

FOR SALE OR LEASE

INDUSTRIAL PROPERTY



602 HATHAWAY DRIVE, SOUTH WHITLEY, IN 46787

FEATURES

- 12,920 SF industrial building (8,504 SF addition in 2015)
- Located just off of State Road 5; 7 miles south of US 30
- Layout includes: reception area, 2 offices, kitchen area, 2 restrooms, parts storage room, and tool crib
- Gas forced air heat, as well as air conditioning, throughout entire building
- Includes adjacent 1-acre vacant lot for potential expansion
- I-1 (light industrial) zoning
- Located in newly-established TIF District
- Some remaining equipment available for purchase; contact Brokers for details

PRICE REDUCTION



FOR SALE **\$479,000** **~~\$425,000~~**

FOR LEASE **\$3.95 PSF (NNN)**



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BUILDING INFORMATION

| | |
|----------------------------|-----------|
| Building Size | 12,920 SF |
| Warehouse/Shop Area | 12,304 SF |
| Office Area | 616 SF |
| Grade Level Overhead Doors | Four |
| 10 ft. | Two |
| 14 ft. (internal) | One |
| 18 ft. | One |

SITE INFORMATION

| | |
|---------------------------|------------------------|
| Site Acreage | 2.0 AC |
| Additional Land Available | No |
| Zoned | I-1 (Light Industrial) |

GENERAL INFORMATION

| | |
|-------------------|----------------------|
| Number of Stories | One |
| Condition | Good/Excellent |
| Building Class | B |
| Year Built | 1976 |
| Year Renovated | 2015 |
| Property Type | Industrial/Warehouse |

STRUCTURAL INFORMATION

| | |
|----------------|-----------------|
| Construction | Existing |
| Roof | Shingle |
| Floor | Concrete |
| Ceiling Height | 12 ft. - 20 ft. |
| Restrooms | Two |

MECHANICAL INFORMATION

| | |
|----------------|-----------------|
| Heating System | Gas Forced Air |
| A/C System | Forced Air |
| Lighting | Fluorescent/LED |

OPERATING INFORMATION

| | |
|--------------------|--------------|
| Amps | 800 amp |
| Volts | 120/240 volt |
| Phase | 3-phase |
| Natural Gas Source | Municipal |
| Water/Sewer Source | Municipal |

PROPERTY TAXES

| | |
|-------------------|--------------------------|
| Parcel Number | 92-07-33-000-226.000-002 |
| | 92-07-33-000-224.000-002 |
| Assessments Total | \$399,100 |
| Land | \$30,400 |
| Improvements | \$368,700 |
| Tax Year | 2017 Payable 2018 |
| Annual Taxes | 12,351.14 |

TRANSPORTATION

| | |
|----------------------------------|------------------|
| Nearest Highway | IN-5 0.3 miles |
| Fort Wayne International Airport | 30 miles |

TRAFFIC COUNT

| | |
|------|-----------|
| IN-5 | 2,715 VPD |
|------|-----------|

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Population | 1,550 | 2,803 | 4,600 |
| Total Households | 638 | 1,129 | 1,749 |
| Average HH Income | \$57,379 | \$62,109 | \$66,804 |



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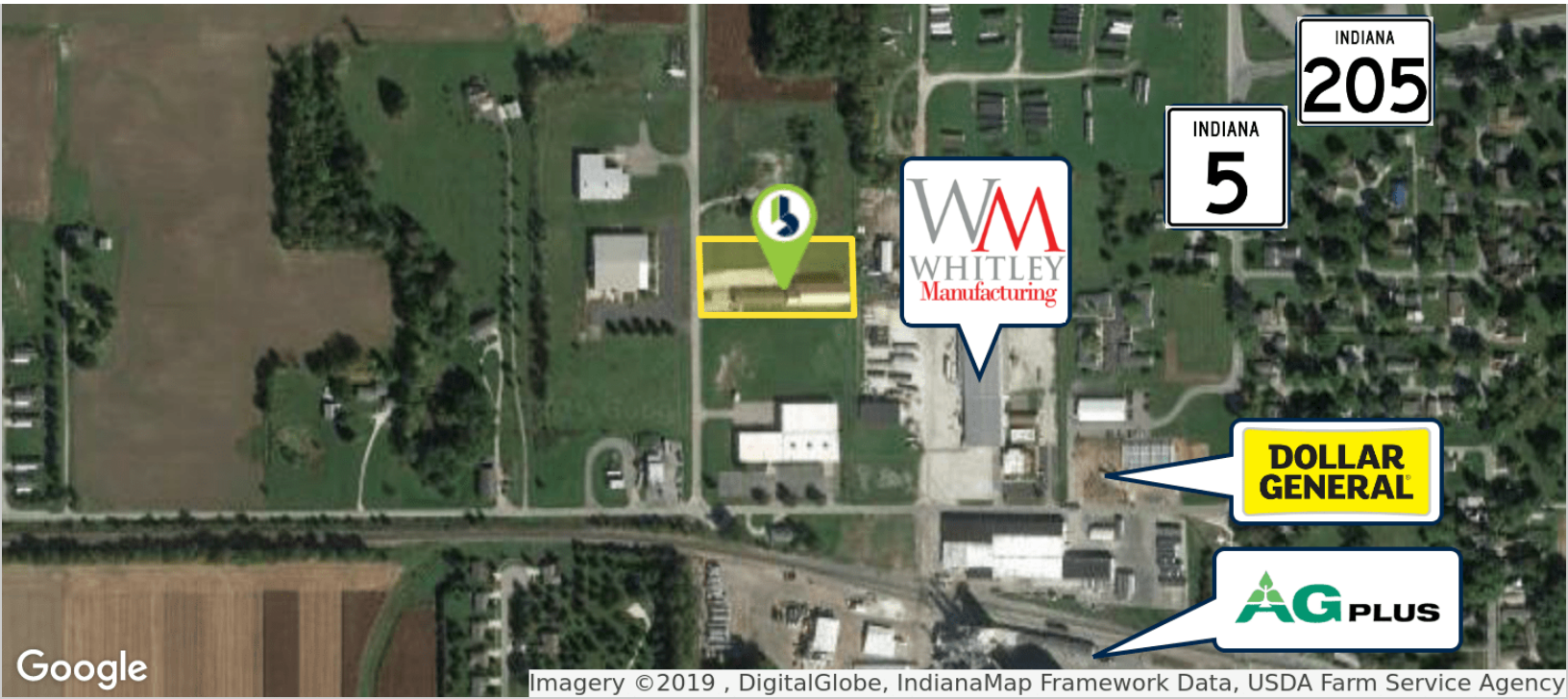
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