

AVAILABLE FOR SALE / LEASE

6408 US 421

WESTVILLE, INDIANA 46391



GROCERY DISTRIBUTION FACILITY



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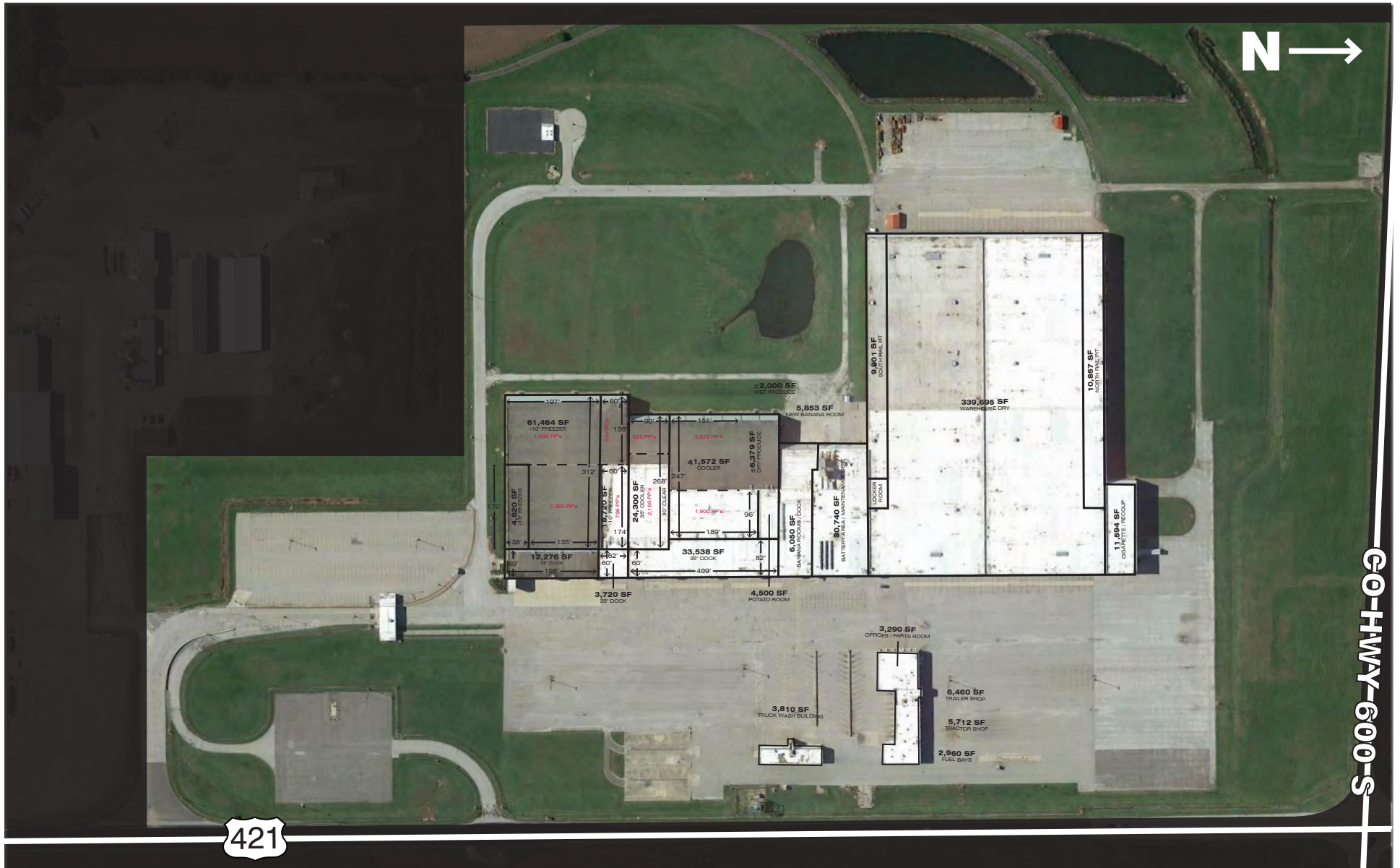
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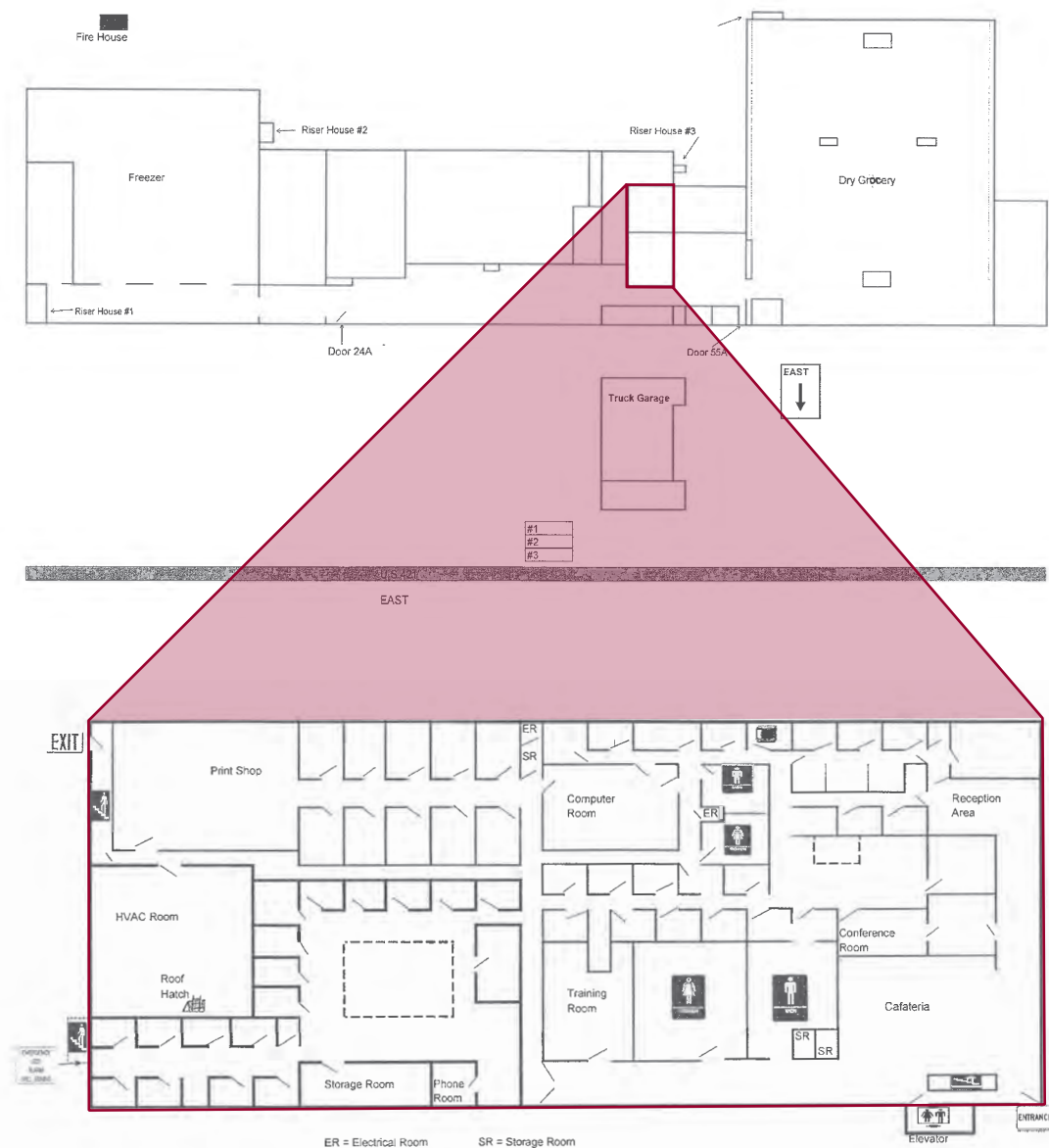
BUILDING SPECIFICATIONS:

HISTORY:	YEAR(S) BUILT	1980, 2000, 2004 (Tippman Construction/Paragon Architects)
	OCCUPANCY	<ul style="list-style-type: none"> • 1980 - Eagle Supermarkets • 1989 - Roundy's • 2005 - Nash Finch • April 2016 - Vacated
TOTAL LAND AREA:	98 Acres	
BUILDING SIZE / CLEAR HEIGHT:	680,403 SF <ul style="list-style-type: none"> • 369,058 SF Dry - 25'-29' • 79,688 SF Freezer - 37' • 82,344 SF Cooler • 45,667 SF Cooled Dock • 13,465 SF Banana Ripening • 34,299 Maintenance • 30,210 SF Office • 25,672 SF Out Buildings 	
LOADING:	RAIL	2 Interior Rail Spurs (CSX) <ul style="list-style-type: none"> • 594' • 658'
	TRUCKS	114 Hydraulic Docks
POWER:	6900 KVA	
LIGHTING:	90% T-5 Induction Lighting w. Sensors	
UTILITIES:	NATURAL GAS	\$52,433 (2015) <ul style="list-style-type: none"> • 8 Year Average - \$82,000
	ELECTRIC (NIPSCO)	\$626,000 (2015) <ul style="list-style-type: none"> • 7,139 KW • 84,603 Therms
	WASTE WATER	\$8,254 (2015) <ul style="list-style-type: none"> • Chemicals
	COOLING TOWER	\$3,645 (2015) <ul style="list-style-type: none"> • Chemicals
ROOF:	Replaced 2000 - 2002	
PROPERTY TAXES:	From Spartan Nash	
FUEL TANK:	108,000 Gallons (1990) <ul style="list-style-type: none"> • 48 / 48 / 12 Fiberglass 	
SURVEILLANCE:	52 Cameras	

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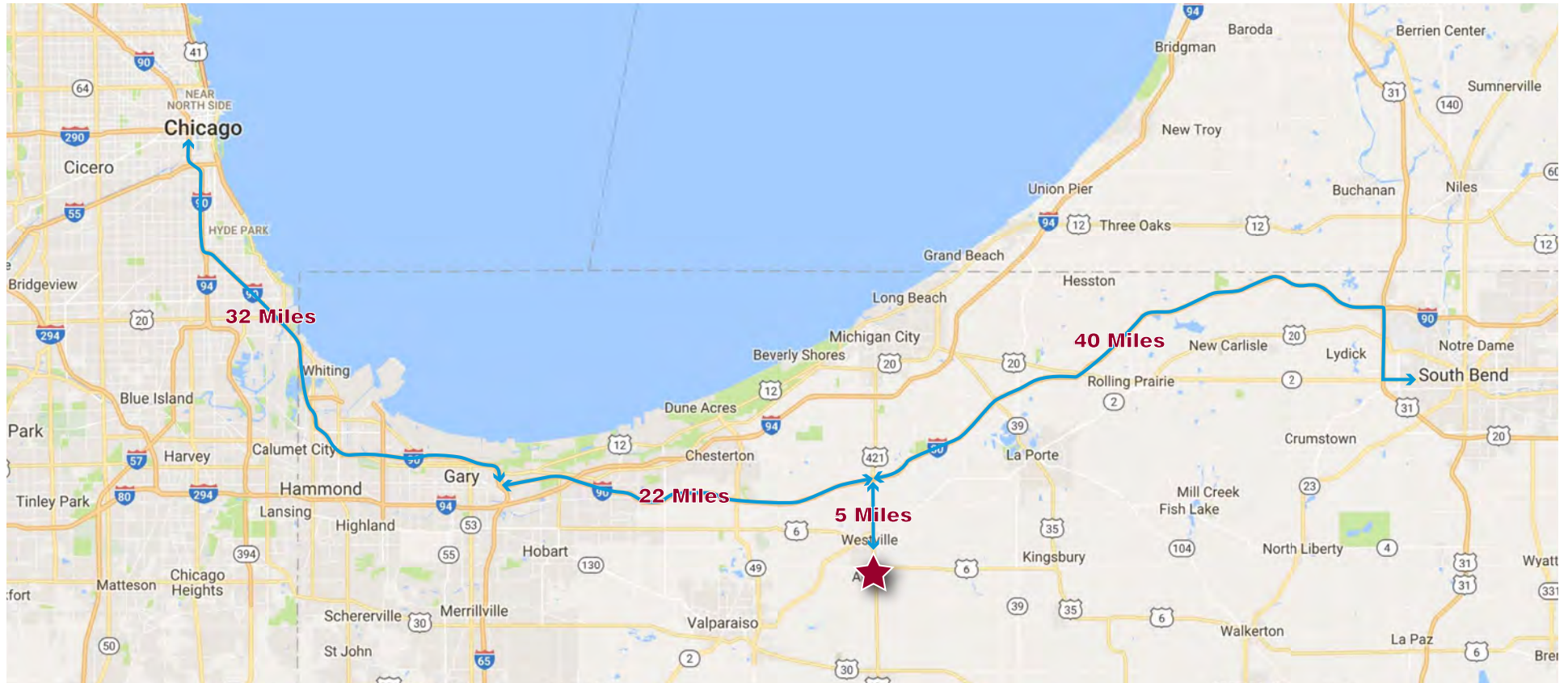
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BUILDING LAYOUT



2ND FLOOR OFFICE LAYOUT

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