



FOR **SALE / LEASE**
INDUSTRIAL PROPERTY

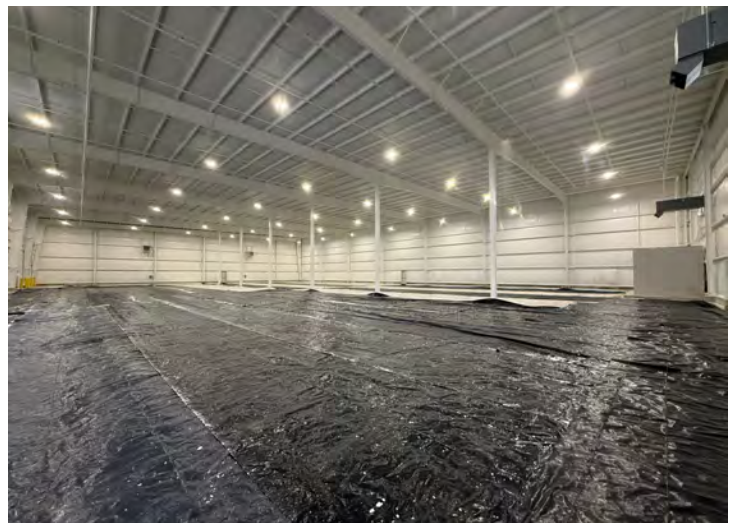


1820 Baker Drive
Ossian, IN 46777

30,000 SF Spec Building Expandable To 100,000 SF

About The Property

- Shell is complete and ready to be finished
- 30,000 SF industrial spec building situated on 6 acres with an additional 6 acres available
- Future ability to expand to at least 100,000 SF
- 2 dock doors; 1 overhead door
- Ceiling height (Clear) Low 28' High 31'
- Attractive architectural entry to accommodate 2-story office build-out (mezzanine)
- Windows for day lighting and aesthetics
- LED High Bay Lighting
- Sale Price \$3,200,000 (\$106.67/SF)
- Lease Rate: \$7.14 psf/yr/NNN



the
Zacher
company

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444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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PROPERTY INFORMATION

30,000 SF SPEC BUILDING EXPANDABLE TO 100,000 SF

BUILDING SIZE/LOCATION/ZONING

Total Building Area	30,000 SF
Street Address	1820 Baker Drive
City, State, Zip	Ossian, IN 46777
Zoning	I1/Light Industrial
Site acreage (Included)	6.0 Acres
Additional site acreage available	6.0 Acres

PRICE/AVAILABILITY

Lease Rate	\$7.14 SF/yr (NNN)
Sale Price	\$3,200,000
Sale Price/SF	\$106.67
Date Available	Shell complete and ready for finish

BUILDING DATA

Construction	2024
Roof	Single Slope/Standing Seam
Floor	6" Concrete
Ceiling Height	(Clear) Low 28' High 31'
Dimensions	210' x 143'
Bay Spacing	71'6" x 30'
Sprinklers	Wet System
Electrical	600 AMP
Lighting	LED High Bay

PROPERTY TAXES

Parcel Number	90-02-21-502-001.000-009
Assessment: Land	\$163,000
Improvements	\$2,649,100
Total Assessment	\$2,812,100
Annual Taxes	\$28,620.48 (\$0.95)
Tax Year	2025 payable 2026

LOADING FACILITIES

Dock Doors	two (9' x 9')
Drive-in Doors	one (14' x 14')

FINANCIAL RESPONSIBILITIES

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

TRANSPORTATION

Distance to Interstate	7 Miles
Distance to Fort Wayne Airport	10 Miles
Parking	11 Vehicles

ESTIMATED OPERATING COSTS

1820 Baker Drive

	Cost (SF)
Taxes	\$0.95
Insurance	\$0.15 +/-
CAM	\$0.20 +/-
Total	\$1.30

UTILITY SUPPLIERS

Electric	AEP
Natural Gas	Municipal
Water & Sewer	Municipal



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BUILDING FINISHES

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LEVEL OF FINISHES

- Exterior Architectural III metal panel with vinyl faced Batt insulation
- Roof Standing seam 360
- Insulation R13 sidewalls; R 19 roof
- Floor 6" reinforced concrete
- Electrical 600 amp 480 3 phase (additional power is available)
- Lighting LED
- Heat in Whse. Cambridge Thermo Cycle Air Rotation
- Ventilation Fans & louvers
- Dock Doors Two 9'x9' with Genisys ML900 Dock Leveler by Rite Hite
- Drive-in Doors One 14' x 14'
- Fire Protection Wet system - pipe sizing and head spacing is ESFR compatible
- Parking 11 Vehicles
- Office finish is not included but will finish to suit
- Restrooms are not included but will finish to suit

Additional finishes can be added to meet the users specific needs and will be either amortized over the term of the lease as additional rent or paid by the tenant.



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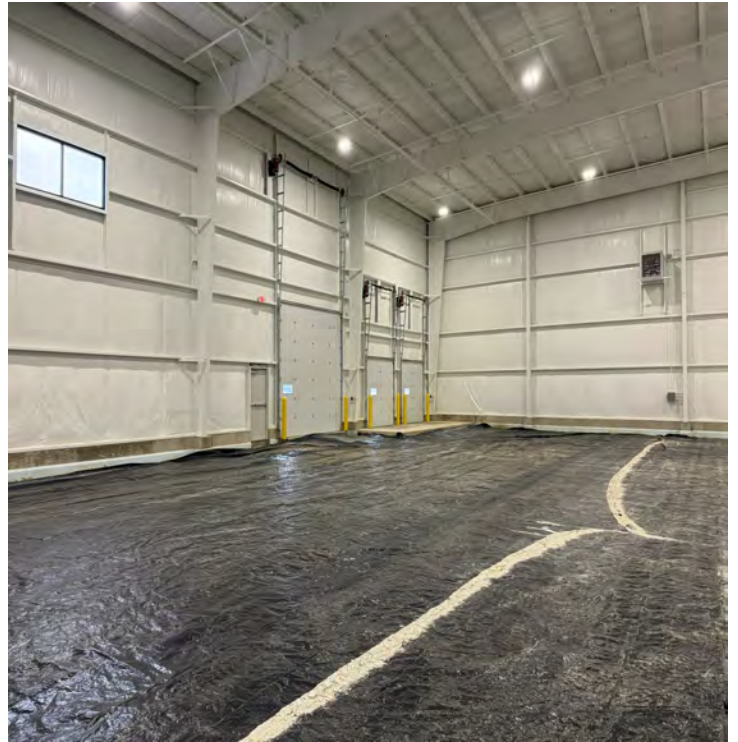
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ADDITIONAL PHOTOS

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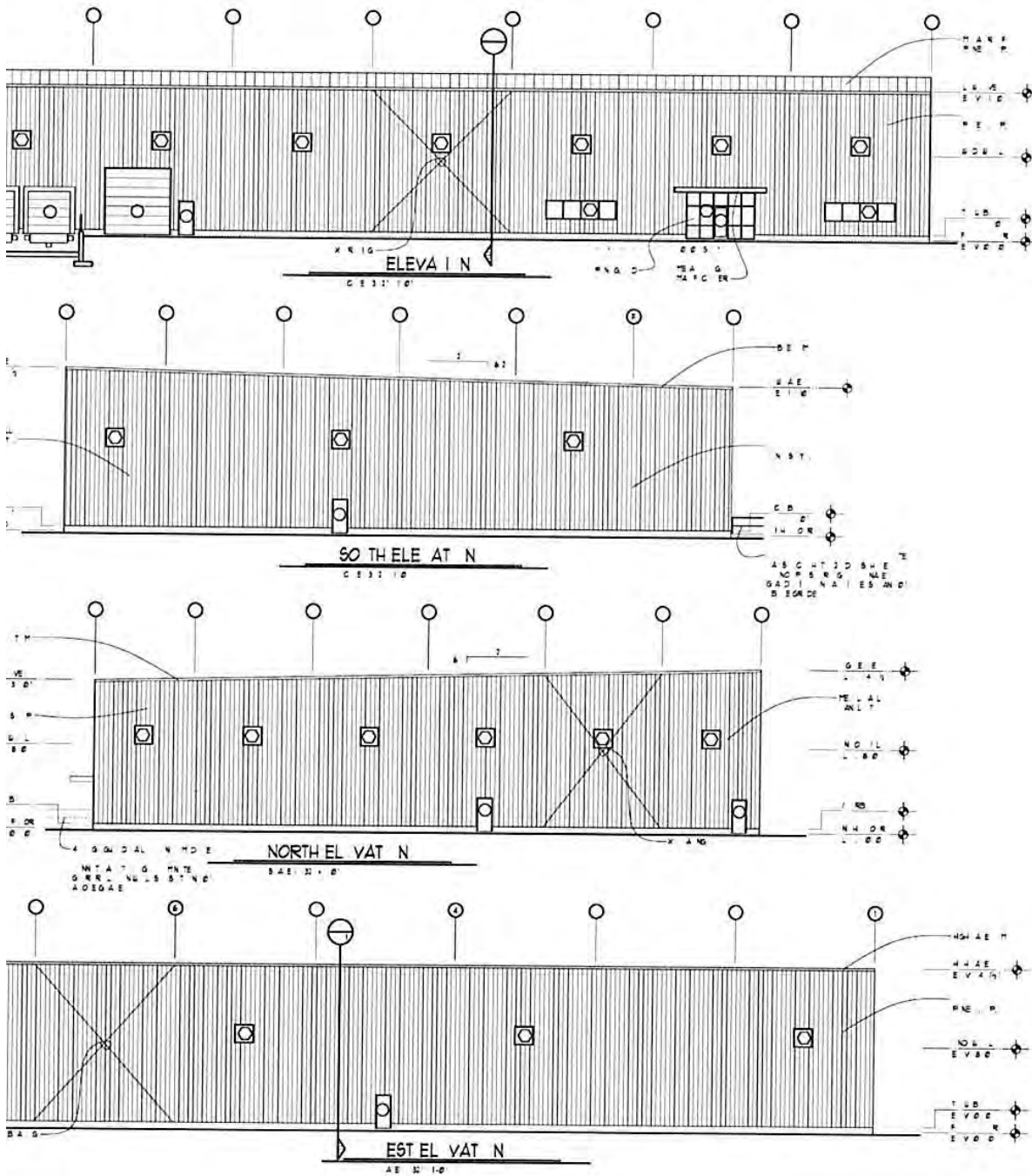
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ELEVATION PLAN

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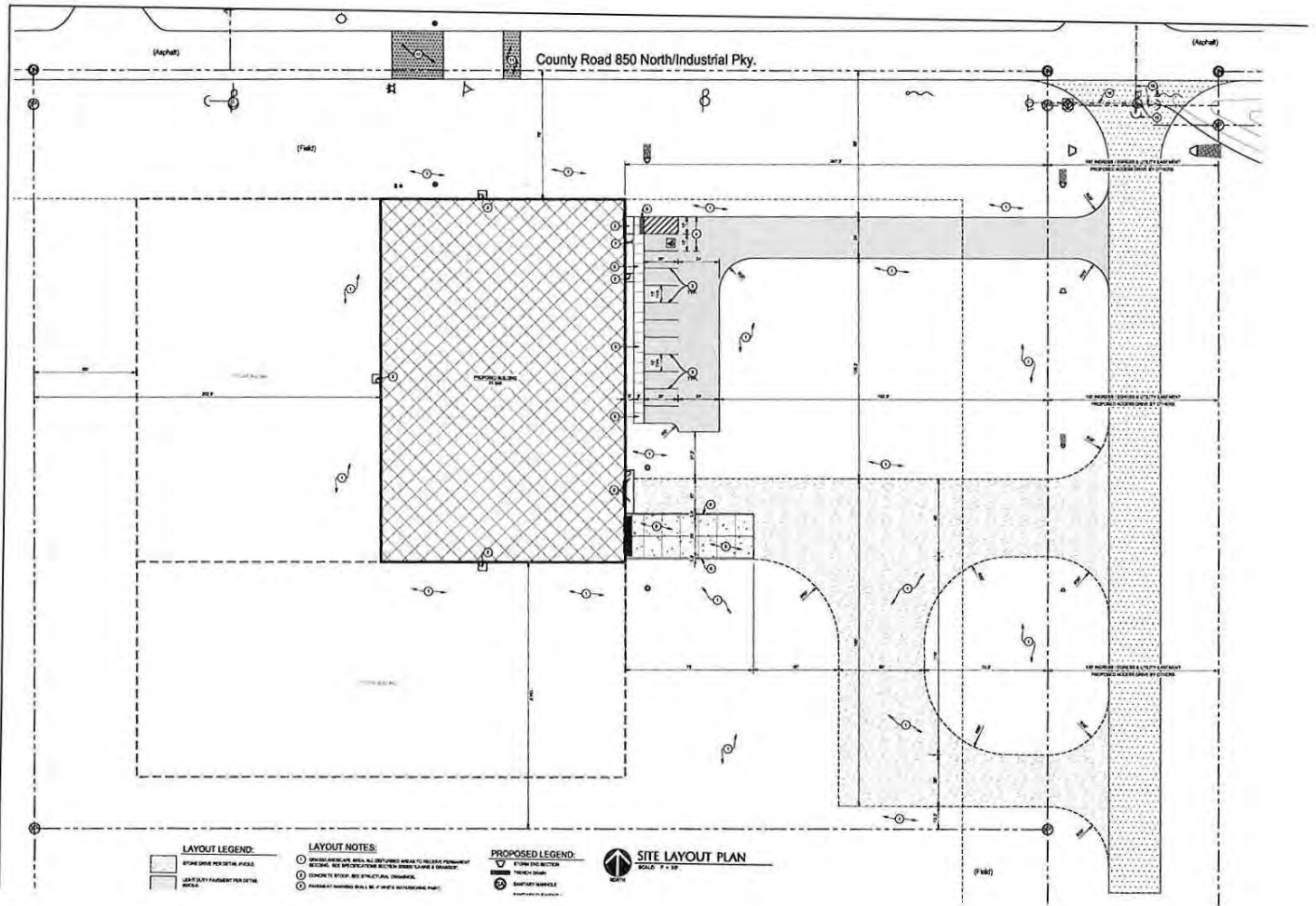
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SITE PLAN

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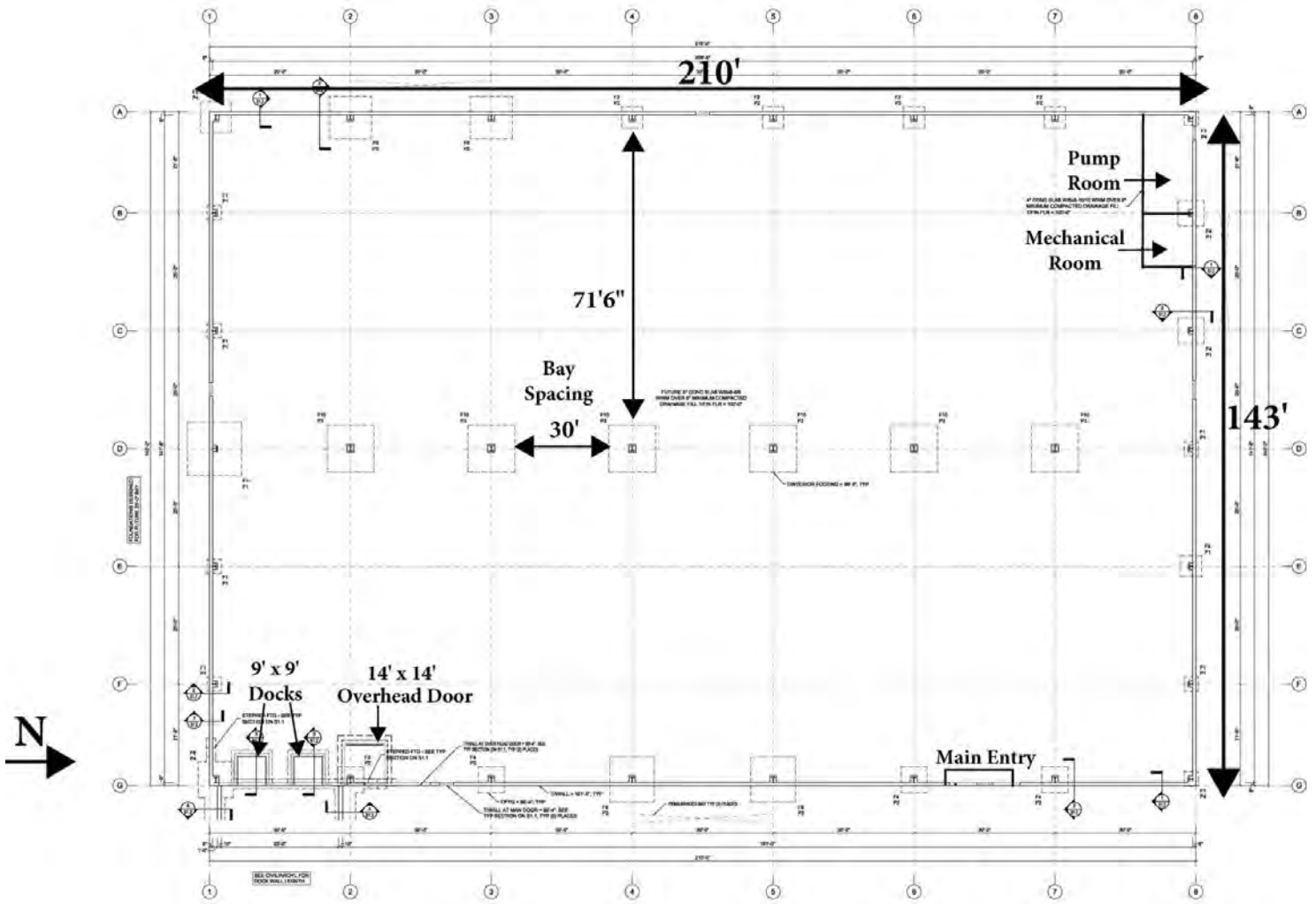
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FLOOR PLANS

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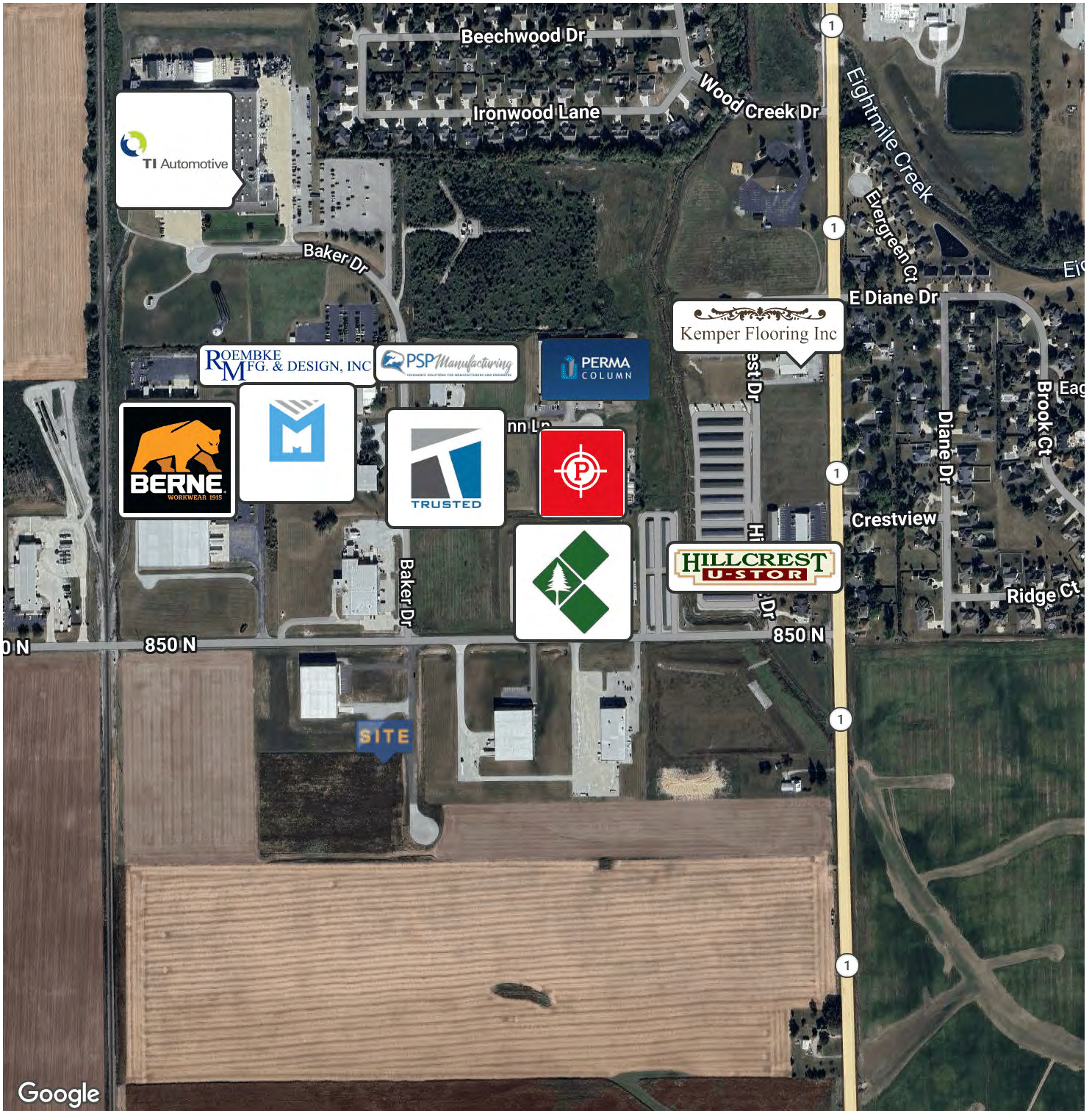
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NEIGHBORHOOD MAP

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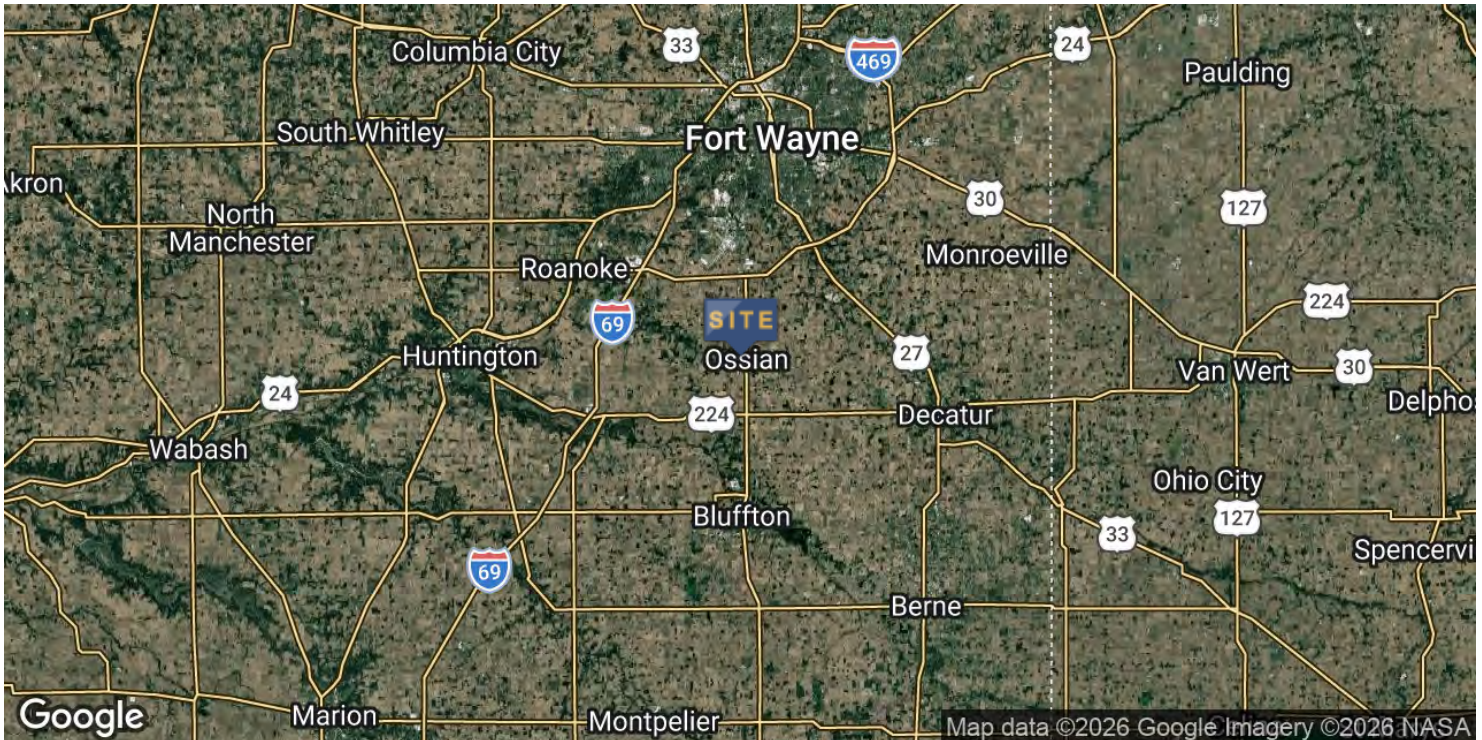
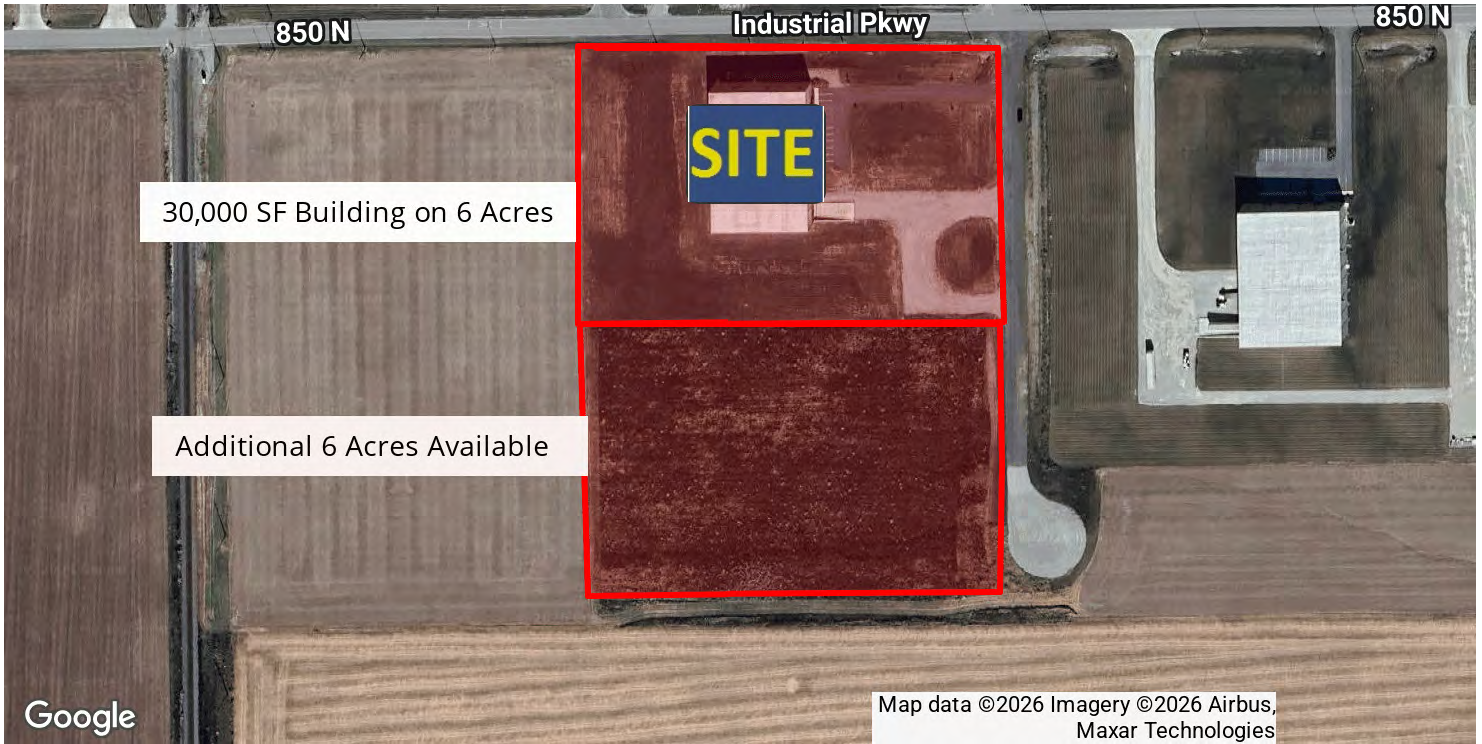
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LOCATION MAP

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DRIVING DISTANCE MAP

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DISTANCE FROM OSSIAN, INDIANA, TO MAJOR CITIES

Fort Wayne	15 miles	Detroit	173 miles
Toledo	113 miles	Cincinnati	174 miles
Indianapolis	114 miles	Chicago	182 miles
Columbus	150 miles	Grand Rapids	196 miles



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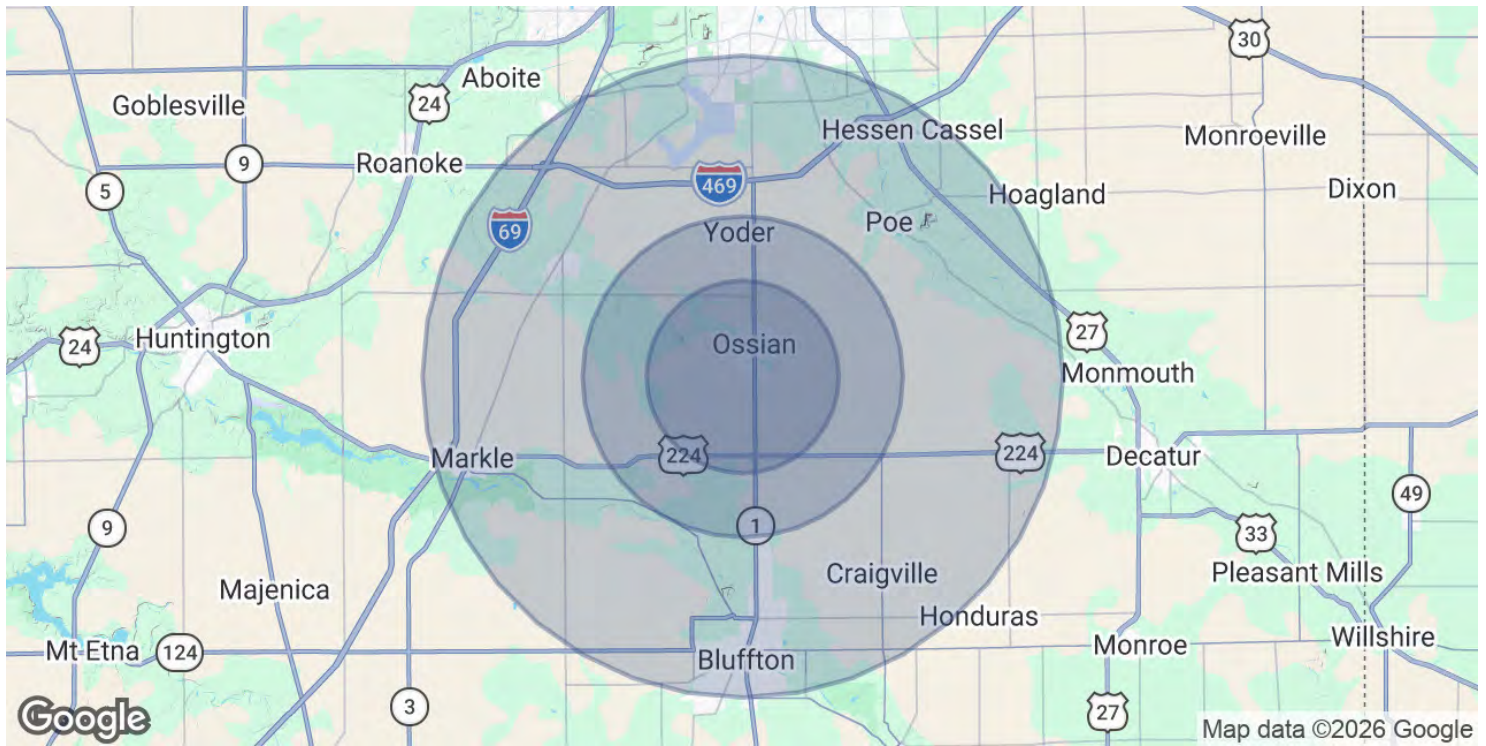
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DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,145	7,438	36,629
Average Age	42	42	41
Average Age (Male)	40	41	40
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,054	2,938	14,978
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$92,620	\$94,721	\$89,220
Average House Value	\$226,984	\$236,622	\$221,667

2020 American Community Survey (ACS)



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