

# LINGENFELTER BUILDING

1557 WINCHESTER RD, DECATUR, IN 46733



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,100,000
Price / SF:	\$54.79
Total Building Size:	20,076 SF
Building 1 SF:	6,276 SF
Building 2 SF:	12,000 SF
Building 3 SF:	1,800 SF
Lot Size:	3 Acres
Zoning:	C-1
Traffic Count:	11,166

### PROPERTY OVERVIEW

Introducing an exceptional opportunity for Industrial/Retail investors. This impressive property features a spacious 20,076 SF building, perfectly suited for a range of industrial and retail endeavors. Zoned C-1, it offers the versatility and flexibility to accommodate a variety of commercial uses. Strategically situated in the thriving Decatur area, this prime location provides easy access to transportation routes, creating seamless logistics for your operations. With its robust infrastructure and strategic zoning, this property presents an unparalleled canvas for realizing your industrial and retail vision. Don't miss this chance to elevate your commercial ambitions in the heart of Decatur.

### PROPERTY HIGHLIGHTS

- 3 acres with 3 buildings zoned C-1 in the City of Decatur
- Ample front parking area in addition to a fenced in and gated back parking lot
- Multiple large overhead doors and electric hookups throughout, 3 phase power
- Office space by the front entrance of the building with offices and cubicle space
- Heating and AC throughout the building space
- Mezzanine space and barn in addition to 20,076 SF

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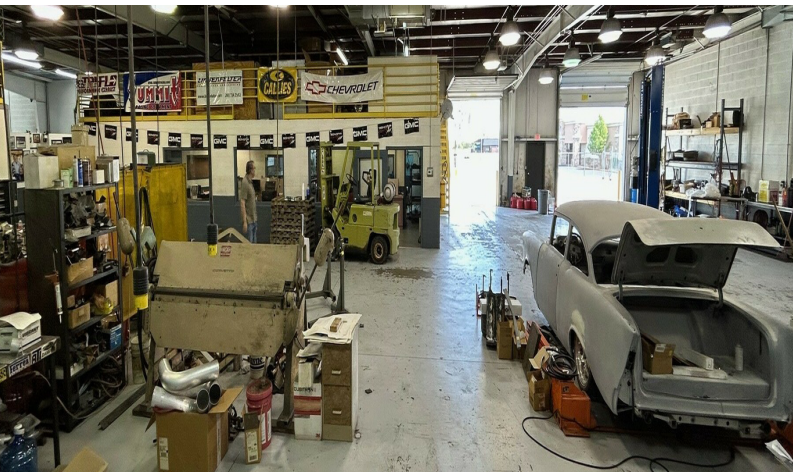
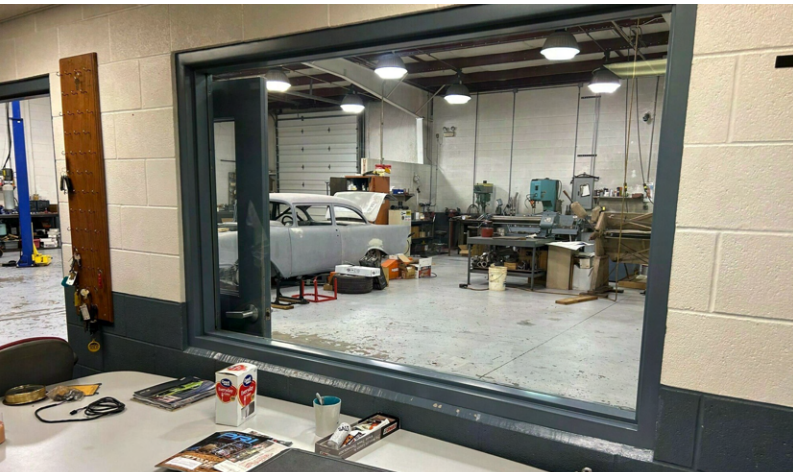
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## PROPERTY PHOTOS



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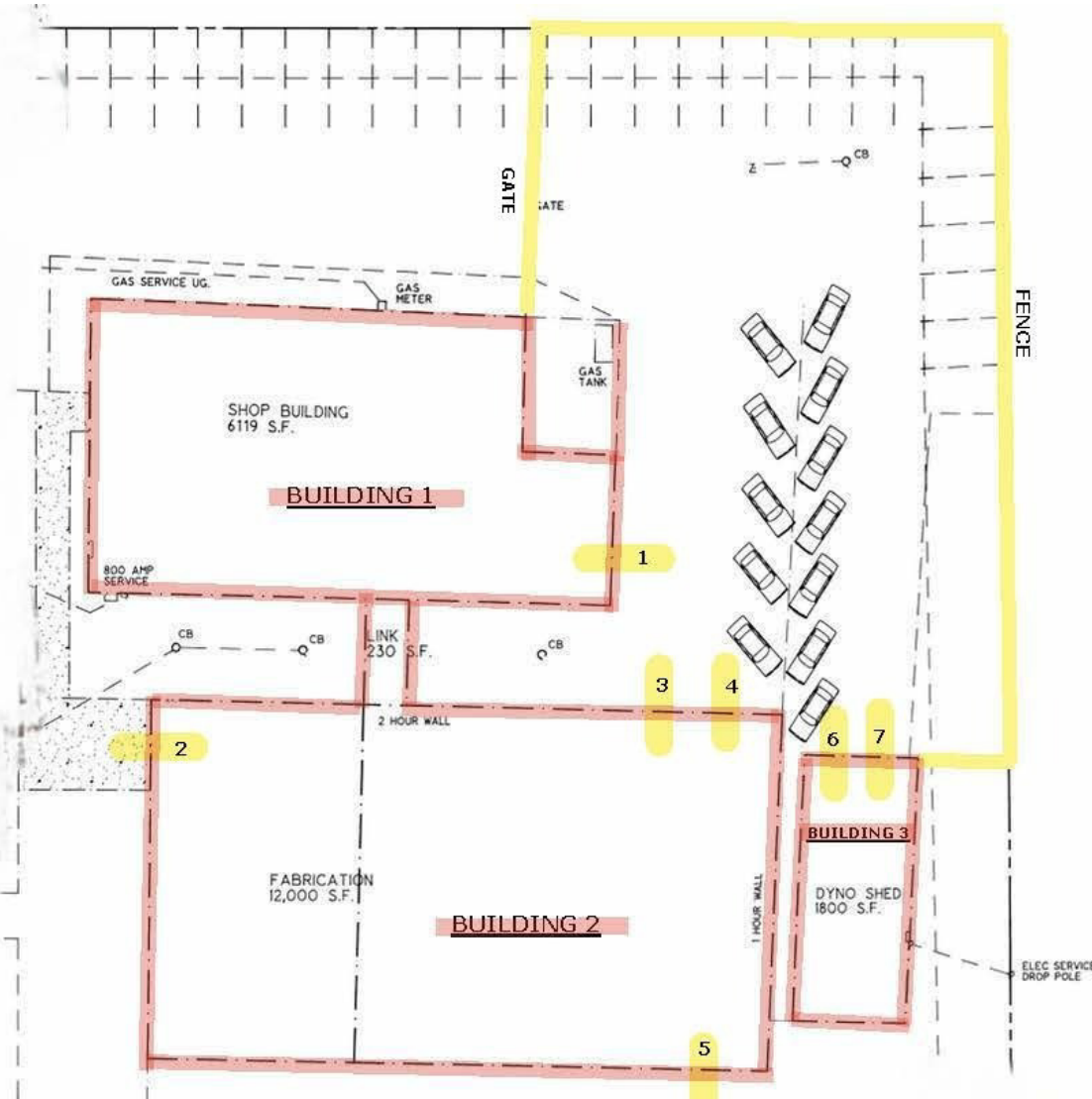
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## SITE PLANS



### BUILDING NOTES

#### BUILDING 1: 6,276 SF (1978)

- 10x10 OVERHEAD DOOR
- HEAT THROUGHOUT, GAS FORCED AIR
- AC THROUGHOUT, CENTRAL AIR, COMPRESSED AIR THROUGHOUT
- 800 AMP, 240/120 VOLT, 3 PHASE
- 11'6" CEILINGS
- WATERLINES
- 2 RESTROOMS

#### BUILDING 2: 12,000 SF (1994)

- 8X10, 10X12, 12X14, 12X14 OVERHEAD DOORS
- 2 MEZANINES: 26'40" & 30'50"
- HEAT & AC THROUGHOUT
- COMPRESSED AIR THROUGHOUT
- 750 AMP, 240/120 VOLT, 3 PHASE
- 1500 GALLON WATER TANK & VENTILATION IN 30X50 MEZZ.
- 15' CEILING TO BOTTOM OF BEAM, 17' CEILING TO ROOF DECK

#### BUILDING 3: 1,800 SF (1985)

- TWO 10X10 OVERHEAD DOORS
- 200 AMP, 240 VOLT, 3 PHASE
- HEAT & AC UNIT (AC INOPERABLE)
- 11" CEILING

### OVERHEAD DOORS

- |             |             |
|-------------|-------------|
| 1.) 10'x10' | 5.) 12'x14' |
| 2.) 8'x10'  | 6.) 10'x10' |
| 3.) 10'x12' | 7.) 10'x10' |
| 4.) 12'x14' |             |

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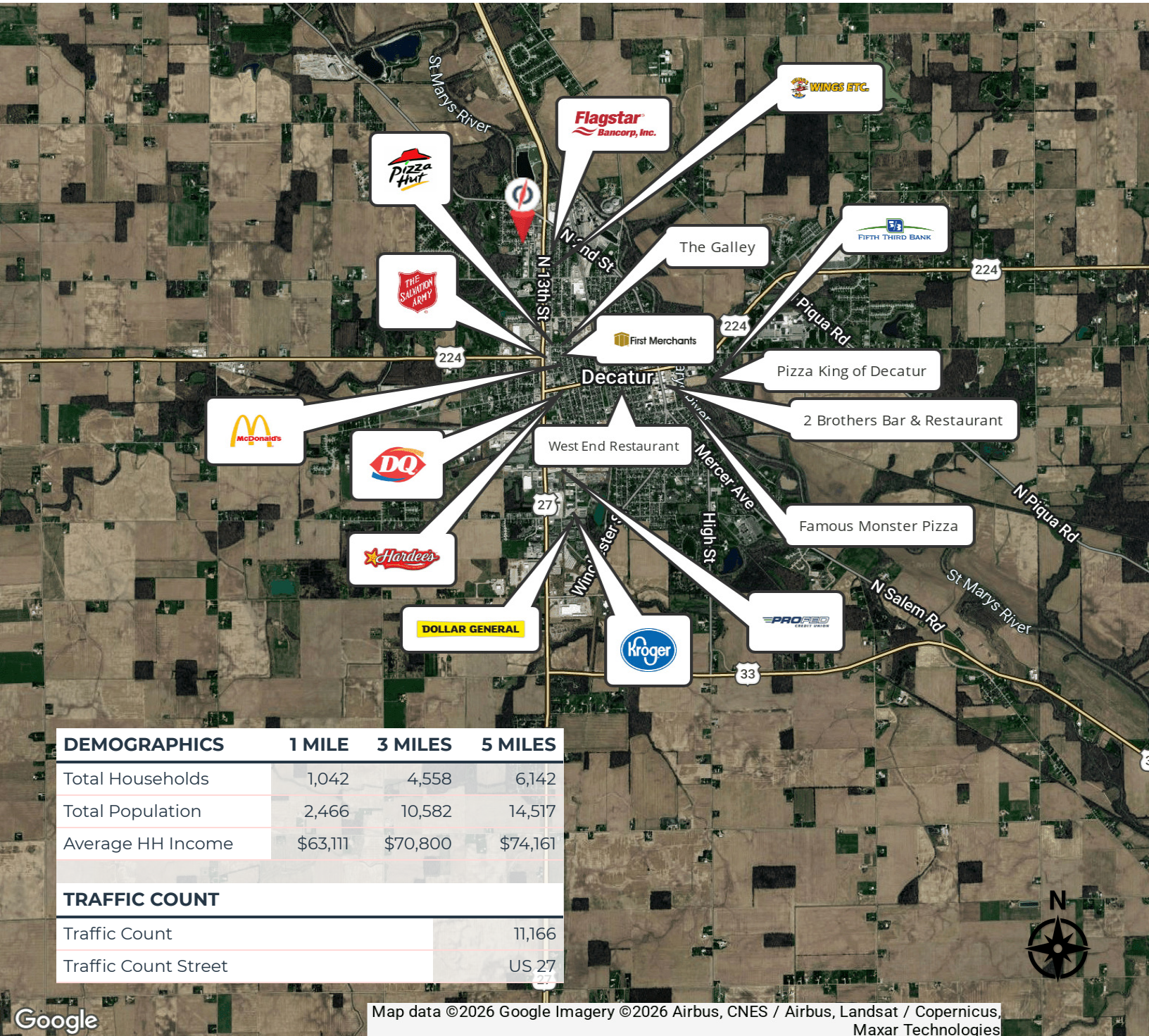
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## RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,042	4,558	6,142
Total Population	2,466	10,582	14,517
Average HH Income	\$63,111	\$70,800	\$74,161
<b>TRAFFIC COUNT</b>			
Traffic Count			11,166
Traffic Count Street			US 27

Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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## PROPERTY DETAILS

### SALE PRICE

**\$1,100,000**

### LOCATION INFORMATION

Building Name	Lingenfelter Building
Street Address	1557 Winchester Rd
City, State, Zip	Decatur, IN 46733
County/Township	Adams/Root Township
Nearest Highway	US 27

### BUILDING INFORMATION

Total Building Size	20,076 SF
Number Of Buildings	3
Price / SF	\$54.79
Building 1 Year Built	1978
Building 2 Year Built	1994
Building 3 Year Built	1985
Building Class	A/B
Mezzanines	2
Restrooms	2
Overhead Doors	7
Ceilings	11'-17'

### PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Retail
Zoning	C-1
Lot Size	3 Acres
APN#	01-02-33-200-100.000-014
Traffic Count	11,166
Traffic Count Street	US 27

### UTILITIES & AMENITIES

Communications	Vonage Business Inc.
Electric	Indiana Michigan Power
Water	City of Decatur
Gas	NIPSCO
Power	1,750 AMP, 3 Phase

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