



AVAILABLE FOR SALE

NET LEASE INDUSTRIAL INVESTMENT FOR SALE

6235 N 650 E
CHURUBUSCO, IN 46723

SALE PRICE \$2,200,000
CAP RATE 6.58%

PROPERTY HIGHLIGHTS

- NN Class A Industrial/Manufacturing Investment Opportunity
- Lincoln Electric Holdings, Inc. owned company
- 30,500 SF facility situated on 16 acres
- Property is located 15 miles northwest of Fort Wayne along Highway 33
- Additional land included and can be developed

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919 S Harrison Street
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A MIKE THOMAS AFFILIATE



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PROPERTY SUMMARY



INVESTMENT HIGHLIGHTS

Rare opportunity to own a property Leased to a Lincoln Electric Holdings, Inc. company, Pro Systems, LLC, which was recently acquired in 2018. Lincoln Electric Holdings, Inc. is a world leader in the design, development and manufacturing of arc welding products, robotic arc welding systems and plasma and oxyfuel cutting systems. Lincoln Electric Holdings, Inc. trades on the NASDAQ and reported over \$3.0 billion in sales in 2018.



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	16.638 Acres
Building Size:	30,500 SF
NOI:	\$144,775.00
Cap Rate:	6.58%

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ADDITIONAL PHOTOS



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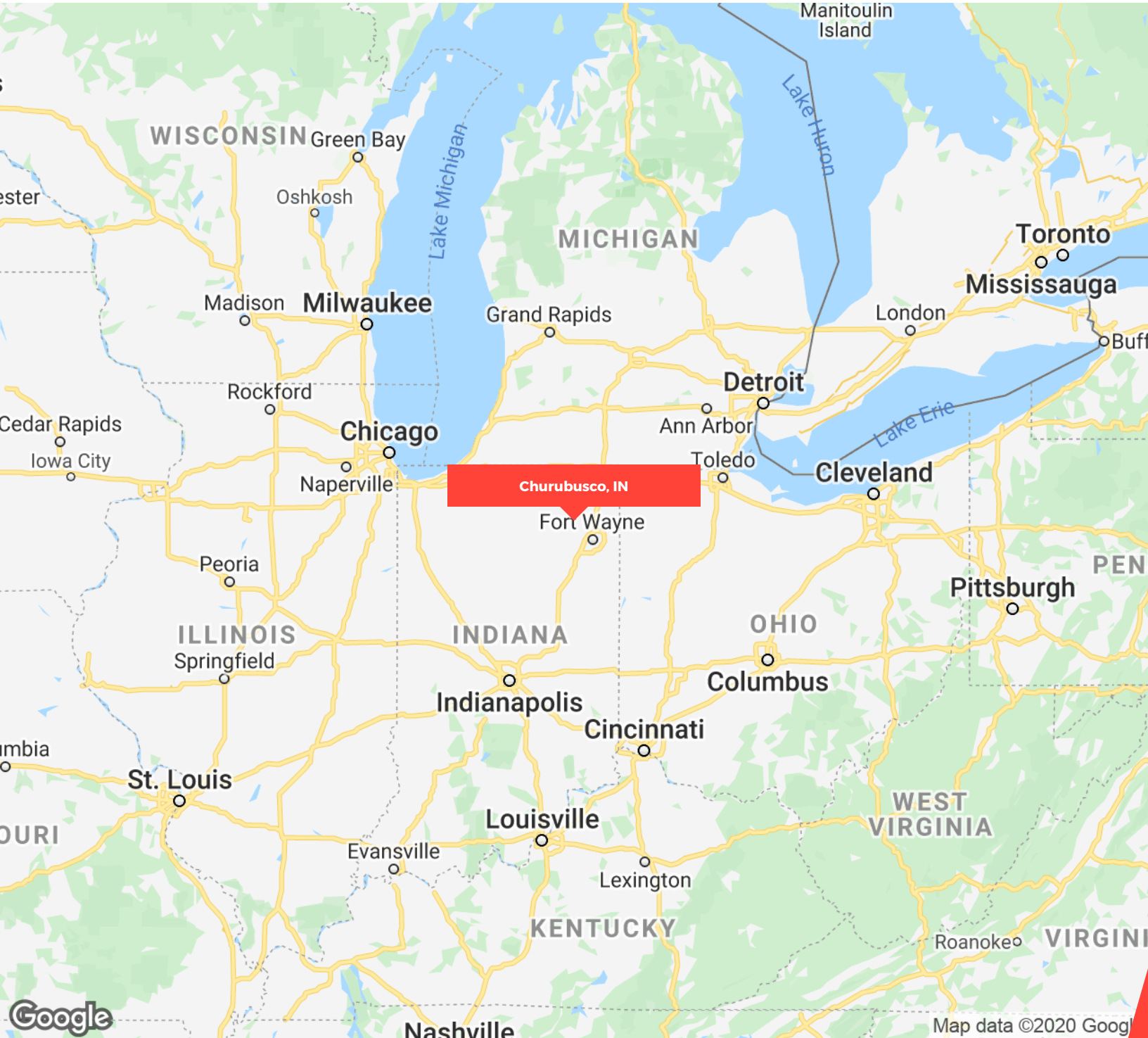
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REGIONAL MAP



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PROPERTY DETAILS

SALE PRICE **\$2,200,000**

LOCATION INFORMATION

Building Name	NET LEASE INDUSTRIAL INVESTMENT FOR SALE
Street Address	6235 N 650 E
City, State, Zip	Churubusco, IN 46723
County/Township	Whitley

BUILDING INFORMATION

Building Size	30,500 SF
NOI	\$144,775
Cap Rate	6.58%
Price / SF	\$72.13
Year Built	1999
Last Renovated	2007
Occupancy %	100%
Tenancy	Single

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	IPM (Industrial Park/Manufacturing)
Lot Size	16.638 Acres
APN#	92-04-04-222-001.000-009
Corner Property	Yes
Traffic Count Street	Hwy 33 - 8,737 VPD

PARKING & TRANSPORTATION

Parking Type	Surface
Trailer Parking	yes

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