



FOR **SALE** INDUSTRIAL  
PROPERTY



6575 North Old 27  
Fremont, IN 46737

# 17,800 SF Industrial Flex Situated On 2.07 Acres

## About The Property

- Amenities in place for turnkey use capability
- Three total buildings - 6,000 SF, 5,400 SF, and 6,400 SF
- 17 total overhead doors
- Optimal street frontage and visibility (23,000 VPD)
- Excellent condition with recent improvements
- Current zoning and building layout allows for a large variety of uses and/or redevelopment
- Additional chrome parts inventory available: \$250,000
- Sale price: \$1,699,000 (\$95.45/SF)



**the**  
**Zacher**  
company

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# PROPERTY INFORMATION

## 17,800 SF INDUSTRIAL FLEX SITUATED ON 2.07 ACRES

### BUILDING LOCATION/SIZE/ZONING

Street Address	6575 North Old 27
City, State, Zip	Fremont, IN 46737
Total Building Area	17,800 SF
Building 1	5,400 SF
Building 2	6,000 SF
Building 3	6,400 SF
Site Acreage	2.07 Acres
Zoning	GB/General Business

### PRICE/AVAILABILITY

Sale Price	\$1,699,000.00
Sale Price/SF	\$95.45
Available	Immediately

### PROPERTY TAXES

Parcel Number	76-03-23-000-026.000-006
	76-03-23-000-027.000-006
Assessment: Land	\$170,300
Improvements	\$486,400
Total Assessment	\$656,700
Annual Taxes	\$5,084.04 (\$0.29/SF)
Tax Year	2025 Payable 2026

### BUILDING DATA

Construction Date	2004, 2006
Renovation Date	2018
Construction Type	Metal
HVAC	Fully heated and air conditioned
Floor Drains	Included in all buildings
Floors	Epoxy
Ceiling Height	15'7" - 17'5"
Overhead Doors	17 (14' x 14')
Restrooms	2

### UTILITY SUPPLIERS

Electric	AEP
Natural Gas	NIPSCO
Water & Sewer	City of Fremont

### TRANSPORTATION

Distance to Interstate	1.3 Miles - I-69
Distance to IN 80/90 Toll Road	1.4 Miles

### PROPERTY AMENITIES

- Heavy duty backup generator
- Two buildings are fully heated and air conditioned
- Coated and insulated water and air lines
- Power washer
- Air compressor

### NEARBY BUSINESSES

XPO	Kenworth of Fremont
The Outlet Shoppes at Fremont	Holiday Inn Express
Southern Tire Mart at Pilot	Pilot Travel Center
Stoops Freightliner	FedEx Distribution Center
Satek Wineries	



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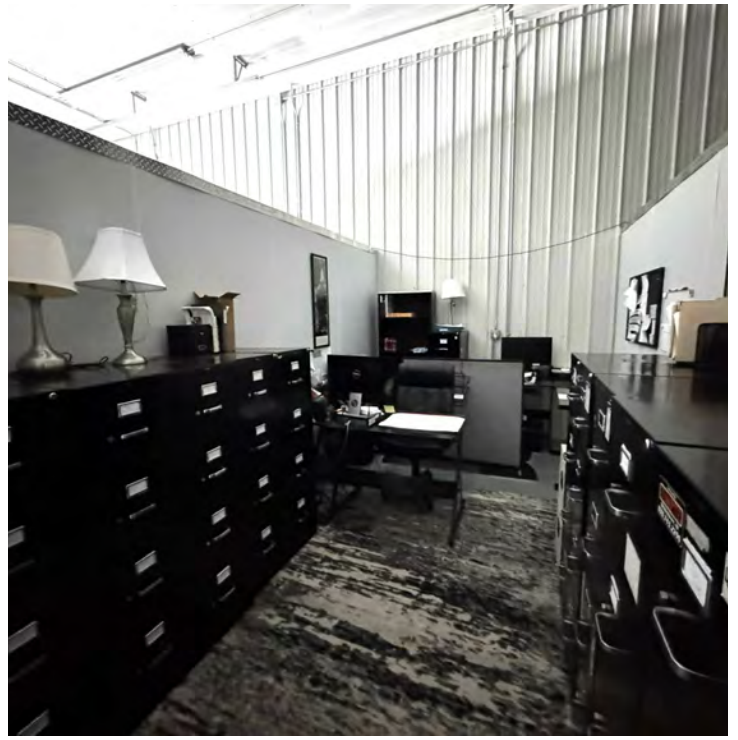
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# ADDITIONAL PHOTOS

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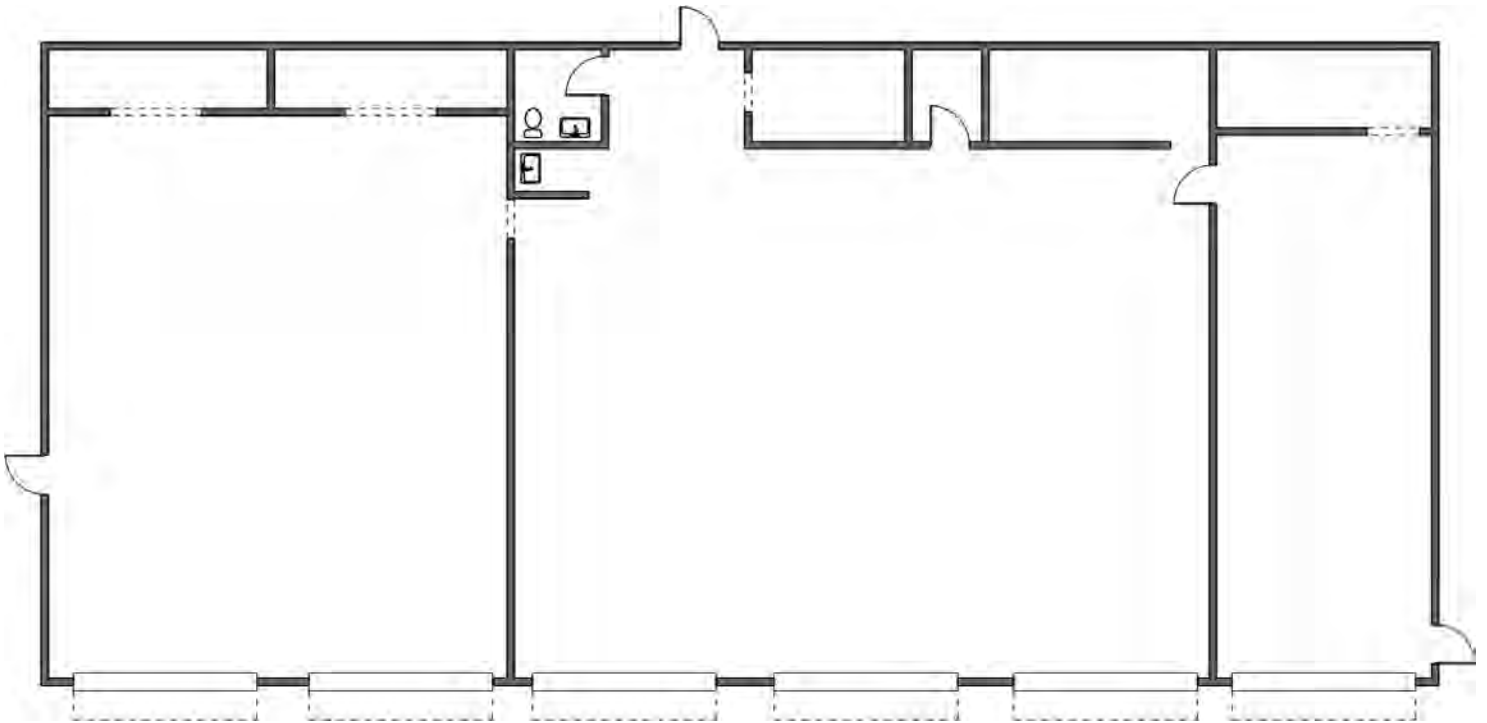
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# FLOOR PLAN - BUILDING 1

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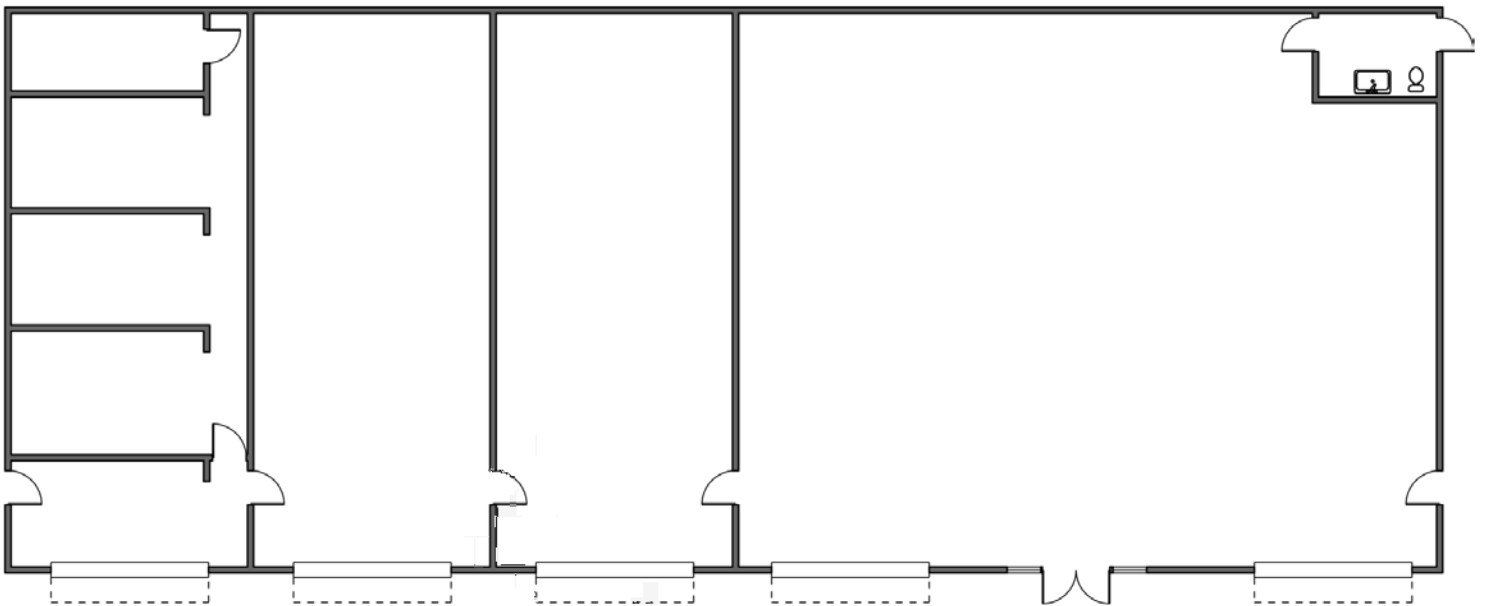
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# FLOOR PLAN - BUILDING 2

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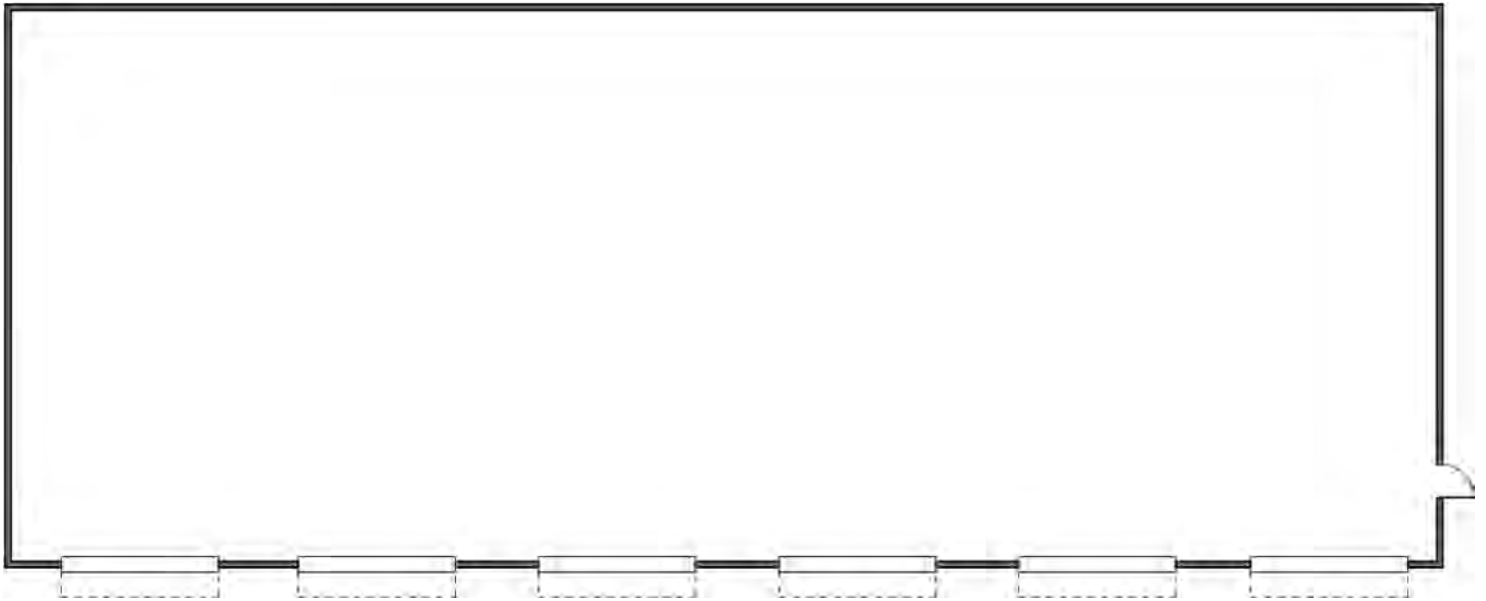
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# FLOOR PLAN - BUILDING 3

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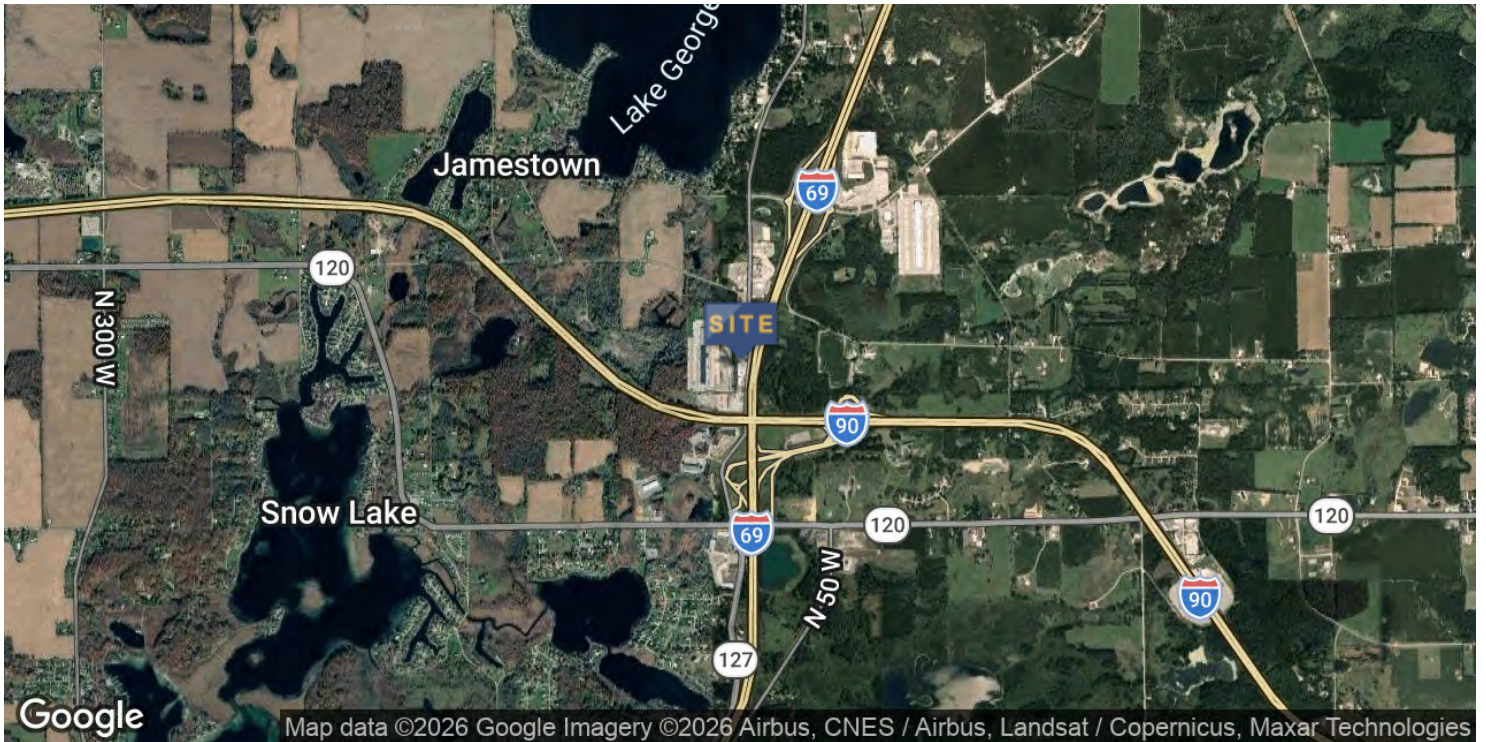
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# LOCATION MAP

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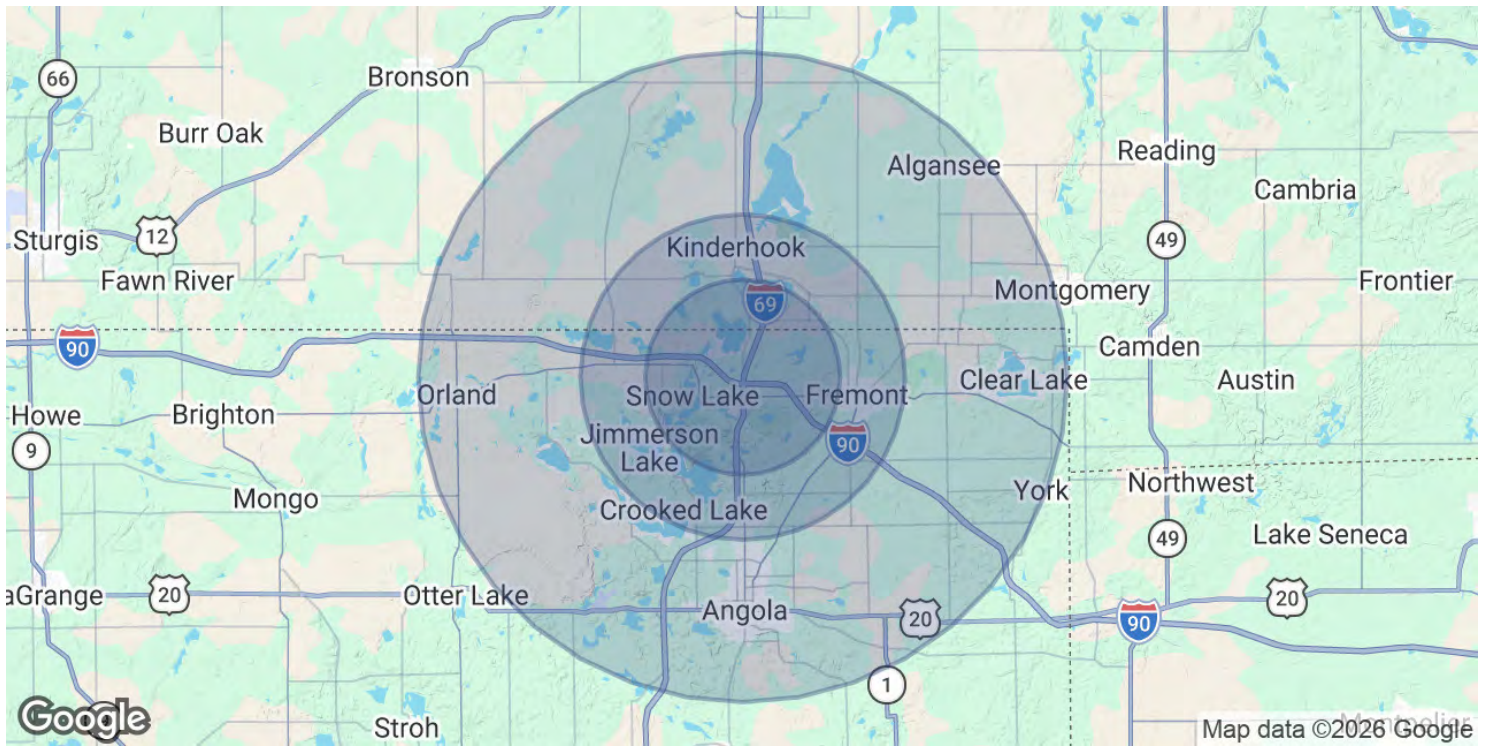
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	3,375	9,954	33,275
Average Age	48	46	42
Average Age (Male)	48	46	41
Average Age (Female)	49	47	43

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	1,506	4,293	13,154
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$94,469	\$97,341	\$91,052
Average House Value	\$340,979	\$314,228	\$267,368

2020 American Community Survey (ACS)



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