



FOR **SALE** INDUSTRIAL
PROPERTY



1000 N Morton St.
Portland, IN 47371

115,993 SF Industrial Building Available

About The Property

- Former use: painting, injection molding and metalizing
- Ceiling height 14' to 18' and 20' to 22'
- 6,000 Amp, 480 Volt 3-Phase
- 6 loading docks; 8 drive-in doors
- 41,000 SF clear span warehouse space constructed in 2018
- 2,553 SF office space
- 5.67 Acres with 80 parking spaces
- Fully sprinkled
- Sale Price: \$4,400,000 (\$37.93/SF)



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

115,993 SF INDUSTRIAL BUILDING AVAILABLE

BUILDING LOCATION/SIZE/ZONING

Total Building Area	115,993 SF
Office Area SF	2,553 SF
Street Address	1000 N Morton St.
City, State, Zip	Portland, IN 47371
Zoning	IND/Industrial District
Site Acreage	5.67 Acres

PRICE/AVAILABILITY

Sale Price	\$4,400,000.00
Sale Price/SF	\$37.93
Available	Immediately

BUILDING DATA

Year Built/Additions	1978; 2018
Roof	Standing seam metal Original section replaced in 2020
Construction	Pre-engineered steel
Power	Three 2,000 Amp Services 480V 3-Phase
Ceiling Height	Manufacturing: 14'8" - 18' Warehouse: 20' - 22'
Heat	Suspended gas and air rotation units
Lighting	Motion sensor LED & fluorescent
Floor	6"-12" reinforced concrete
Sprinklers	100% Wet
Restrooms	3 sets

PROPERTY TAXES

Parcel Numbers:	
38-07-16-300-035.002-034	38-07-16-304-003.000-034
38-07-16-304-015.001-034	38-07-16-304-001.002-034
38-07-16-304-002.001-034	38-07-16-304-001.003-034
Total Assessment	\$2,176,600
Annual Taxes	\$66,485.70 (\$0.57/SF)
Tax Year	2025 Payable 2026

UTILITIES

Electric	AEP
Gas	Ohio Valley Gas
Water & Sewer	Town of Portland

LOADING FACILITIES

Dock Doors	Six (10'h x 8'w)
Drive-in Doors	Eight (14'h x 12'w & 12'h x 12'w)

MISC.

Power roof and gable vent fans	
Buss duct power distribution	
Compressed air lines	
Motion Sensor lighting	
Sprinkler Riser:	SEC 316 gpm NEC 250 gpm

PARKING/TRANSPORTATION

Parking Lot	Asphalt 80 Spaces
Major Road Nearest Site	US 27 - 0.5 Miles
Distance to Interstate	I-69 - 35 Miles



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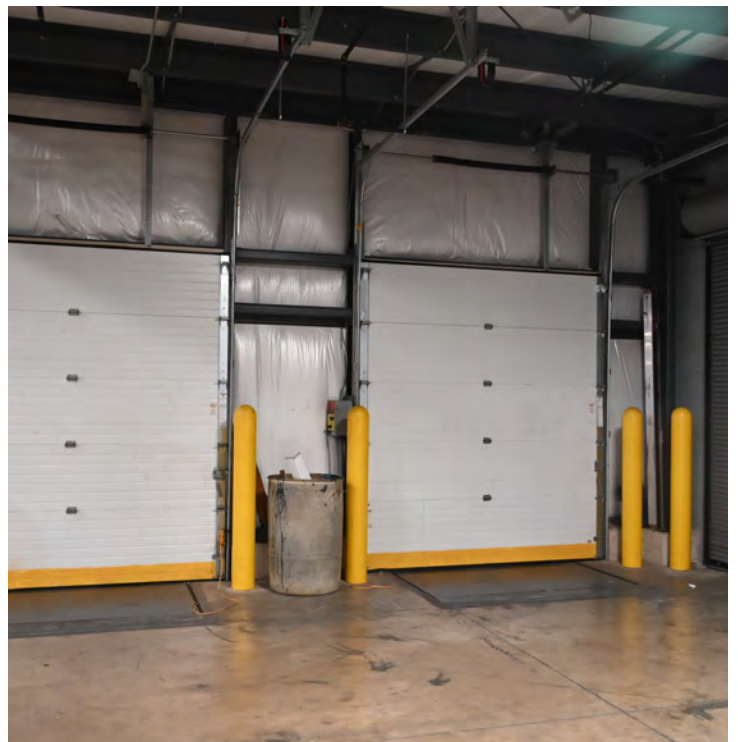
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ADDITIONAL PHOTOS

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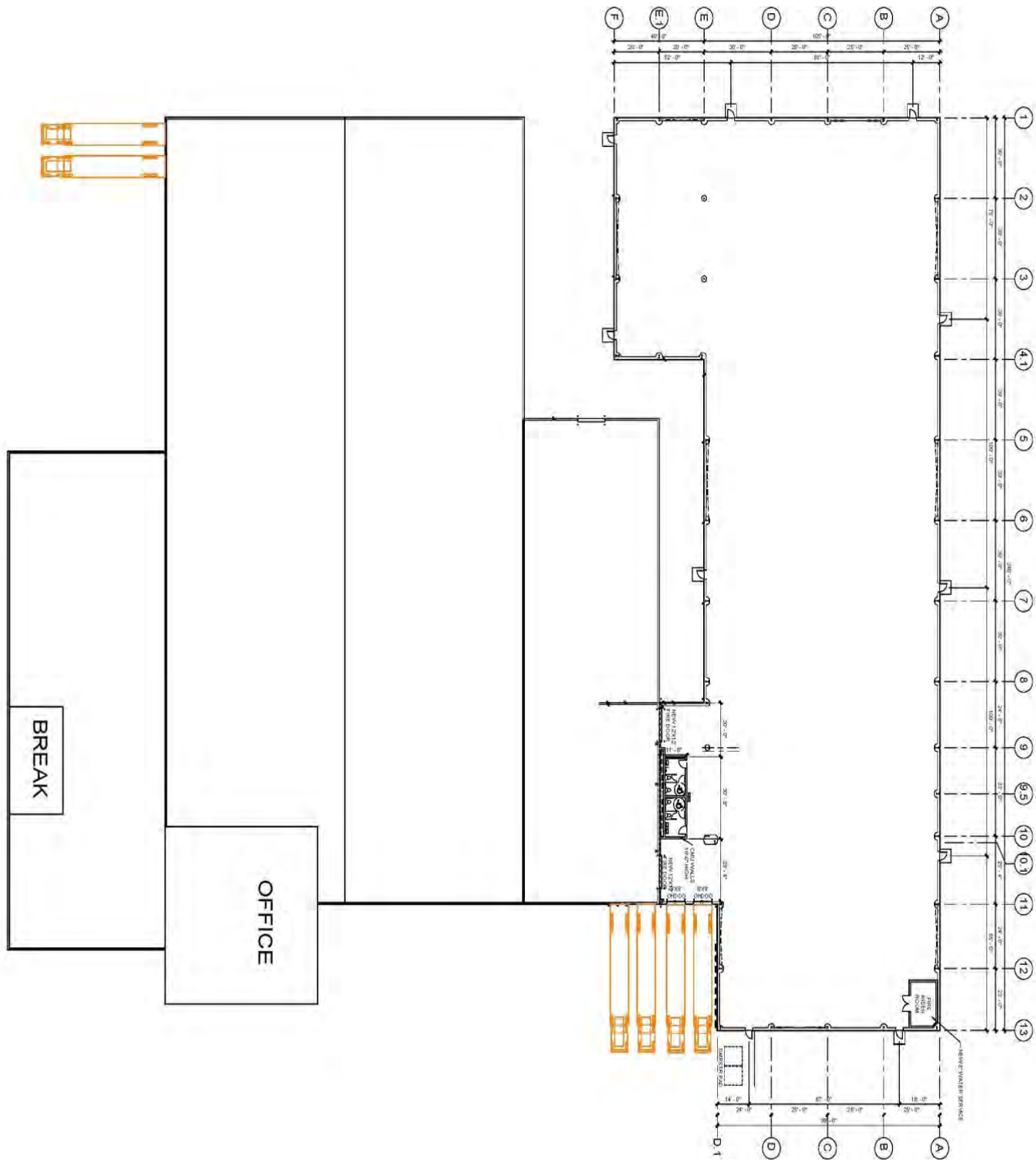
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FLOOR PLAN

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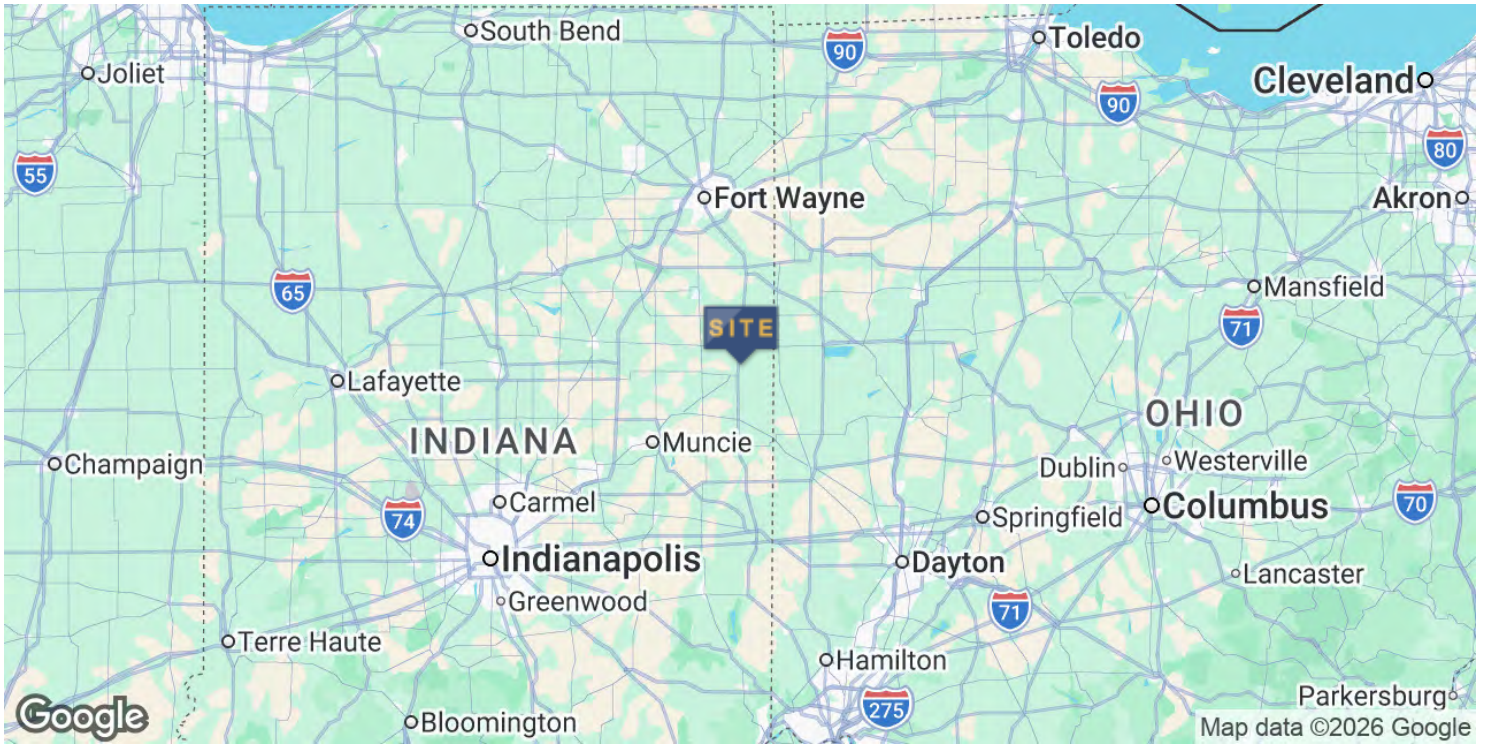
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LOCATION MAP

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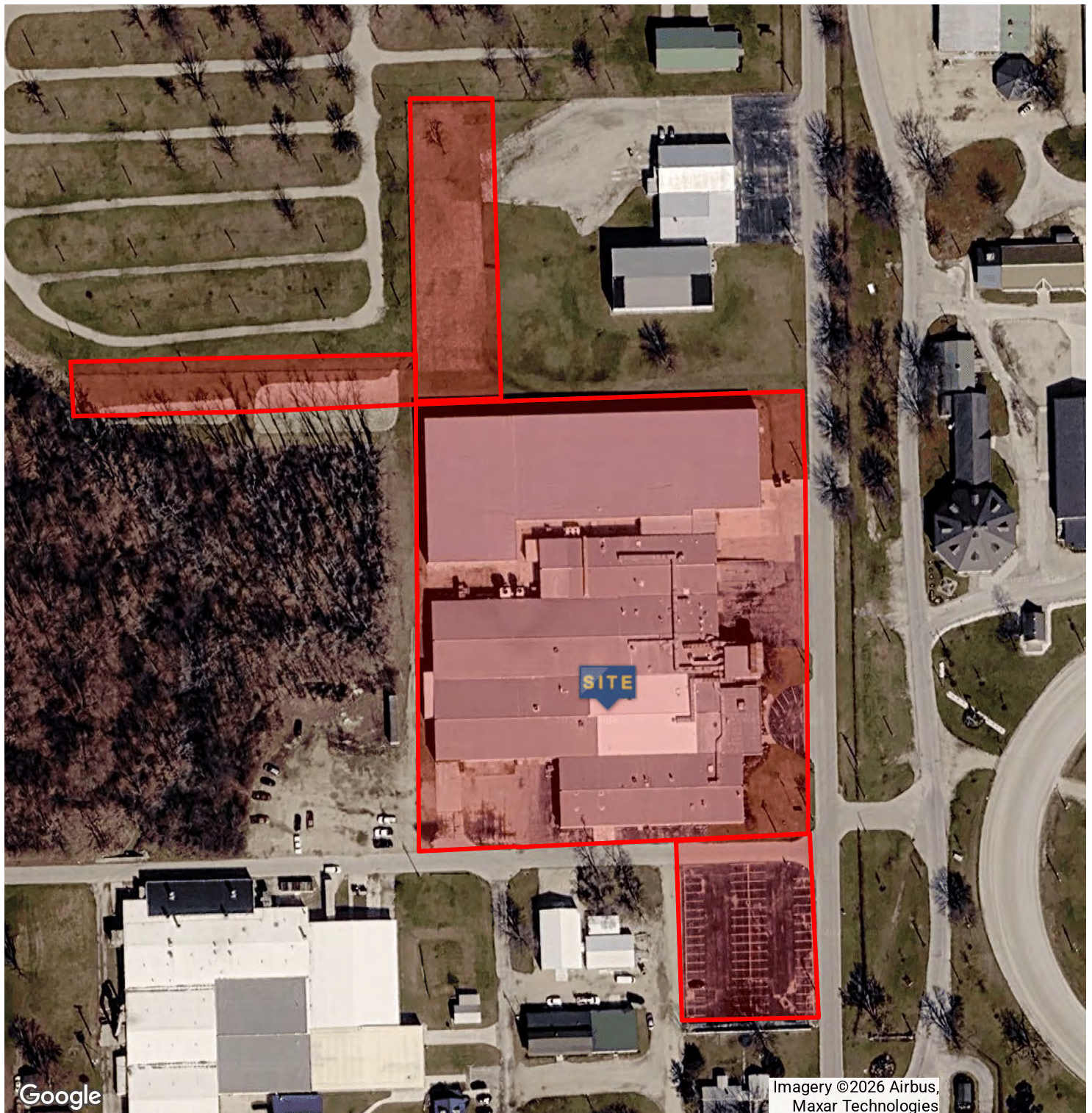
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AERIAL MAP

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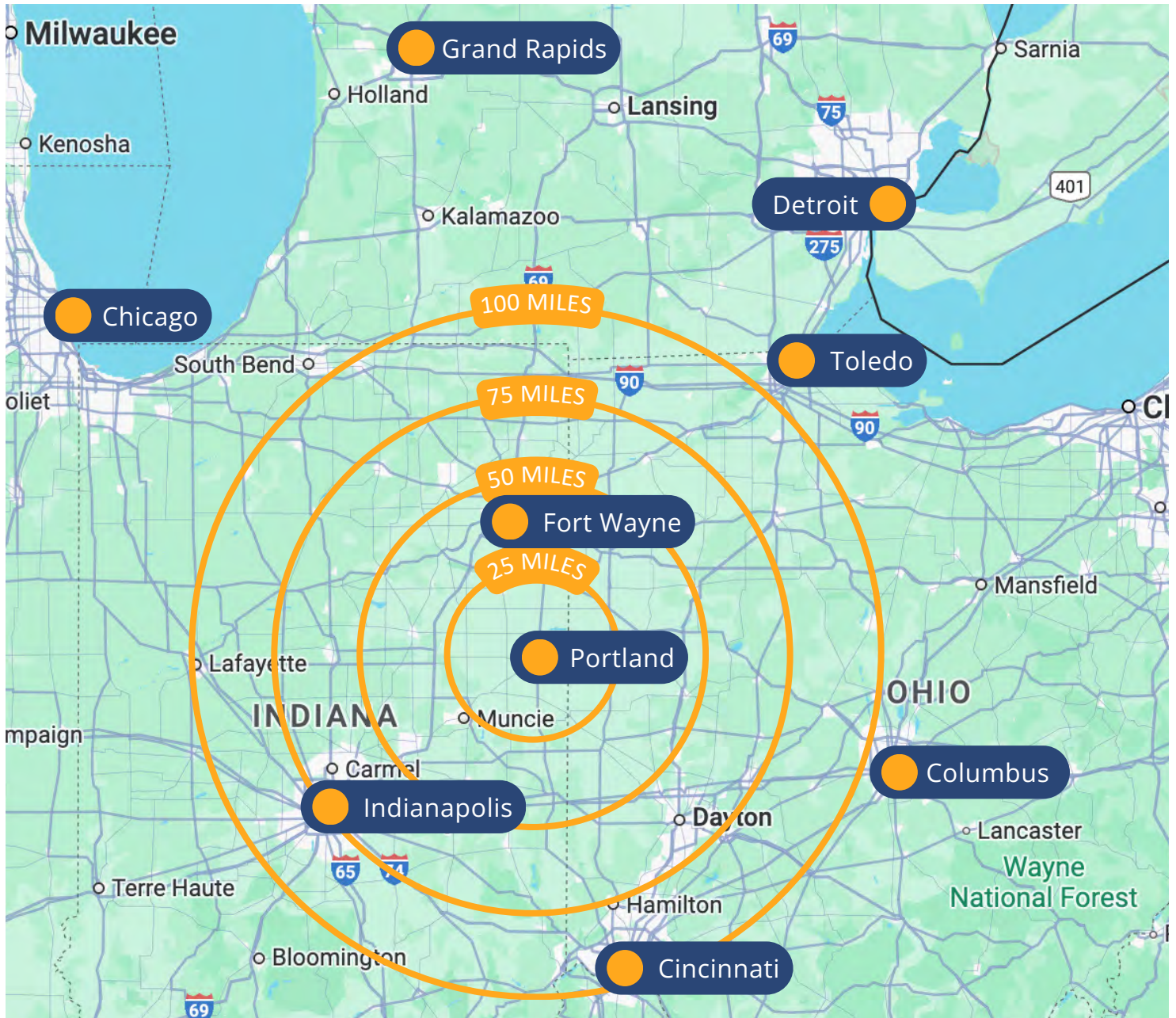
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DRIVING DISTANCE MAP

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DISTANCE FROM PORTLAND, INDIANA, TO MAJOR CITIES

Fort Wayne	50 miles	Toledo	143 miles
Indianapolis	96 miles	Detroit	203 miles
Cincinnati	113 miles	Chicago	223 miles
Columbus	136 miles	Grand Rapids	228 miles



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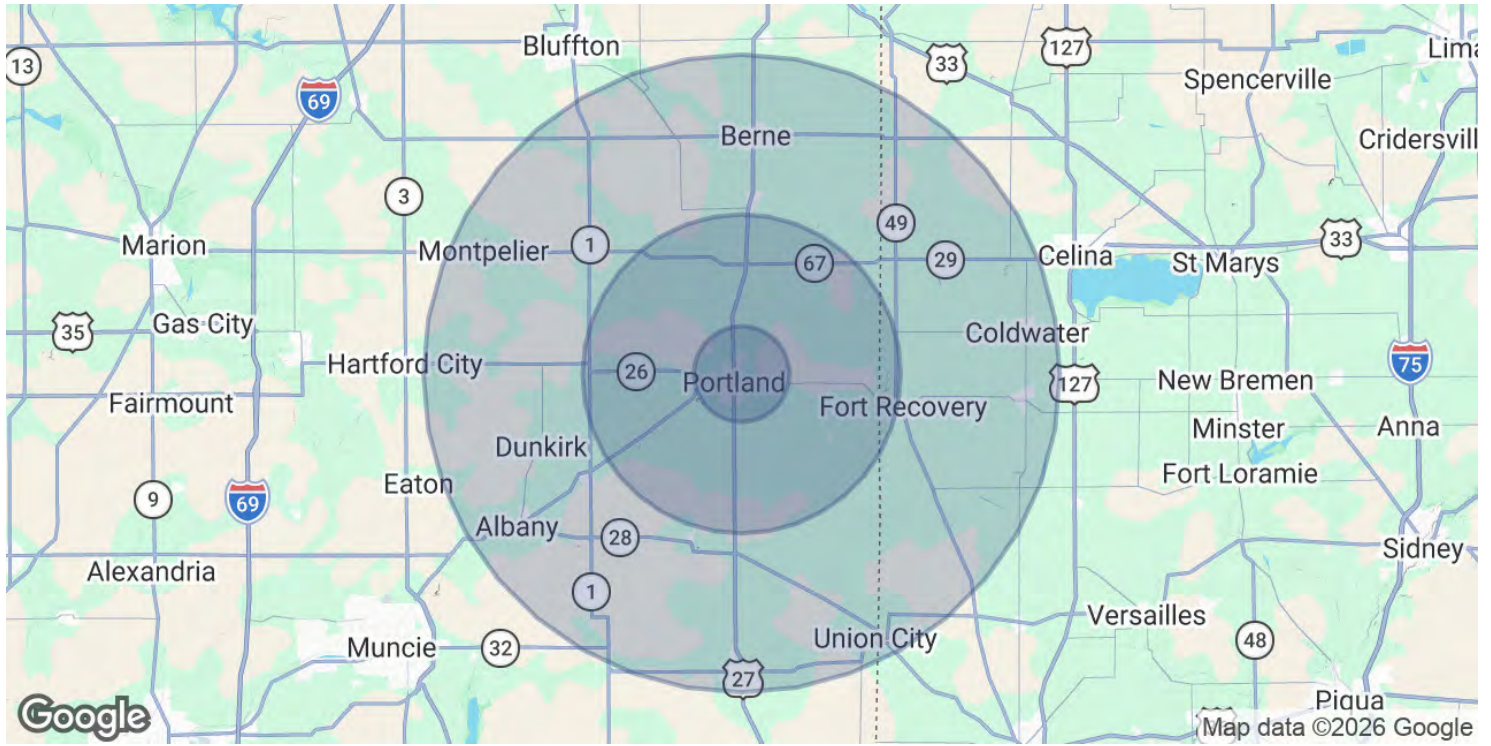
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DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	10 MILES	20 MILES
Total Population	7,519	17,517	81,730
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	43	40	40
HOUSEHOLDS & INCOME	3 MILES	10 MILES	20 MILES
Total Households	3,142	6,676	30,342
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$68,956	\$80,101	\$85,668
Average House Value	\$149,956	\$209,389	\$222,989

2020 American Community Survey (ACS)



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