



4447 E. PARK 30

Columbia City, IN

PROPERTY HIGHLIGHTS

- 53,500 SF fully leased investment property for sale
- Single tenant net lease
- Credit grade tenant - Ultra Maritime 5 year lease December 2025
- 27' Ceiling height
- Brand new AC in warehouse
- Sale price (\$6,241,666.66) 6% Cap
- Situated on 4.42 acres zoned IPM
- For Additional information including financials, please request a confidentiality agreement



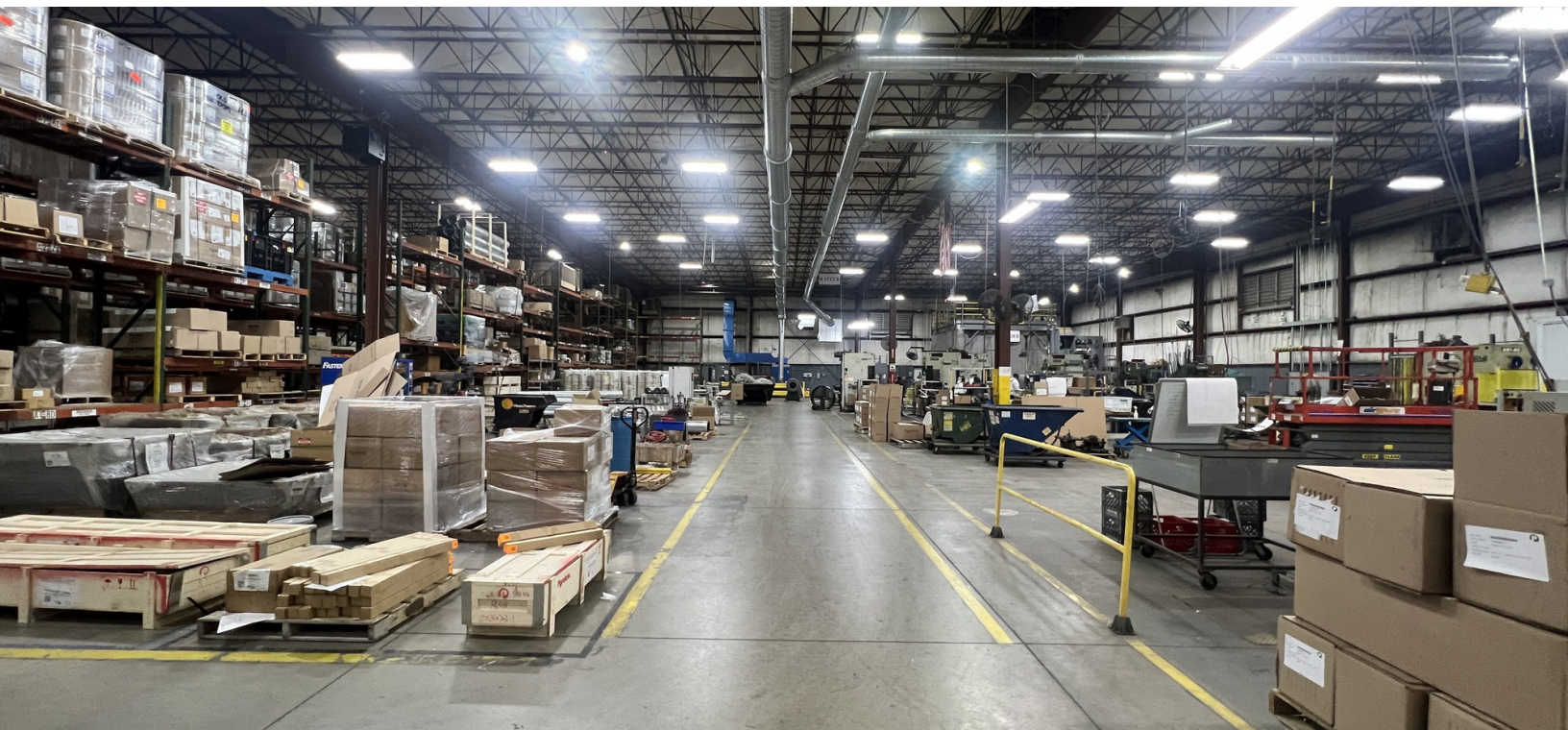
200 E. Main Street, Suite 580
Fort Wayne, IN 46802
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IAN DEISER
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General Property Information			
Name	4447 E. Park Drive	Parcel Number	92-05-16-216-019.000-012
Address	4447 E. Park Drive	Total Building SF	53,500 SF
City, State, Zip	Columbia City, IN 46725	Acreage	4.42 AC
County	Whitley	Year Built	1998
Township	Union Township	Zoning	IPM
Property Features			
Construction Type	Metal paneling	Number of Floors	Two story, 10,500 SF office (7,000 SF 1st Fl, 3,500 SF 2nd Fl.) plus 7,000 SF mezzanine
Roof	Standing seam metal roof with rubber coating added 2018	Foundation	Concrete
Floor	8"	Lighting	LED
Bay Spacing	50'x50'	Sprinklers	Wet
Ceiling Heights	27'	Electrical	3 Phase, 1200 Amps 480/277 V with an additional 300 KVA transformer
Dock Doors	Three docks doors w/ levelers	Heating	GFA in office, heated warehouse
Overhead Doors	1 (12'x10') & 1 (16'x14')	Central Air	Office and TC room
		Restrooms	Ofc: 4 Sets; whse: men/womens locker rooms w/showers
Utilities		Major Roads	
Electric	REMC	Nearest Interstate	I-69
Gas	NIPSCO	Distance	11.8 Miles
Water	Columbia City	Nearest Highway	US 30
Sewer	Columbia City	Distance	Less than one mile
Sales Information			
Sale Price	\$6,241,666.66	Terms	Cash at closing
Cap Rate	6%	Terms	

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