

OFFICE/WAREHOUSE

901-927 CARDINAL CT., AUBURN, IN

FOR SALE



FEATURES:

- 15,120 SF building (Lot 2) situated on 2.475 acres
 - 100% Leased
- Units have overhead door and service door
- Units separately metered
- Pylon signage available
- Abundant parking
- Close to I-69
- **FOR SALE: \$1,100,000**



FOR MORE INFORMATION:

Steve Chen
Broker
260.385.1000
schen@bradleyco.com

Bradley Company
111 E. Ludwig Rd., Suite 101
260.423.4311
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CENWAY BUSINESS CENTER

AUBURN, INDIANA



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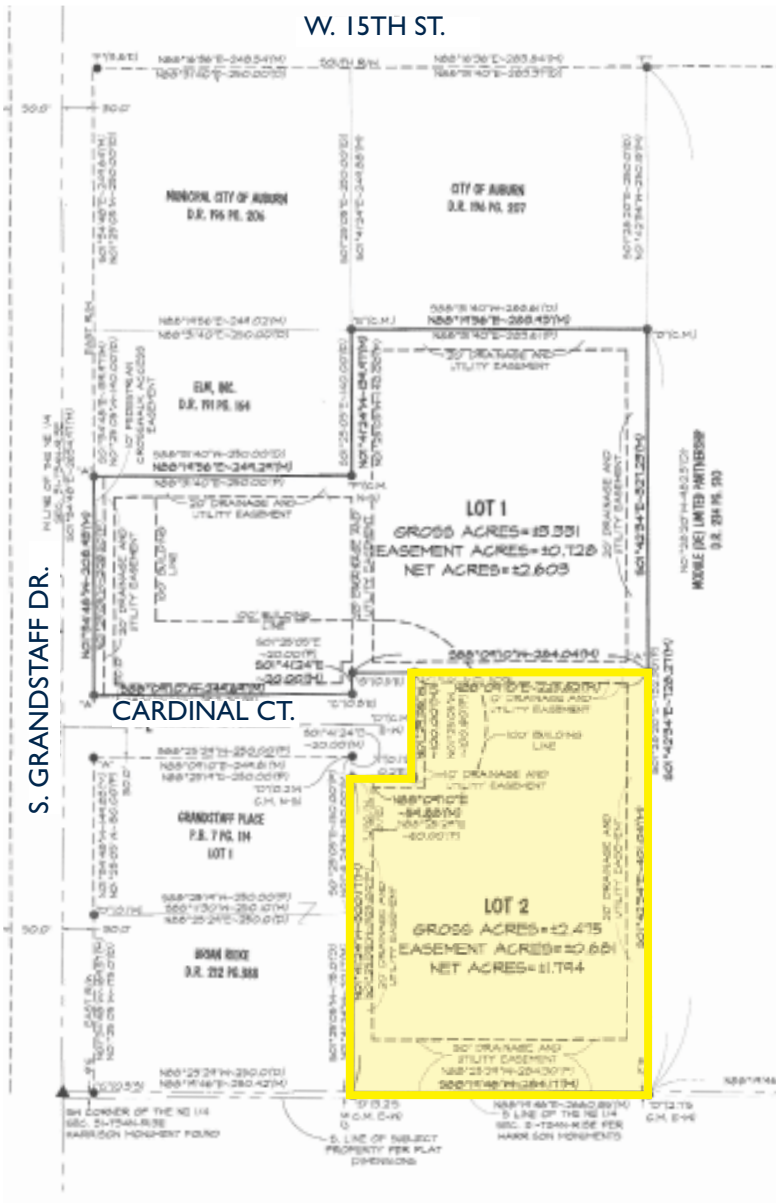
OFFICE/WAREHOUSE

901-927 CARDINAL CT., AUBURN, IN

FOR SALE

Lot #2 - 2.475 AC

Cenway Business Center
15,120 SF



SUITE 923	
SUITE 921	
SUITE 919	
SUITE 915	
SUITE 911	
SUITE 907	
SUITE 901	SUITE 903

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RETAIL FOR SALE

Property Name	Cenway Business Center, Lot #2
Street Address	901-927 Cardinal Court
City/State	Auburn, IN
Zip Code	46706
City Limits	Yes
County	Dekalb
Township	Grant



LEASE INFORMATION

Date Available	Immediately
Sale Price	\$1,100,000.00
Terms	Cash at close

STRUCTURAL DATA

Type of Construction	Pole Building
Roof	Metal
Floor	Concrete
Ceiling Height	8 ft. to 12 ft.

BUILDING SIZE & AVAILABILITY

Total Building Area	15,120 SF
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SITE DATA

Site Acreage	2.475 Acres
Zoning	C-1

GENERAL DATA

Number of Stories	One
Condition	Very Good
Year Built	1996/1999
Former Use	Office/Warehouse
Property Type	Flex

OPERATING DATA

Electricity Source	Auburn City
Amps	200
Volts	240
Phase	3

MECHANICAL DATA

Heating System	Office/Mfg. Warehouse	Gas Forced Air
A/C System	Office/Mfg. Warehouse	Yes
Lighting		Fluorescent

TENANT OR LANDLORD EXPENSES

Utilities	Tenant
Lawn & Snow	Pass Through
Real Estate Taxes	Landlord
Building Insurance	Landlord
Maintenance & Repairs	Tenant
Roof & Structure	Landlord

TRANSPORTATION

Nearest Highway/Interstate	<u>I-69</u>
Distance	0.6 Miles
Distance to Airport	8.8 Miles
Parking Lot	Paved

RETAIL FOR SALE

Property Name **Cenway Business Center, Lot #2**
Street Address 901-927 Cardinal Court
City/State Auburn, IN
Zip Code 46706
City Limits Yes
County Dekalb
Township Grant



TRAFFIC COUNTS

<u>Street Name</u>	<u>Number of VPD</u>
SR 8	19,153

2018 DEMOGRAPHICS

Population	
1 Mile	4,366
3 Mile	16,492
5 Mile	25,127
Households	
1 Mile	1,748
3 Mile	6,648
5 Mile	9,830
Average Household Income	
1 Mile	\$62,542
3 Mile	\$71,521
5 Mile	\$72,358

PROPERTY TAXES

Key Number 17-06-31-251-001.000-025

Assessments	
Land	\$369,700.00
Improvements	\$395,900.00
Total	<hr/> \$765,600.00

Annual Taxes See Broker
Tax Year 2017 Pay 2018

ADDITIONAL INFORMATION

- * Pylon signage available
- * Abundant, paved parking
- * Each unit separately metered for all utilities
- * 0.6 Miles from I-69
- * 100% Leased

FOR MORE INFORMATION

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