

70,000 SQ. FT. INDUSTRIAL BUILDING



5925 E. Rail Connect Dr., Columbia City, IN 46725

- Ceiling height: 28'6" eaves & 34'9" peak
- Expandable up to 200,000 SF
- Rail potential
- ESFR fire protection sprinkler
- Eight truck docks
- 10 miles from I-69, exit # 309



STEVEN K. ZACHER, SIOR, CCIM
 President, Managing Broker
 szacher@zacherco.com
 260.422.8474

FLETCHER MOPPERT
 Broker Associate
 fmoppert@zacherco.com
 260.422.8474

PROPERTY INFORMATION

BUILDING SIZE/LOCATION/ZONING

Total Building Area	70,000 SF
Office	3,793 SF
Street Address	5925 E. Rail Connect Dr.
City, State, Zip	Columbia City, IN 46725
County/Township	Whitley/Union
City Limits	Outside
Zoning	IPM/Industrial Park Manufacturing
Site Acreage	14.77 Acres

BUILDING DATA

Construction/Addition	2013/2015
Type of Construction	Pre-Engineered Steel - 12' Masonry Block - Wainscotting On Front Wall
Number of Stories	1
Roof	Standing Seam Metal
Floor	6" Reinforced Concrete
Ceiling Height	28'6" at Eave - 34'9" at Peak
Dimensions	350' x 200'
Bay Spacing	50' x 40'
Sprinklers	ESFR
Heat	Suspended Gas Units
Air Conditioning	Office Only
Lighting	High Bay Fluorescent
Skylights	Located in Warehouse
Restrooms	2
Ceiling Height	28 - 34 ft

PRICE/AVAILABILITY

Sale Price	\$4,550,000.00
Sale Price/SF	\$65.00
Lease Rate	\$4.90 SF/yr (NNN)
Availability	May 1, 2020

PROPERTY TAXES

Parcel Number	92-05-22-206-003.000-012
Assessment: Land	\$54,300
Improvements	\$2,446,600
Total Assessment	\$2,500,900
Annual Taxes	\$16,532.62 (\$0.24/sf)
Tax Year	2019 payable 2020

FINANCIAL RESPONSIBILITIES

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

OPERATING COSTS

	Cost (SF)
Taxes	\$0.24
Insurance	Will Advise
CAM	Will Advise
Total	Will Advise



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LOADING FACILITIES

Dock Doors (Eight) 9' x 9' w/ Hydraulic Levelers
and Dock Locks
Drive-in Doors (Two) 12' x 16'

UTILITY SUPPLIERS

Electric Northeastern REMC
2,000 Amp, 120/208 Volt, 3-Phase
Natural Gas NIPSCO
Water & Sewer Columbia City Utilities

PARKING/TRANSPORTATION

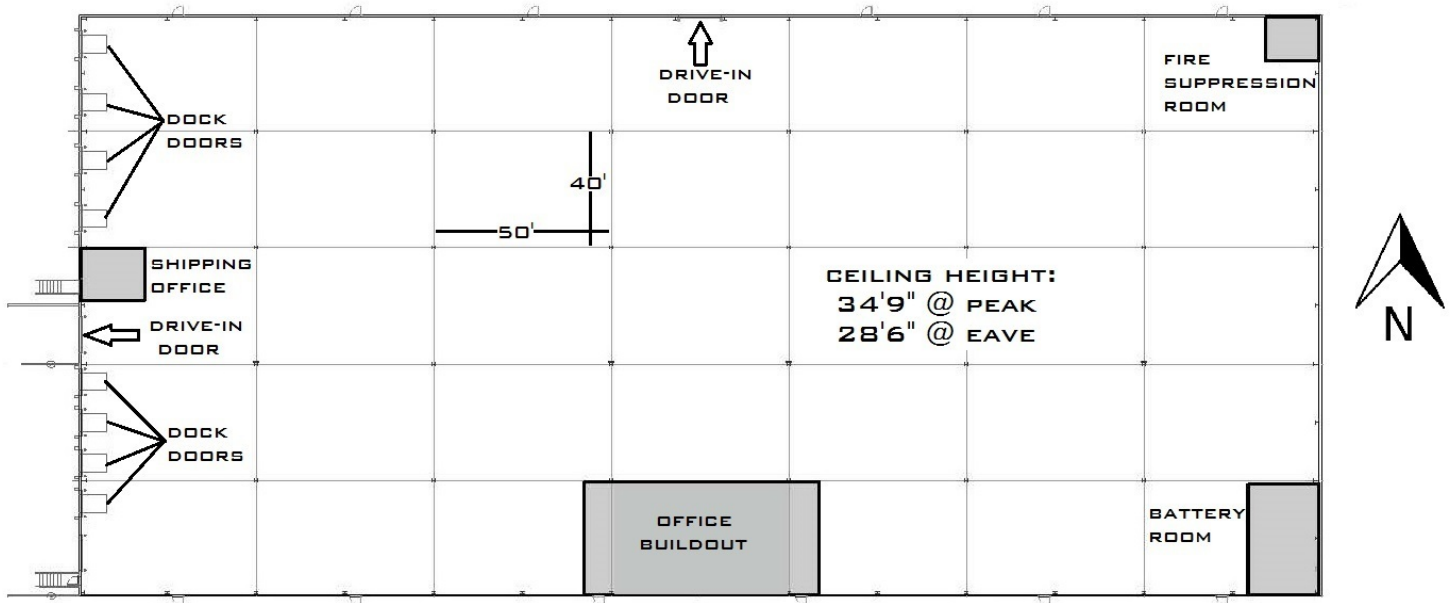
Parking Lot Asphalt
Parking Spaces 33
Trailer Parking West Side with
Concrete Dolly Pad
Rail Access Potential
Distance To Interstate I-69 - 11 Miles



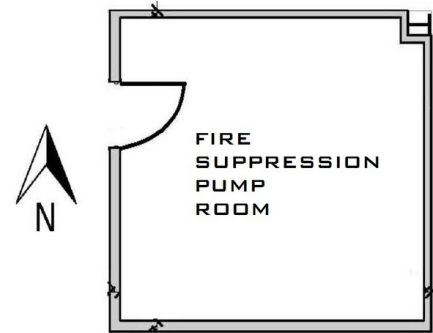
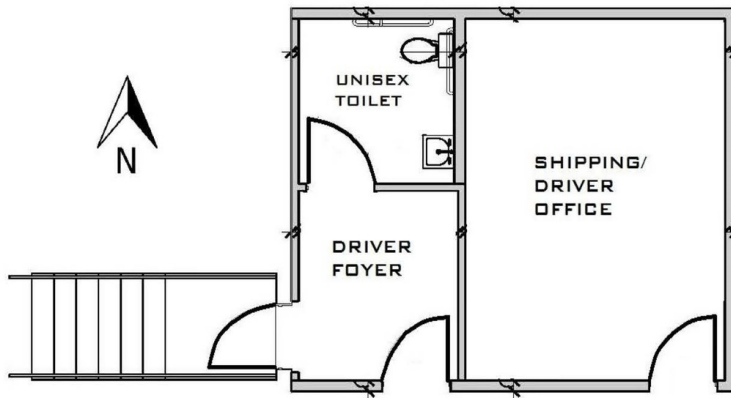
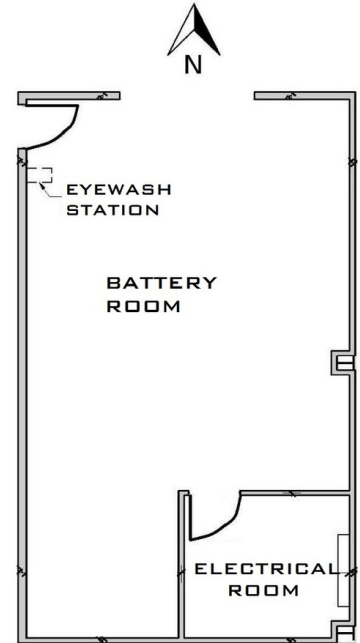
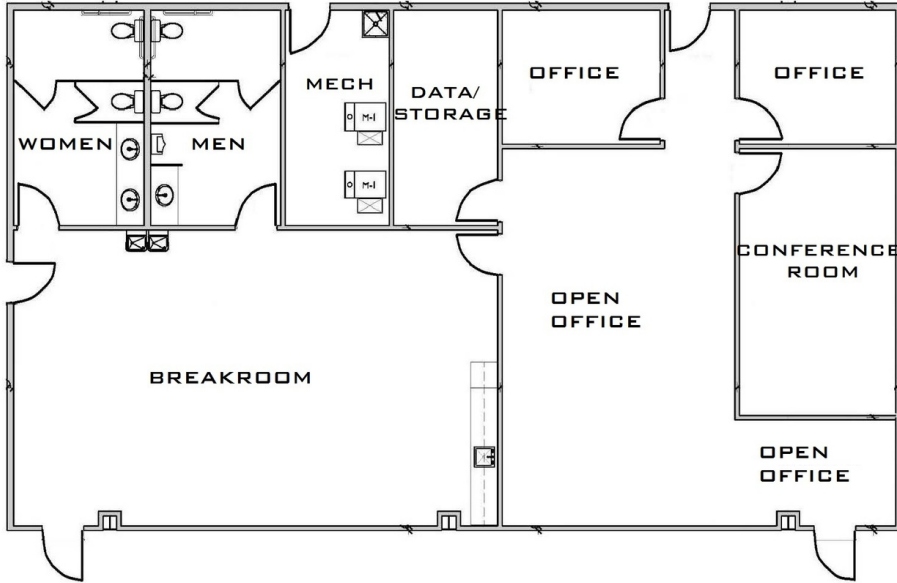
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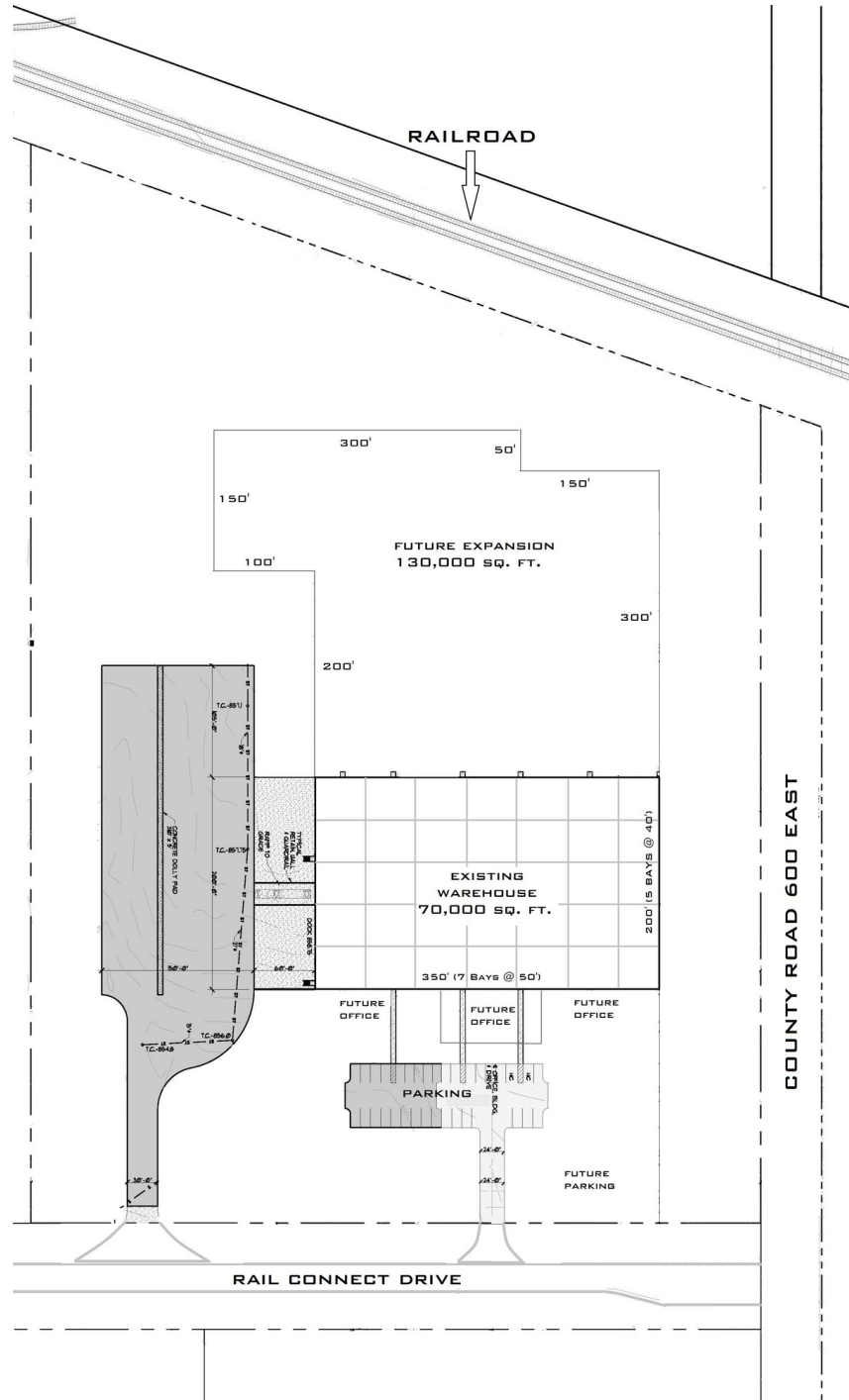
FLOOR PLAN



OFFICES/MECHANICAL FLOOR PLANS



SITE PLAN



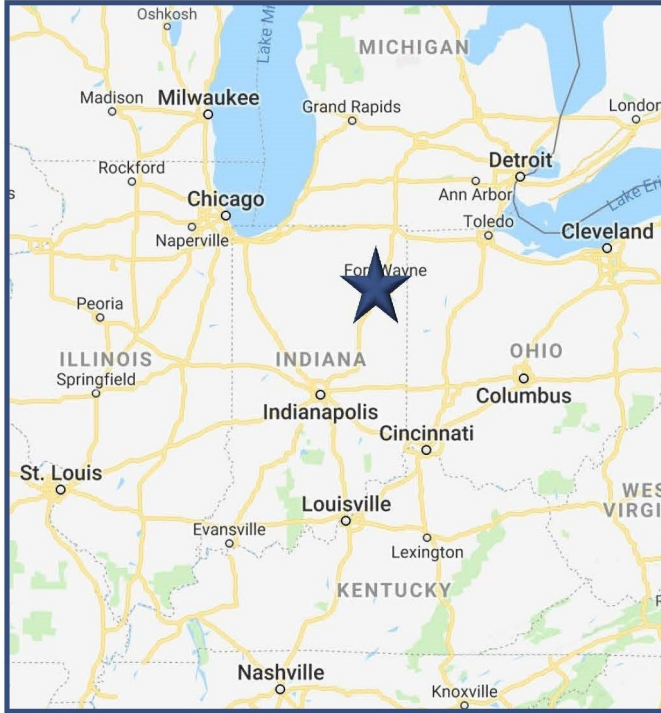
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



STRATEGIC LOCATION



WITHIN ONE DAY'S TRAVEL

- ♦ FORT WAYNE ----- 19 MILES
- ♦ INDIANAPOLIS ---- 124 MILES
- ♦ CHICAGO ----- 140 MILES
- ♦ DETROIT ----- 187 MILES
- ♦ CINCINNATI ----- 211 MILES
- ♦ CLEVELAND ----- 229 MILES
- ♦ MILWAUKEE ----- 231 MILES
- ♦ LOUISVILLE ----- 234 MILES
- ♦ ST. LOUIS ----- 366 MILES

INTERSTATES 69, 65, 70, 75 AND THE INDIANA 80/90 TOLL ROAD ARE ALL WITHIN 90 MILES OF COLUMBIA CITY, INDIANA



Google

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PRIME LOCATION



LOCATION OVERVIEW

Columbia City, Indiana is 19 miles west of Fort Wayne. Fort Wayne is the second largest city in the state and is the center of economic activity in northeastern Indiana. There are more than 575,000 residents in the Fort Wayne combined statistical area (CSA). Columbia City's economy has transitioned from its historic concentration in the automotive industry to a vibrant diverse community with well-paying jobs. Columbia City is an affordable alternative to other midwestern communities, offering a high quality of life and low cost of doing business. Columbia City supports such companies as Autoliv, Ultra Electronics, 80/20, Inc., Steel Dynamics, Inc. and Iotron, Inc. Fort Wayne is home to notable national companies such as General Motors, BAE Systems, Raytheon, Sweetwater Sound, Lincoln Financial Group and Vera Bradley.