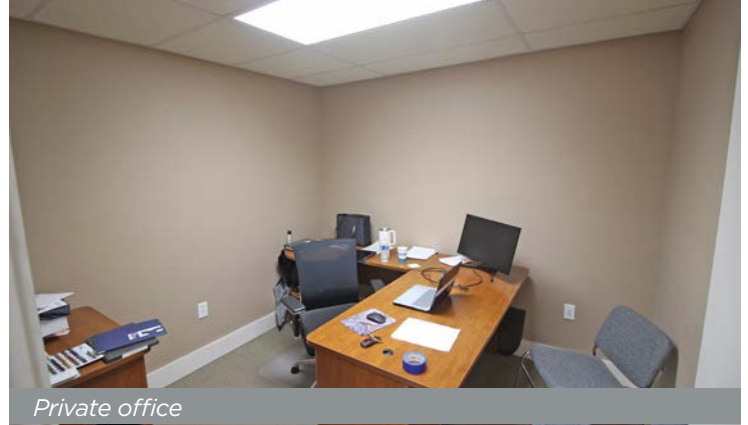
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Property Images



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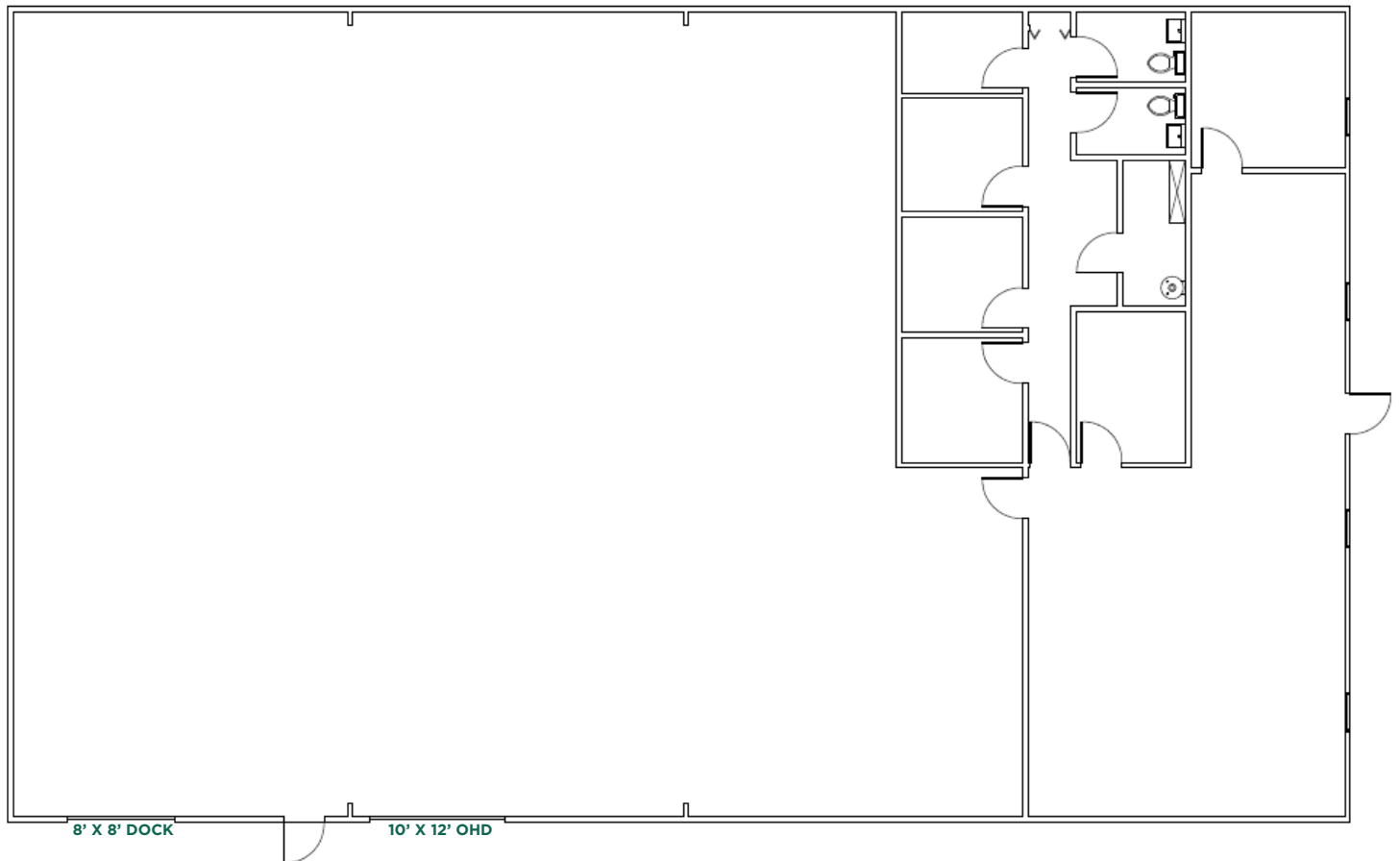
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**Pierceton Industrial Complex**

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Floor Plan**Building 1 - 6,000 SF**

Floor plan may not be to scale.

Contact broker for detailed floor plan.

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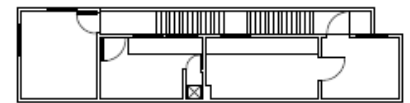
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Floor Plan

Building 2 - 12,000 SF



Level One



Level Two

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Contact broker for detailed floor plan.

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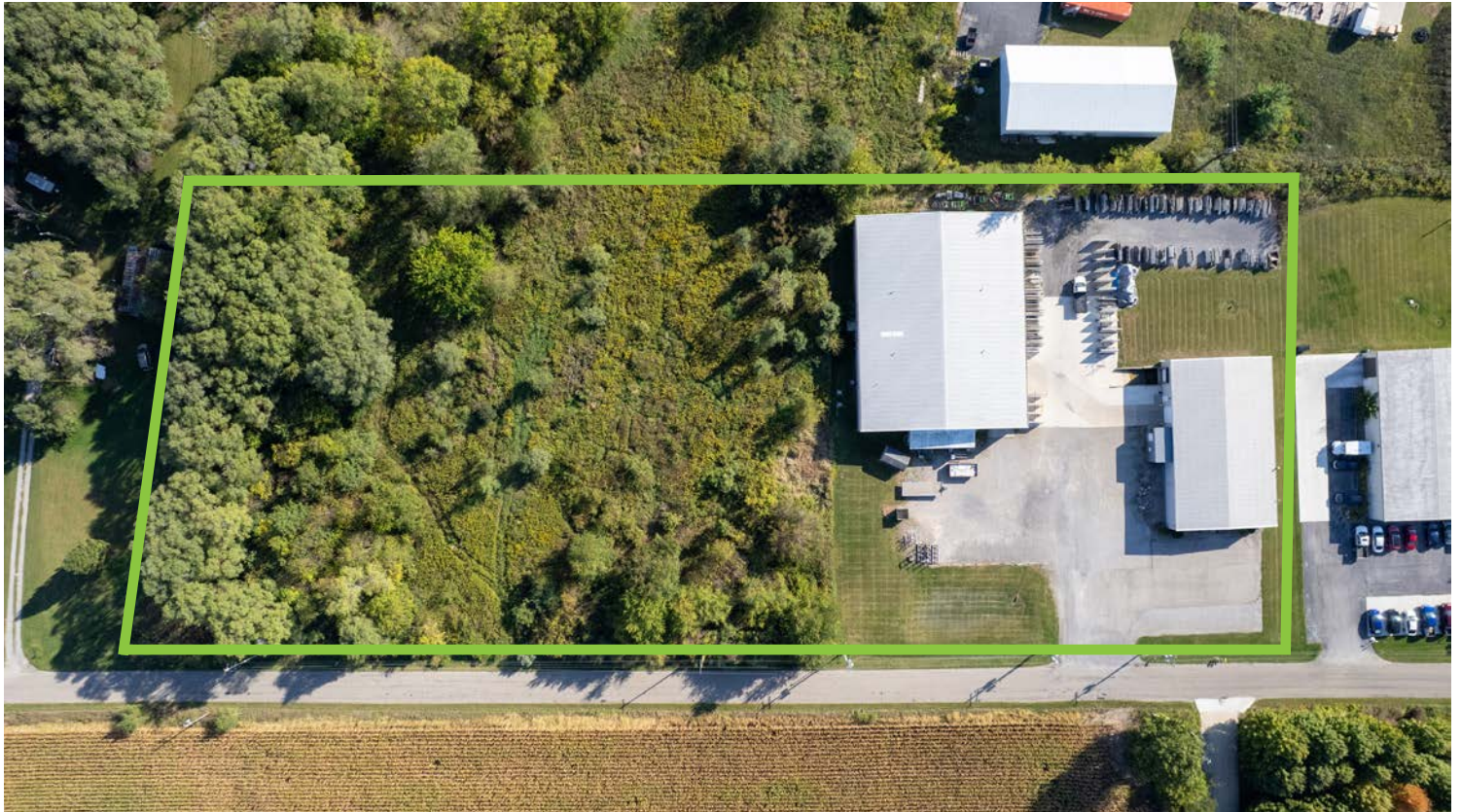


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Site Plan



Building 2 - Warehouse space



Building 2 - Warehouse space

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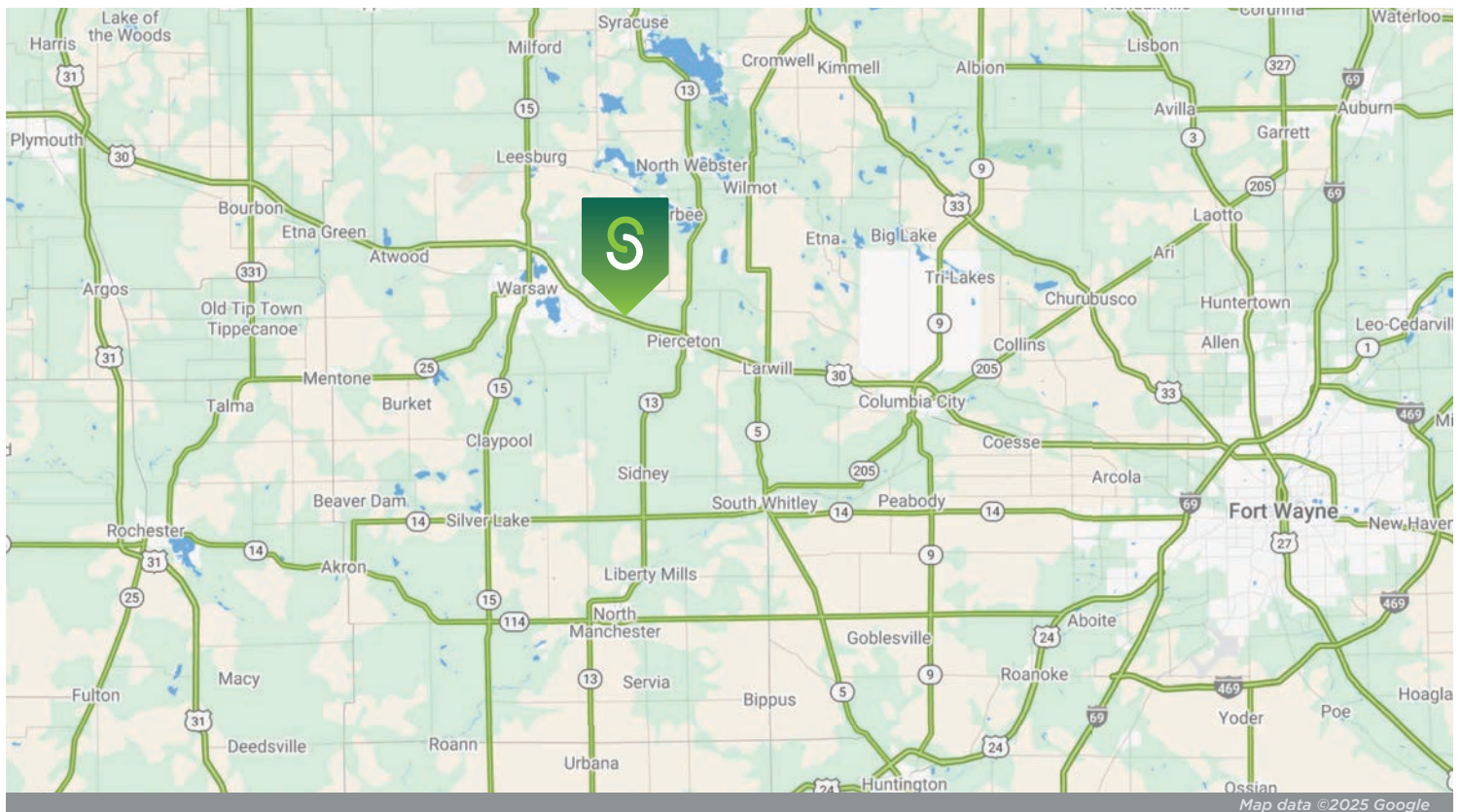
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PROPERTY INFORMATION

| | |
|-----------------------|--------------------------|
| Address | 3691 E 100 S |
| City, State, Zip | Pierceton, IN 46562 |
| County | Kosciusko |
| Township | Wayne |
| Parcel Number | 43-11-13-200-001.000-031 |
| 2024 Tax/Payable 2025 | \$10,890.81 |



SALE INFORMATION

| | |
|-------|-----------------|
| Price | \$1,090,000.00 |
| Terms | Cash at closing |

LEASE INFORMATION

| | |
|-------------------|------------------|
| Lease Rate & Type | \$5.50/SF/Yr NNN |
| Terms | 3 Yr Minimum |
| Availability | Negotiable |

RESPONSIBLE PARTIES

| | | |
|-----------------------|----------|-----------|
| Utilities | Tenant | |
| Lawn & Snow | Tenant | |
| Property Taxes | Tenant | \$0.61/SF |
| Property Insurance | Tenant | \$0.11/SF |
| Maintenance & Repairs | Tenant | |
| Common Area | Tenant | |
| Roof & Structure | Landlord | |
| Janitorial | Tenant | |

AVAILABLE SPACE

| Total Building Area | 18,000 SF | | Total Available | 18,000 SF | | |
|---------------------|--------------|-----------|-----------------|--------------|-------------|---------------|
| Available Unit | Warehouse SF | Office SF | Rate/SF/Yr | Monthly Rate | Docks | Overheads |
| • Building 1 | 4,213 | 1,787 | \$5.50 | \$2,750.00 | 1 - 8' x 8' | 1 - 10' x 12' |
| • Building 2 | 11,280 | 720 | \$5.50 | \$5,500.00 | | 2 - 14' x 14' |

BUILDING INFORMATION

| | |
|-------------------|--------------------------------------|
| Property Type | Industrial |
| Year Built | 2000 & 2004 |
| # of Buildings | 2 |
| Construction Type | Steel Frame |
| Roof | Metal |
| Heating & A/C | Package |
| Ceiling Height | Bldg 1: 16' - 18'; Bldg 2: 12' - 14' |
| Sprinkler | No |
| Lighting | Fluorescent |
| Electric Service | 3Phase/600amp/480v |
| Signage | Building |
| Exterior Finish | Metal |

SITE DATA

| | | | |
|--------------|----------------|------------|-------|
| Site Acreage | 4.66 | Interstate | US 30 |
| Zoning | I2, Industrial | Flood Zone | No |
| Parking | Paved/gravel | Parking Ct | Ample |

UTILITIES

| | |
|------------------------|----------------|
| Electric Provider | Kosciusko REMC |
| Natural Gas Provider | NIPSCO |
| Water & Sewer Provider | Well & Septic |
| High Speed Data | Metronet |

ADDITIONAL INFORMATION

- Outdoor storage available
- Near US 30 between Warsaw & Columbia City
- Buildings can be leased separately

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



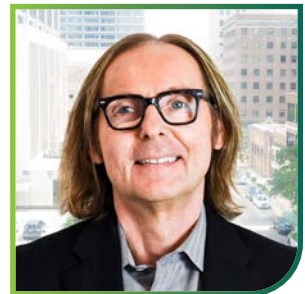
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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.