

TWO BUILDINGS ON 3 ACRES AVAILABLE



1075 S. 50 E., Columbia City, IN 46725

- 21,708 sq. ft. total in two buildings
- 17 additional acres available
- 14' and 16' ceiling heights
- 5 overhead doors, 1 truck dock
- Near S.R. 9 and 2 miles from U.S. 30



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PROPERTY INFORMATION

BUILDING SIZE/LOCATION/ZONING

Total Space 2 Buildings	21,708 SF
Building 1	7,820 SF
Office Area	420 SF
Warehouse	2,820 SF
Cold Storage	4,580 SF
Building 2 (Shell)	13,888 SF
Street Address	1075 S. 50 E.
City, State, Zip	Columbia City, IN 46725
County/Township	Whitley/Columbia
City Limits	Inside
Zoning	I1/Light Industrial
Site Acreage/Add'tl Available	3 Acres/17 Acres

PRICE/AVAILABILITY

Sale Price	\$675,000.00 (\$31.09 psf)
Availability	Immediately

PROPERTY TAXES

Parcel Number	92-06-14-000-107.001-003
Assessment: Land	\$74,400*
Improvements	\$151,200*
Total Assessment	\$225,600*
Annual Taxes	\$3,729.84 (\$0.17 psf)*
Tax Year	2019 payable 2020
*Total Acreage 15.282 Acres	

BUILDING 1 DATA

Construction Date	2007
Condition	Good
Type of Construction	Wood Post Frame w/ Steel Siding
Roof	Steel
Floor	Concrete
Ceiling Height	14'
Heat	Suspended Electric
Air Conditioning	Office Only
Lighting	T-5 Fluorescent
Sprinklers	No
Restrooms	2
Power	480V, 400 Amp, 3-Phase
Overhead Doors	2 (Two) - 14' W x 12' H

BUILDING 2 DATA

Construction Date	2014
Type of Construction	Wood Post Frame w/ Steel Siding
Roof	Steel
Floor	Gravel
Ceiling Heights:	6,720 SF - 16'
	7,168 SF - 14'
HVAC	None
Lighting	Minimal
Sprinklers	No
Power	120V
Overhead Doors:	1 (One) - 14'W x 14'H
	2 (Two) - 12'W x 14'H

UTILITY SUPPLIERS

Electric/Water/Sewer	Municipal
Natural Gas	Available

PARKING/TRANSPORTATION

Parking Lot	Gravel
Major Road Nearest Site	Business 30
Distance to Interstate	2 Mile - U.S. 30



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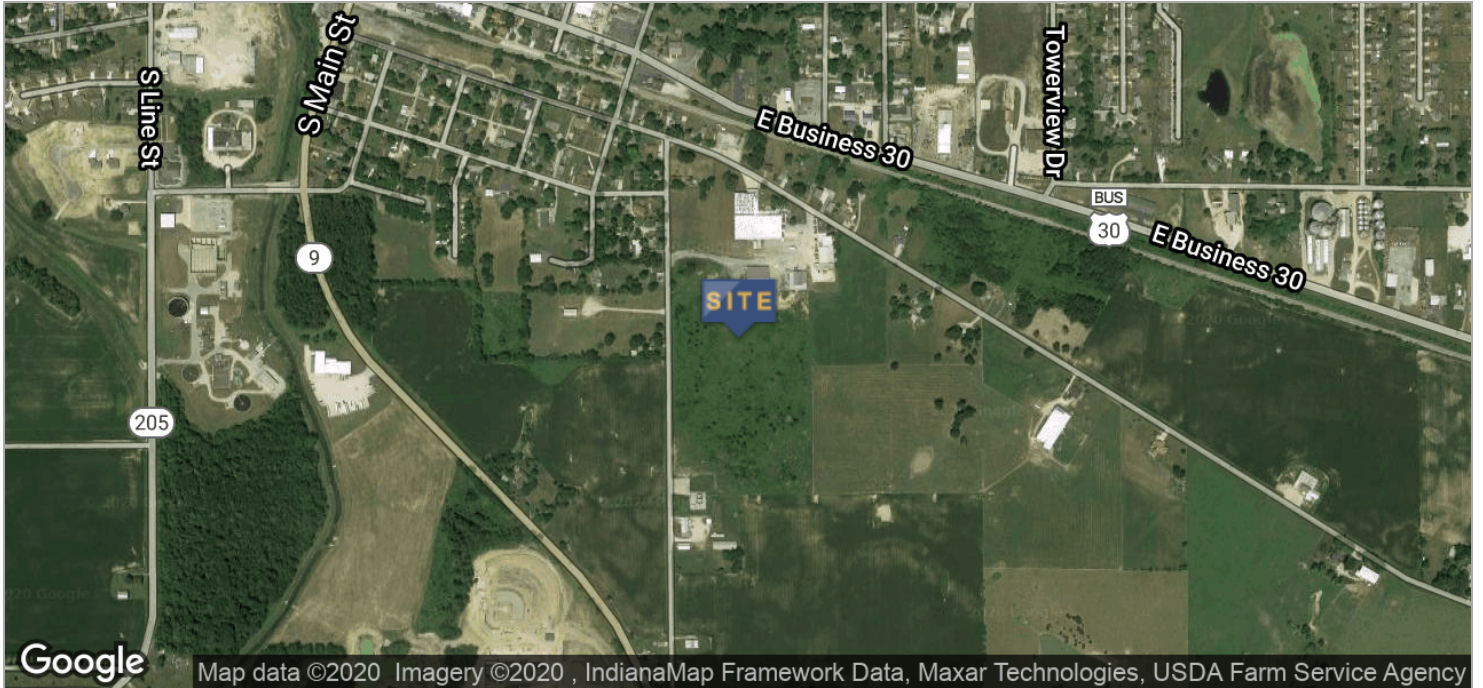
ADDITIONAL PHOTOS BLDG 1



ADDITIONAL PHOTOS BLDG 2



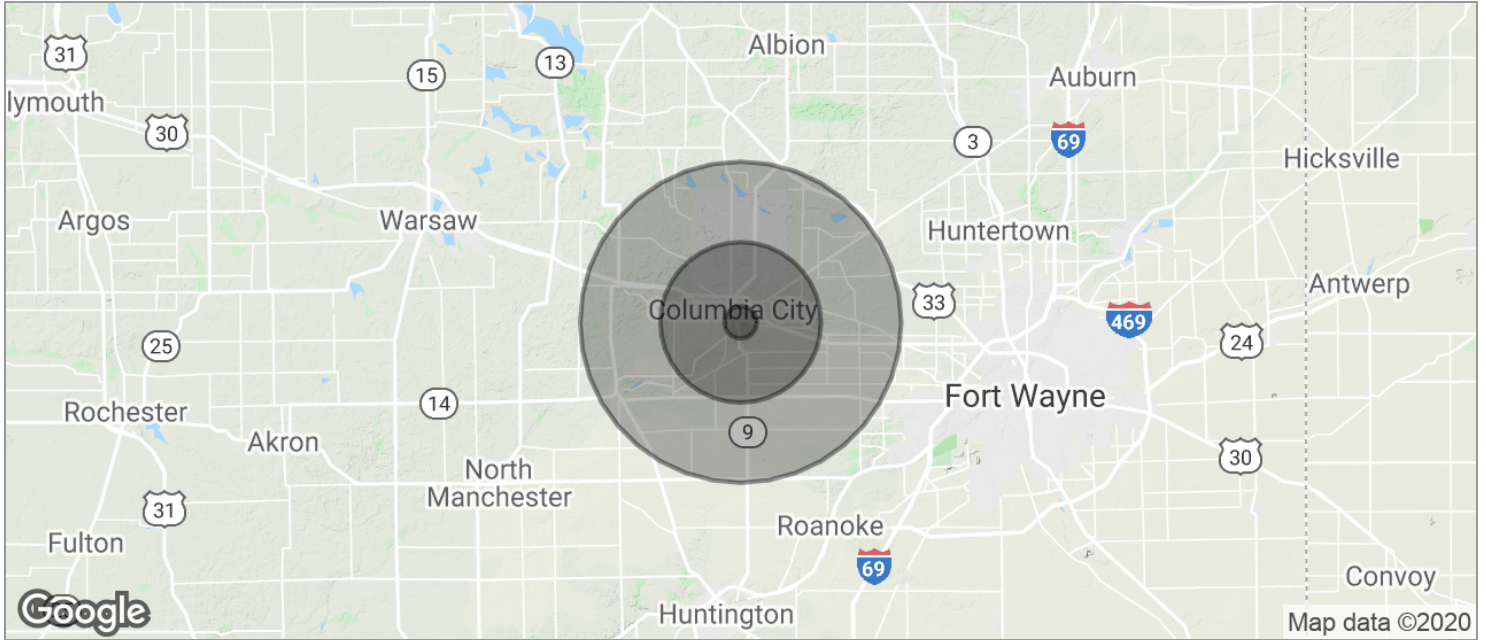
LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,058	10,921	14,232
MEDIAN AGE	36.7	38.2	39.2
MEDIAN AGE (MALE)	35.9	35.9	37.9
MEDIAN AGE (FEMALE)	37.8	41.2	40.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,225	4,440	5,640
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$55,754	\$55,335	\$60,759
AVERAGE HOUSE VALUE	\$119,021	\$124,519	\$125,209

* Demographic data derived from 2010 US Census



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