

# 24,960 SQ. FT. MANUFACTURING BUILDING



2720 Marion Dr., Kendallville, IN 46755

- Fully air-conditioned plant
- Chilled water system with underground tunnels
- Expandable on 10 acres
- 6,334 sq. ft. office
- Ceiling height 21' peak & 19' eaves
- Sale price: \$900,000 (\$36.05/sf)



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# PROPERTY INFORMATION

## BUILDING SIZE/LOCATION/ZONING

Total Building Area	24,960 SF
Office Area	6,334 SF
Street Address	2720 Marion Dr.
City, State, Zip	Kendallville, IN 46755
County/Township	Noble/Wayne
City Limits	Inside
Zoning	IR/Industrial Reserved
Site Acreage	10.2 Acres

## PRICE/AVAILABILITY

Sale Price	\$900,000.00
Sale Price/SF	\$36.06
Availability	Immediately

## PROPERTY TAXES

Parcel Number	57-07-35-200-007.000-020
Assessment: Land	\$204,100
Improvements	\$495,200
Total Assessment	\$699,300
Annual Taxes	\$19,396.76 (\$0.78/sf)
Tax Year	2019 payable 2020

## BUILDING DATA

Construction Date	1993
Type of Construction	Rigid Steel Frame, w/ Insulated Metal Panel Sidewalls - Butler Bldg.
Roof	Standing Seam Metal
Floor	6" Concrete Mostly
Ceiling Height	21' Peak - 19' Eaves
Dimensions	160' x 160'
Bay Spacing	Clear Span
Sprinklers	Wet
Heat	Suspended Gas Units Four York & One Trane
Air Conditioning	Fully
Lighting	T-8 Fluorescent
Restrooms	1 Set Office & 1 Set Plant

## PARKING/TRANSPORTATION

Parking Lot	Asphalt w/Concrete Drive
Parking Spaces	107
Distance to Interstate	I-69 - 8 Miles

## UTILITIES SUPPLIERS

Electric	AEP 4,000 Amps, 480/277 Volt, 3-Phase
Natural Gas	NIPSCO
Water & Sewer	City of Kendallville

## OTHER INFORMATION

Chilled water system with underground distribution  
Two air compressors  
Exhaust fans

## LOADING FACILITIES

Dock Doors	Two - 10' x 10' w/ hydraulic levelers & dock locks
Drive-in Doors	One - 12'w x 14'h



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# ADDITIONAL PHOTOS



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PLANT AREA



TUNNELS FOR CHILLED WATER & POWER



SWITCH GEAR



ENTRANCE LOBBY

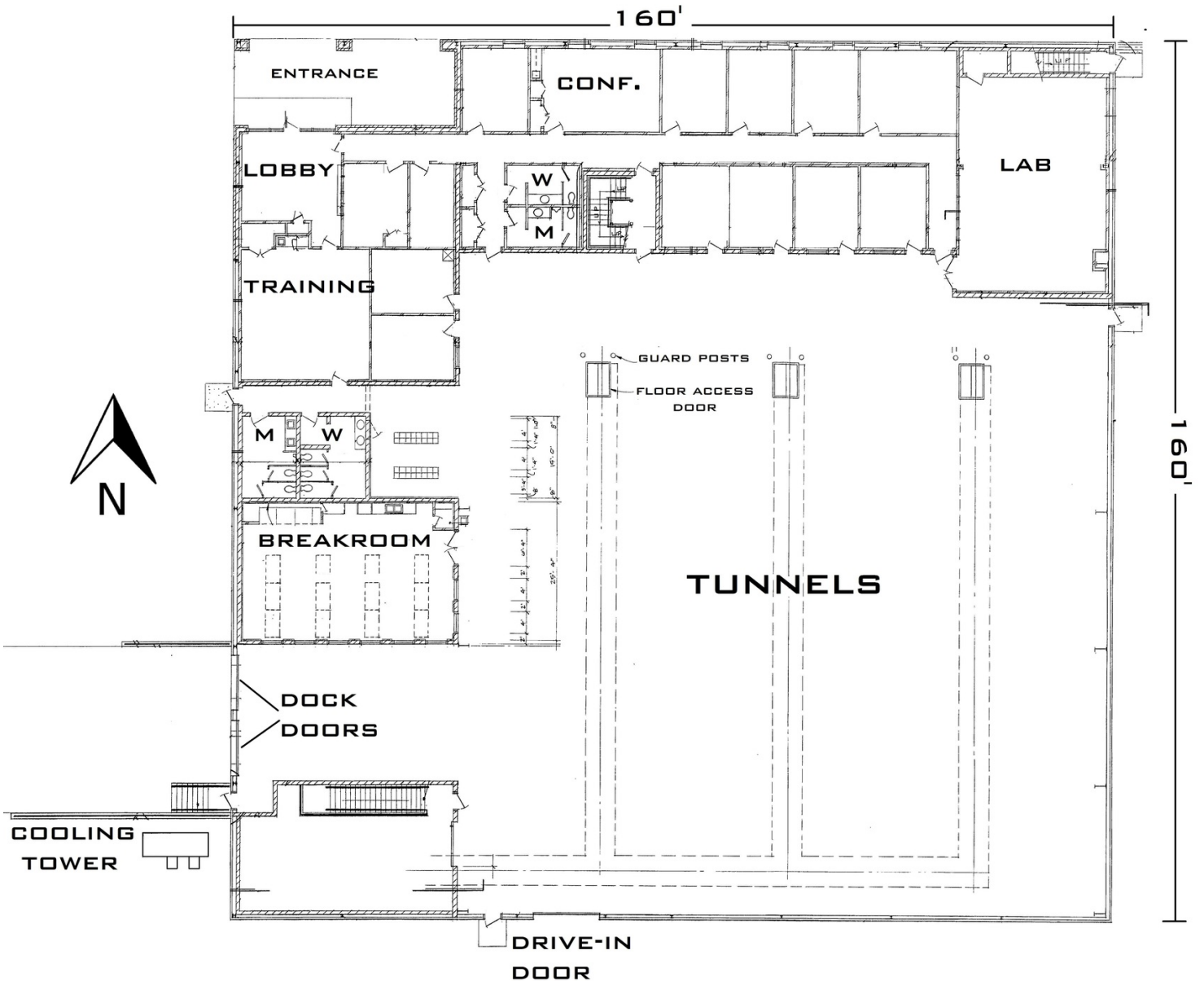


TRAINING ROOM

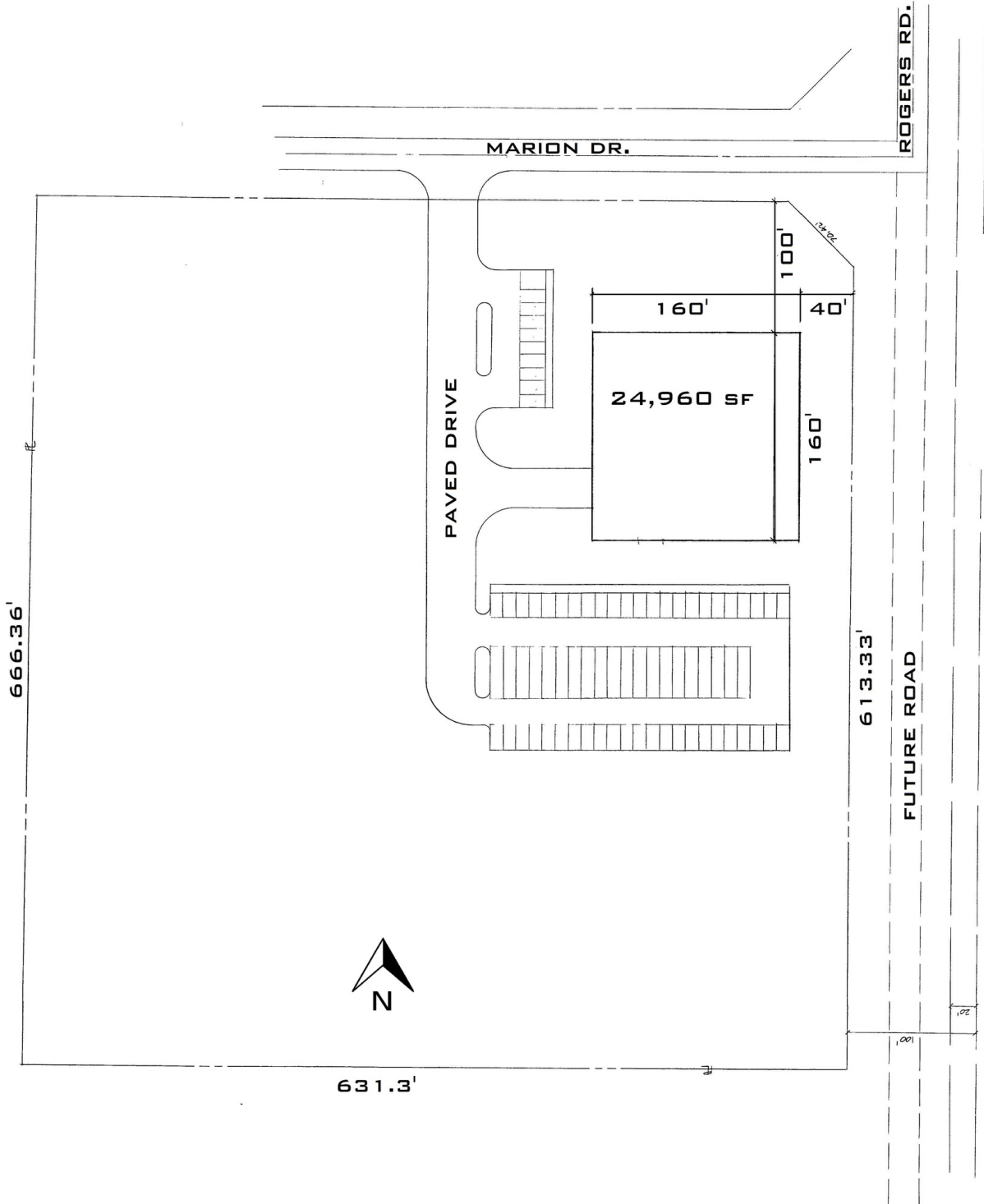


AIR COMPRESSORS

# FLOOR PLAN



# SITE PLAN



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# AERIAL MAP

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# LOCATION MAPS



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