



30,000 SF OSSIAN BUILDING

1820 Baker Dr, Ossian, IN 46777

Property Highlights

- 30,000 SF industrial facility on 6 acres
- Has an additional 6 acres & potential for 11.04 acre sites
- I-2 zoning in an established industrial corridor; neighbors include Berne Apparel, Trusted Manufacturing, and Rethceif Packaging
- 2 dock doors and 1 overhead door



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BUILDING & SALE INFORMATION

Price:	Contact Broker
Square Foot:	30,000 SF
Lease Rate:	\$7.14 SF/yr (NNN)
Availability:	Now
Year Built:	2024
# of Stories:	1
Construction Type:	Steel Frame
Exterior Type:	Insulated Sheet Metal
Roof:	Single Slope/Standing Seam
Heating:	Thermo Cycle Air Rotation
Lighting :	LED High Bay
Ceiling Height:	28' - 31'
Sprinkler:	Wet- ESFR Compatible
Flooring Type:	Concrete 6"
Dock High's:	2
Overhead's:	1
Electric (Amps/Volts/Phase):	600 AMP, 480/227 Volt, 3 Phase

Property Type:	Industrial
Address:	1820 Baker Dr, Ossian, IN 46777
County:	Wells County
Township:	Jefferson Township
Parcel Number(s):	90-02-21-502-001.000-009
Acreage:	6 + an additional 6 available
Zoning:	L1 - Light Industrial
Proximity to Interstate:	7 Miles
Neighboring Tenants:	Berne Apparel, Trusted Manufacturing, and Rethceif Packaging
Parking Spots:	11
Parking Surface:	Asphalt
Water:	Municipal
Sewer:	Municipal
Gas:	Municipal
Electric Provider:	AEP
Access:	Direct from Baker Dr

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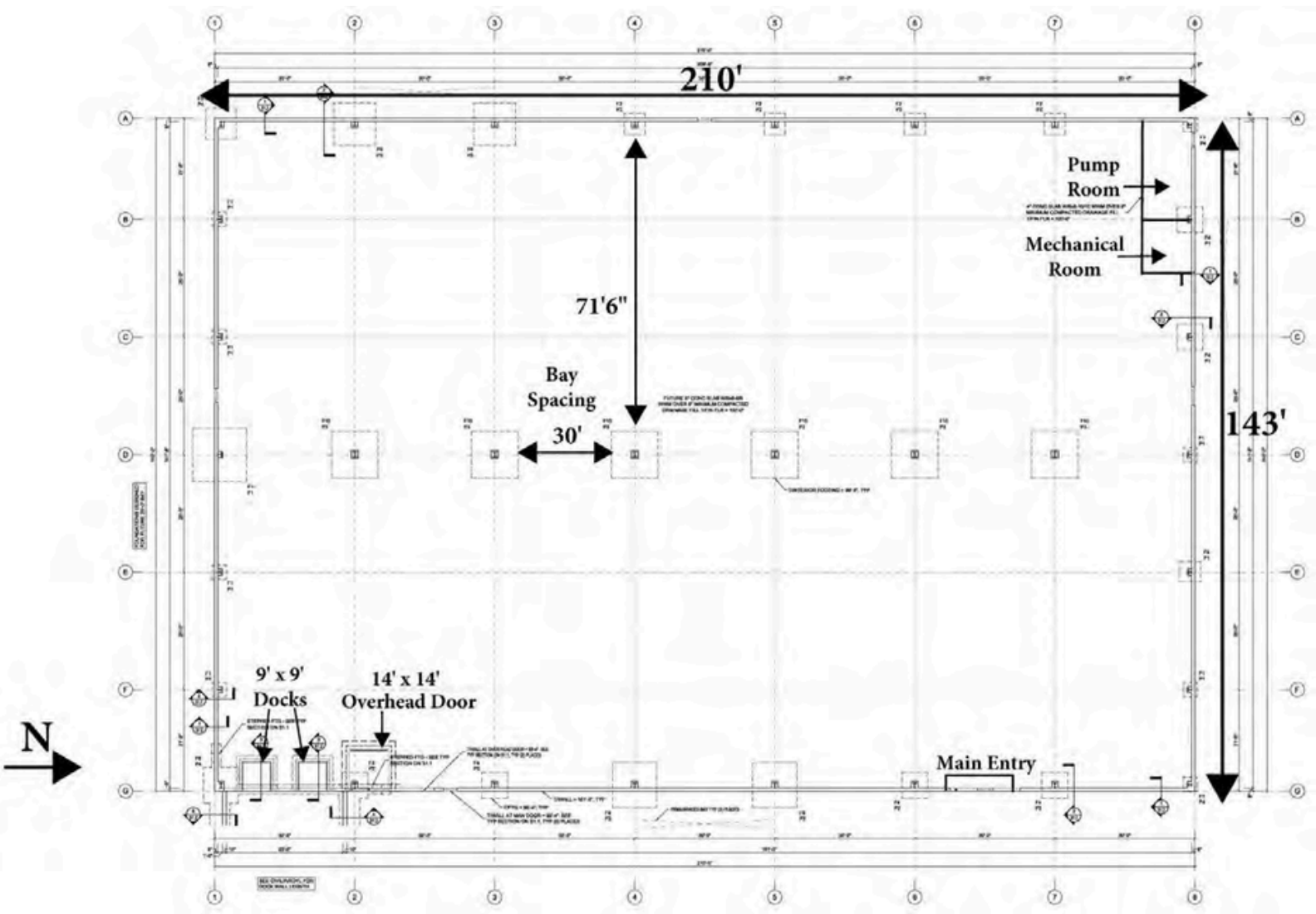


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FLOOR PLANS



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ADDITIONAL LAND EXHIBIT



LOTS AVAILABLE

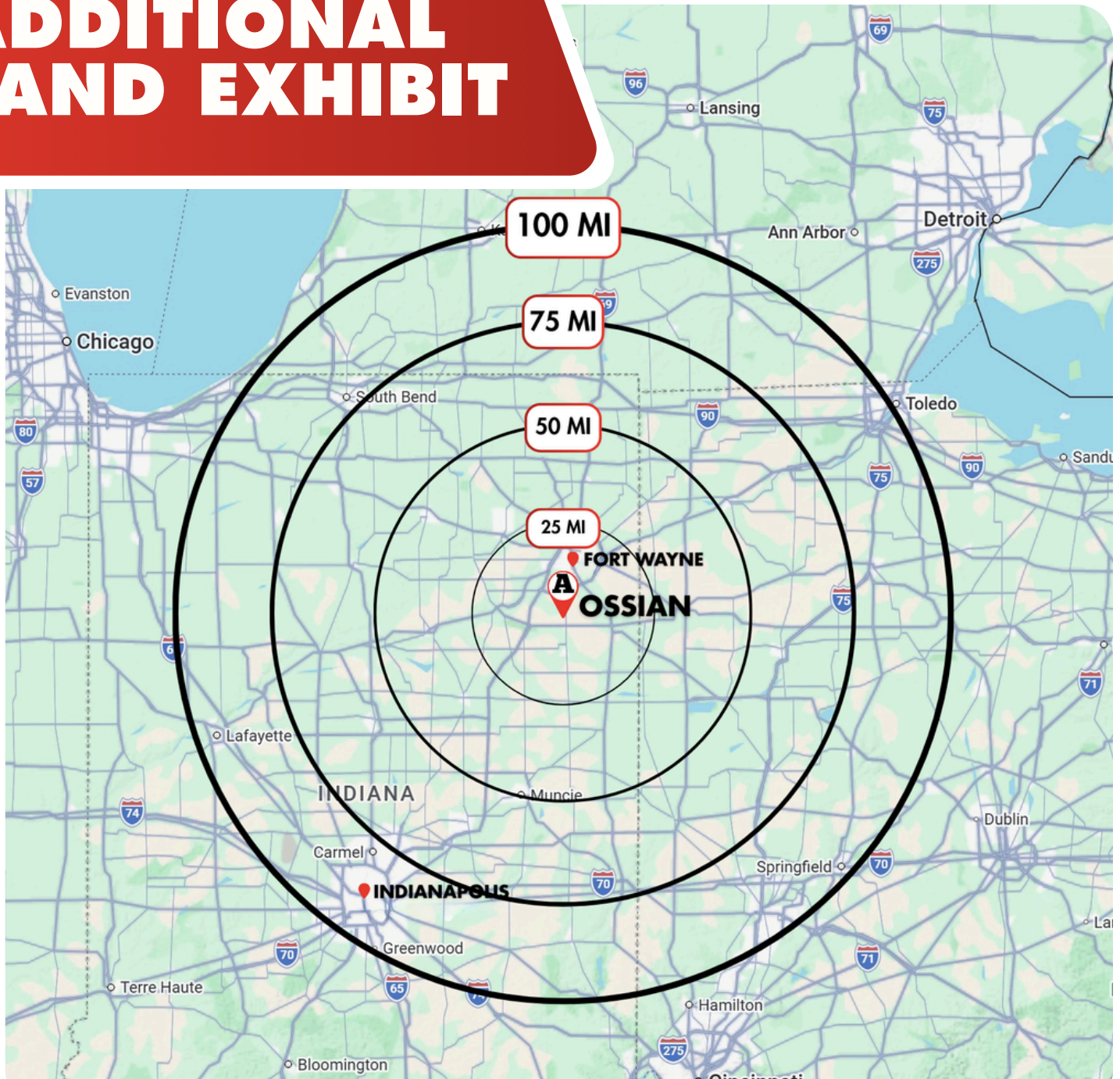
LOT	ACRES	ADDITIONAL INFO
Lot A	6	Existing Property
Lot B	6	Additional Acreage
Lot C	11.04	Potential Additional Acreage From Different Developer

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ADDITIONAL LAND EXHIBIT



Distance From Ossian. IN to Major Cities

Fort Wayne, IN	17 MI
Toledo, OH	113 MI
Indianapolis, IN	114 MI
Detroit, MI	173 MI

Fort Wayne - Ossian Stats

Fort Wayne Labor Force	239,000
Ossian Labor Force	1,648
Fort Wayne to Ossian	17 MI
Commute Time	20 Min

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NEARBY BUSINESSES

ROEMBKE
MFG. & DESIGN, INC



BERNE

TRUSTED
SOLUTIONS GROUP, INC.



LINDER

850 N



BAKER DR



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