



801 West South Street

North Manchester, IN 46962

Property Highlights

- Steel frame industrial building in good condition
- Open bay spacing with 14' - 16' ceilings
- 100% Wet sprinklered
- 2000A, 277/480V, 3P, 4 Wire with buss ducts throughout
- Competitive lease rate

Features

Building:	68,104 SF
Available:	25,000 SF
Land:	6.4 AC
Docks:	1
GL Doors:	2
Lease Rate:	\$2.50 PSF NNN

200 E. Main Street, Suite 580
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General Property Information			
Name	North Manchester Industrial	Parcel Number	85-07-05-103-040.000-002
Address	801 W. South Street	Total Building SF	68,104 SF
City, State, Zip	North Manchester, IN 46962	Acreage	6.4 AC
County	Wabash	Year Built	1965, 1978
Township	Chester	Zoning	I-1
Property Features			
Construction Type	Steel frame	Number of Floors	1
Roof	Insulated metal panels	Foundation	Concrete slab
Floor	Concrete	Lighting	Fluorescent, metal halide
Bay Spacing	30' x 40'	Sprinklers	100% Wet
Ceiling Heights	14' - 16'	Electrical	2000A, 277/480V, 3P, 4 Wire with buss ducts throughout
Dock Doors	1	Heating	Suspended gas fired units
Overhead Doors	2	Central Air	No
Rail Access	No	Restrooms	Yes
Utilities		Major Roads	
Electric	NIPSCO	Nearest Interstate	I-69
Gas	NIPSCO	Distance	Approx. 30 miles
Water	North Manchester Public Works	Nearest Highway	SR 24
Sewer	North Manchester Public Works	Distance	Approx. 12 miles
Lease Information			
Available SF	25,000 SF	Lease Type	NNN
Lease Rate	\$2.50/SF		
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.13	Tenant	
CAM Fee	\$0.04	Tenant	
Insurance	\$0.10	Tenant	
Maint./Repairs	TBD	Tenant	
Roof /Structure		Landlord	
Utilities		Landlord	
Total Expenses	\$0.27		

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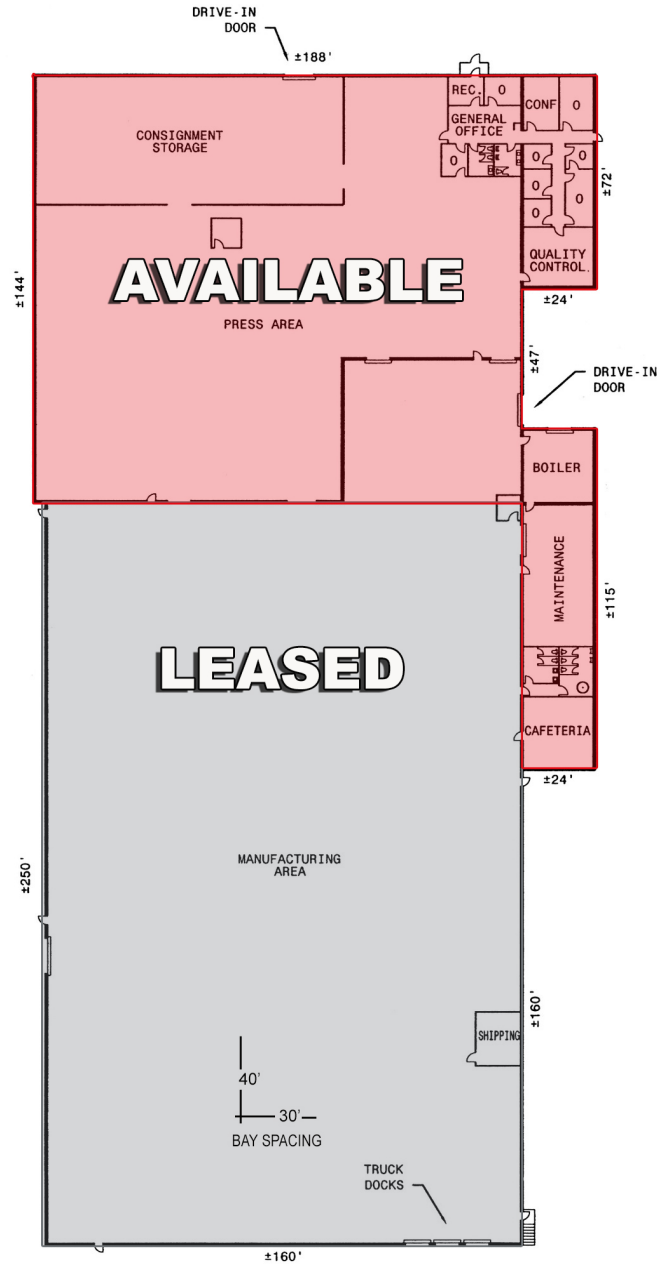
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Floor Plan



Current tenant on
month-to-month
lease.

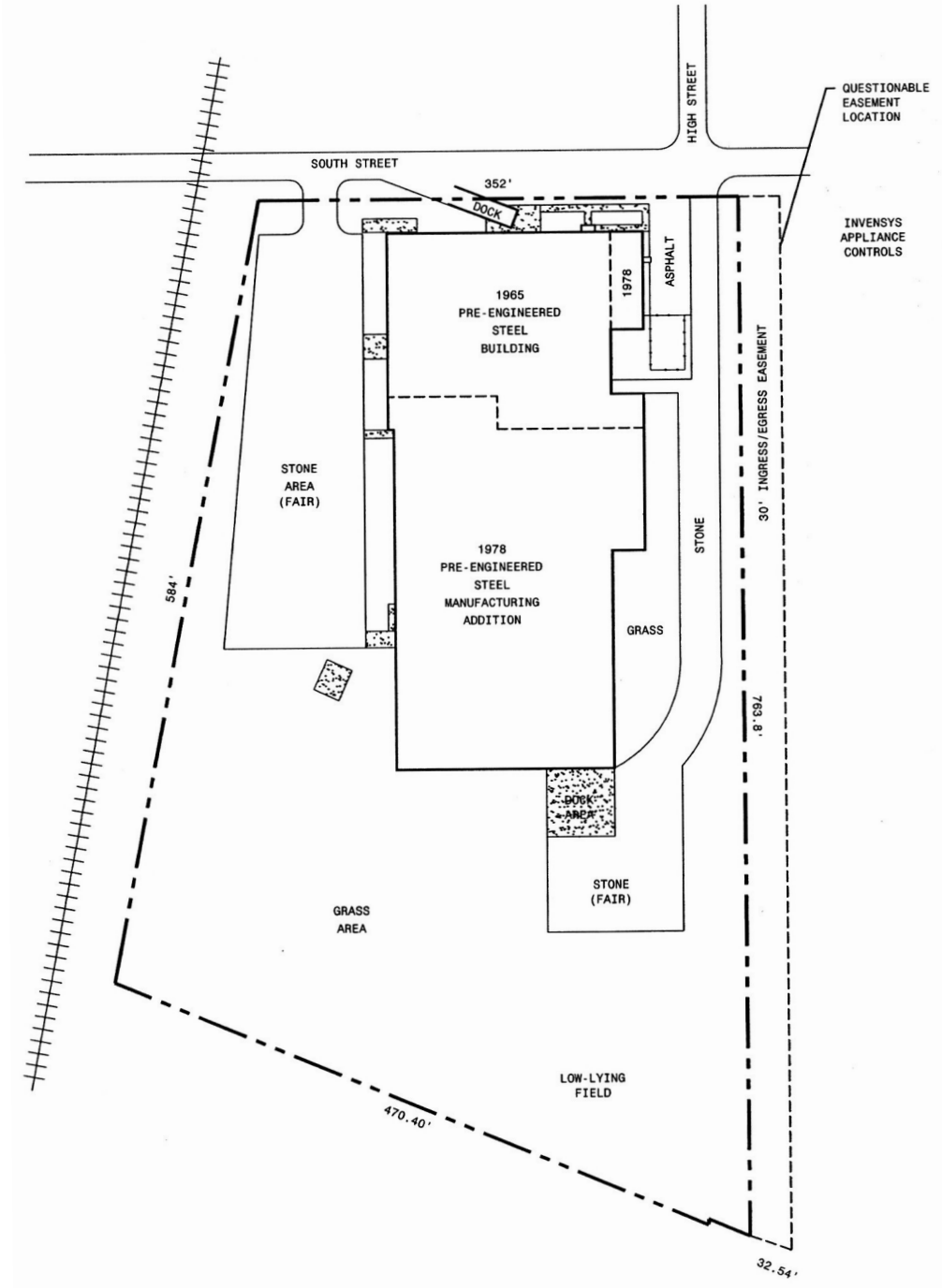
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Site Plan



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NAIHanning & Bean

For Lease
Industrial
Building



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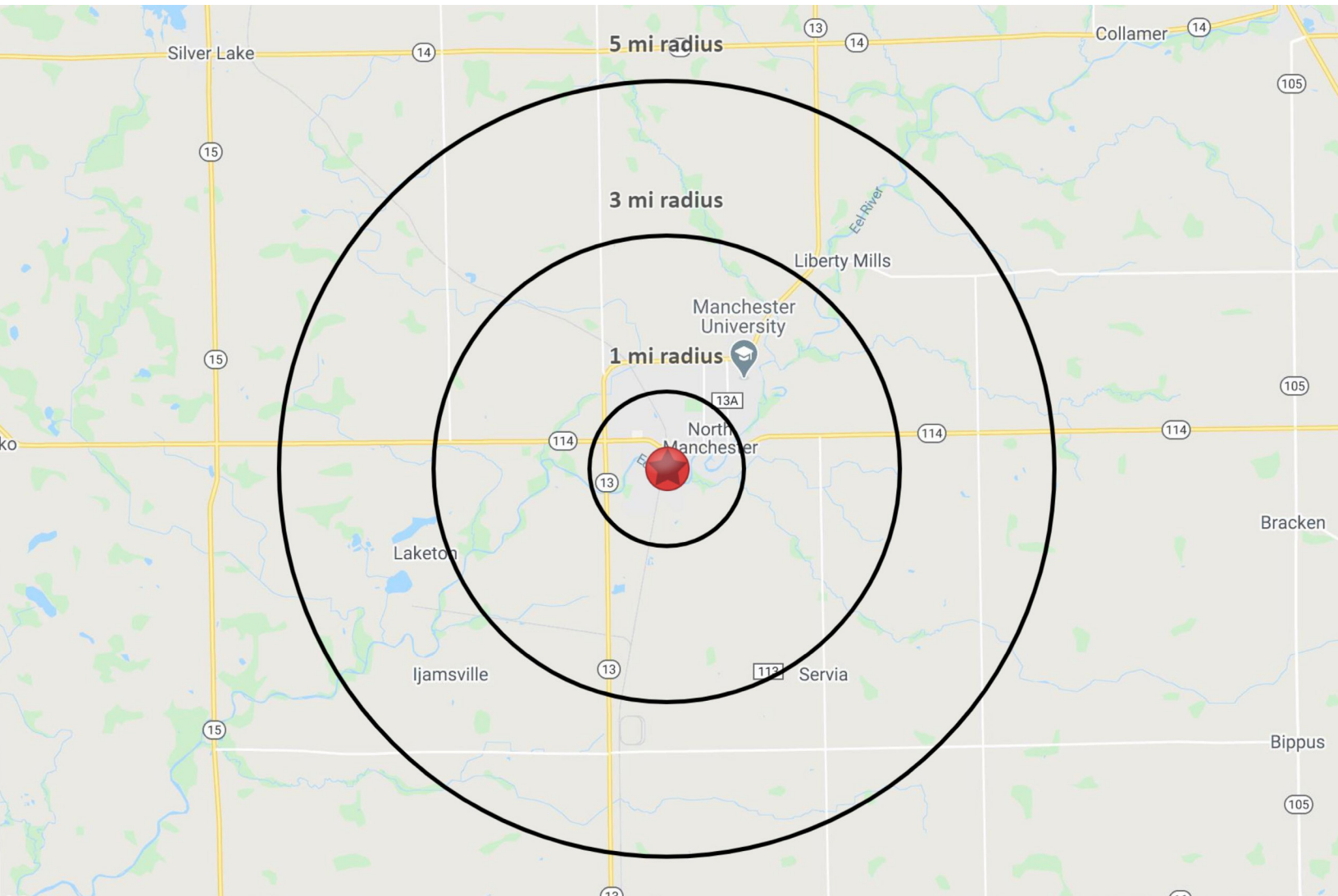
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2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,977	6,110	8,330
NUMBER OF HOUSEHOLDS	1,215	2,487	3,341
AVERAGE HOUSEHOLD INCOME	\$69,090	\$66,909	\$70,535
MEDIAN HOME VALUE	\$91,027	\$100,594	\$109,126

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