

8,012 SQ. FT. WAREHOUSE/FLEX SPACE AVAILABLE



1905 Jacob Street, Auburn, IN 46706

- 8 total overhead doors
- 2.3 miles northeast of I-69 Exit 326
- Divisible
- Adjacent residential investment property also available
- Sale price \$199,000, lease rate \$3.00 psf/yr MG



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PROPERTY INFORMATION

BUILDING LOCATION/ZONING/SIZE

Street Address	1905 Jacob Street
City, State, Zip	Auburn, IN 46706
County/Township	DeKalb/Jackson Township
Zoning	I1-Light Industrial
Total Building Area	8,012 SF
Mezzanine Office	15' x 20'
Site Acreage	0.58 Acre

PRICE/AVAILABILITY

Sale Price	\$199,000.00
Sale Price/SF	\$24.84
Lease Rate/Type	\$3.00 SF/yr (MG)
Available	Immediately

BUILDING DATA

Former Use	Industrial
Floor	Concrete
Year Built	1973
Type of Construction	Wood Frame
Roof	Metal
Ceiling Height	15' clear height
Dimensions	44' x 81'
Overhead Doors:	8
	4 - 18' x 14'
	2 - 14' x 10'
	1 - 14' x 12'
	1 - 8' x 8'
Lighting	Fluorescent and Metal Halide
Restrooms	1

PROPERTY TAXES

State Parcel Numbers:	17-10-05-102-014.000-010
	17-10-05-102-013.000-010
Assessment: Land	\$56,200
Improvements	\$39,500
Total Assessment	\$95,700
Annual Taxes	\$2,484.12 (\$0.31 psf)

FINANCIAL RESPONSIBILITIES

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

UTILITY SUPPLIERS

Electric	AEP
Power	3 Phase
Natural Gas	NIPSCO
Water/Sewer	City of Auburn

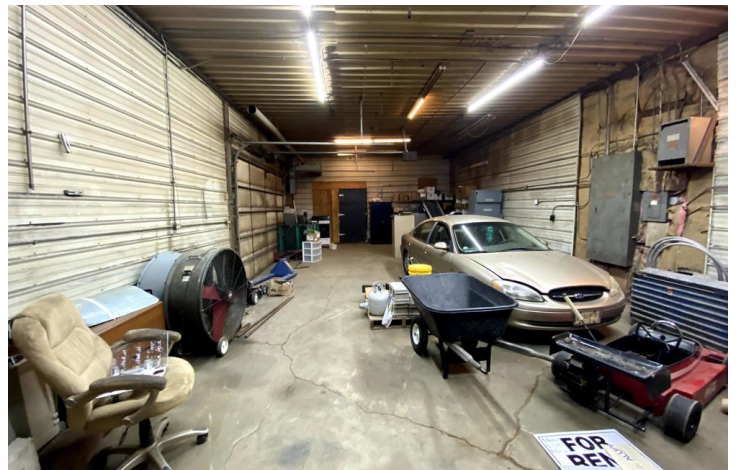
PARKING/TRANSPORTATION

Parking Lot	Gravel
Distance to Interstate	2.3 miles
Major Roads Nearest Site	Auburn Dr. and Wayne St.



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ADDITIONAL PHOTOS



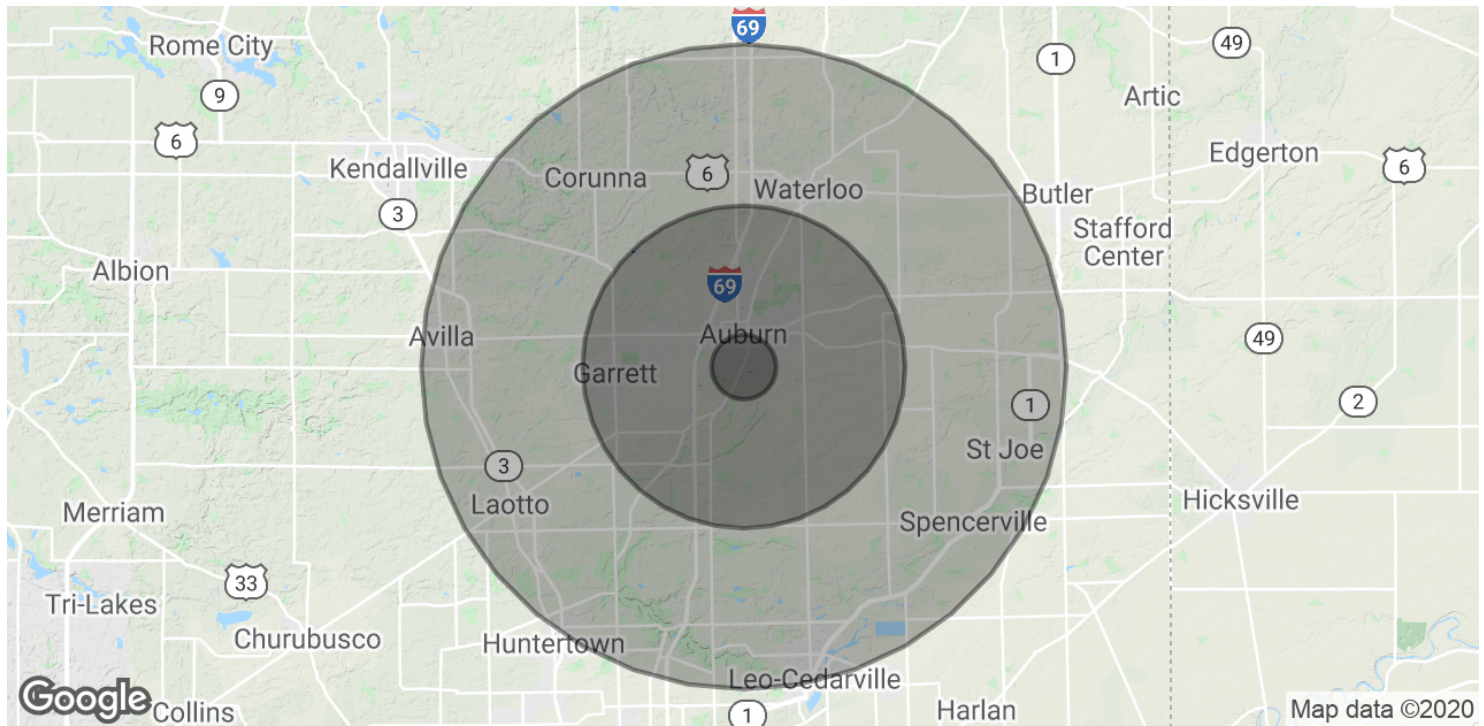
ADDITIONAL PHOTOS



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,233	24,296	61,677
Average age	35.8	37.0	37.2
Average age (Male)	35.8	37.3	36.7
Average age (Female)	36.7	37.8	38.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	913	9,539	22,760
# of persons per HH	2.4	2.5	2.7
Average HH income	\$49,853	\$55,179	\$66,151
Average house value	\$103,895	\$116,625	\$170,031

* Demographic data derived from 2010 US Census