

OFFICE

FOR SALE OR LEASE

# 6,700 SQ. FT. OFFICE BUILDING



701 North St., Auburn, IN 46706

- Engineering office layout
- 1,500 sq. ft. warehouse
- New roof in 2018
- Leased until October 2021
- Sale price: \$675,000 (\$100.48/sf)
- Lease rate: \$10.00/sf NNN



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# PROPERTY INFORMATION

## BUILDING LOCATION/ZONING/SIZE

Street Address	701 North St.
City, State, Zip	Auburn, IN 46706
County/Township	DeKalb/Union
City Limits	Inside
Zoning	C2/Limited Commercial
Total Building Size	6,718 SF
Site Acreage	1.58 Acres

## PRICE/AVAILABILITY

Sale Price	\$675,000.00
Sale Price/SF	\$100.48
Lease Rate	\$10.00 SF/yr
Lease Type	NNN
Base Rent	\$5,038.50/mo.
Availability	October 1, 2021

## BUILDING DATA

Condition	Excellent
Former Use	Design Engineering Office
Date of Construction	1995
Building Type	Office
Type of Construction	Masonry & Steel Frame
Ceiling Height	12' To Joist
Restrooms	3
ADA Accessible	Yes
Roof	EDPM New In 2018
Heat	Roof Top Units
Air Conditioning	Two Units On Roof
Lighting	Recessed Fluorescent Fixtures
Parking Lot	Asphalt
Parking Spaces	30
Drive-in Doors	Two - 10' x 10'

## PROPERTY TAXES

Parcel Number	17-06-30-402-006.000-025
Assessment: Land	\$212,600
Improvement	\$290,900
Total Assessment	\$503,500
Annual Taxes	\$13,586.24 (\$2.02/sf)
Tax Year	2019 payable 2020

## FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

## UTILITIES

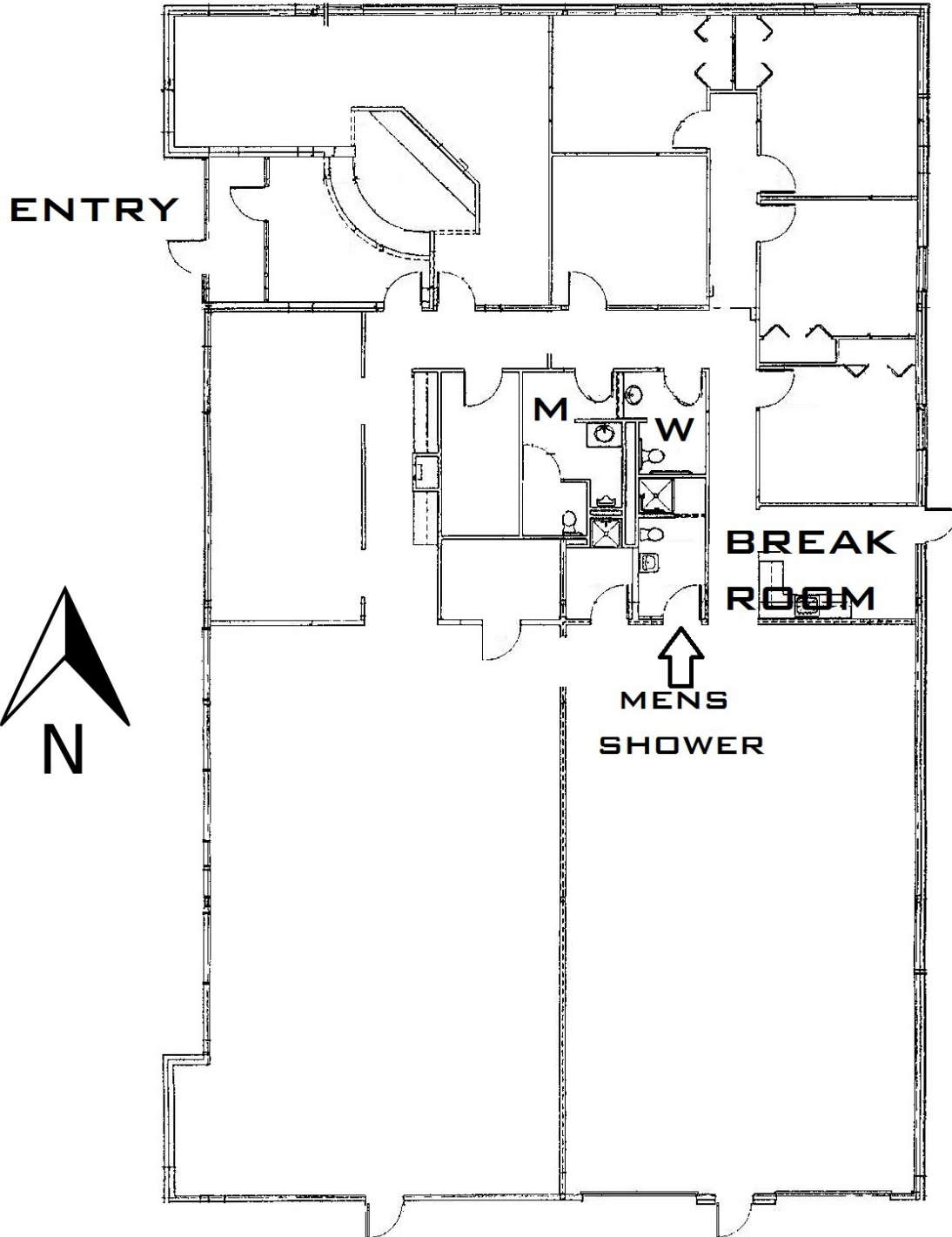
Electric Supplier	AEP
Service	400 Amp, Single Phase
Natural Gas Source	NIPSCO
Water & Sewer	City of Auburn



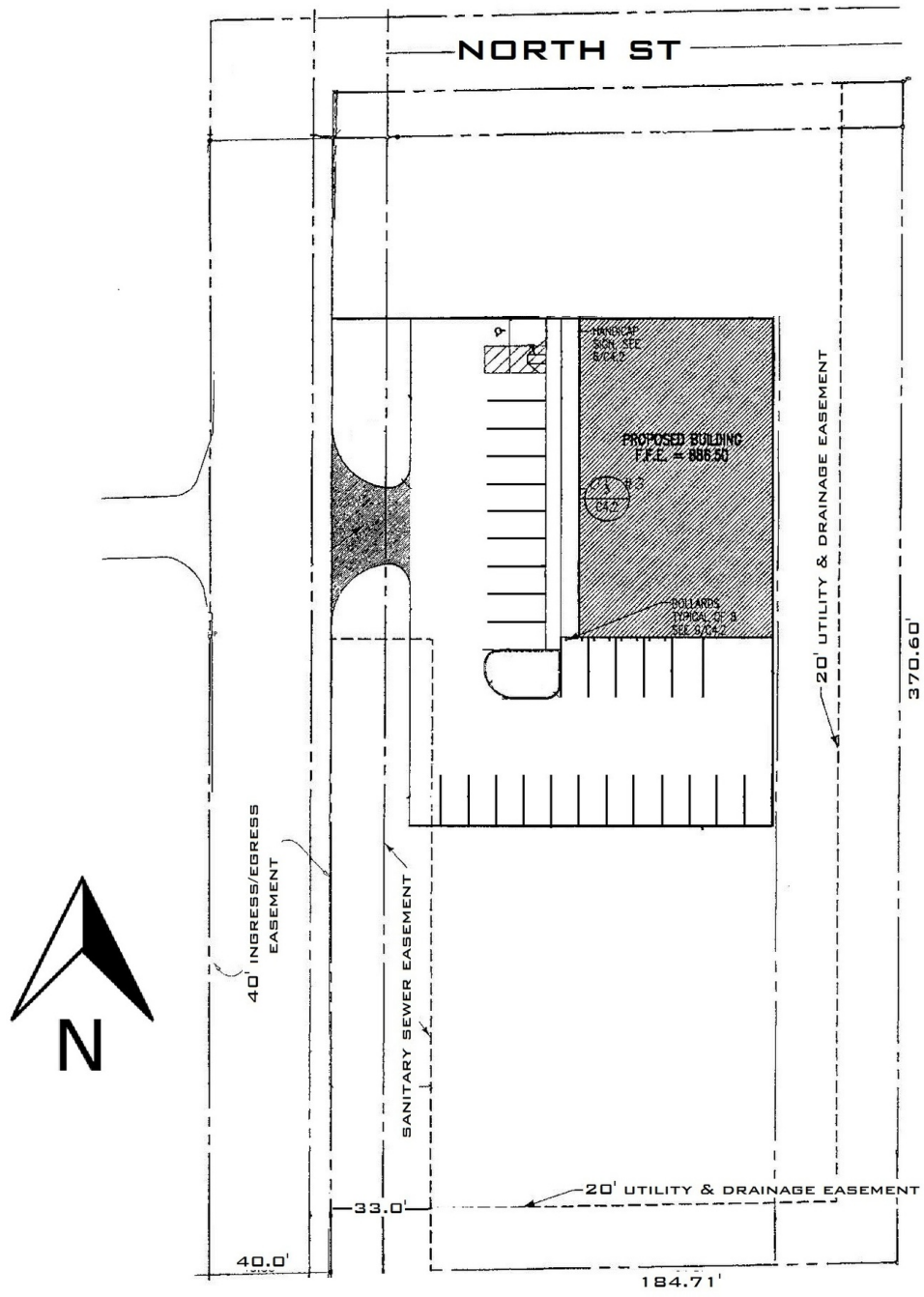
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# FLOOR PLAN



# SITE PLAN



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# ADDITIONAL PHOTOS



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# LOCATION MAPS



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