



FOR **SALE** INDUSTRIAL  
PROPERTY



1040-1050 Industrial Parkway  
Peru, IN 46970

# Two 30,000 SF Buildings Available

## About The Property

- 60,600 SF total on 5.67 acres
- Heavy power - 2,400 amps, 240 volt, 3-phase
- 4 docks and 3 drive-in doors
- Industrial (I-1) zoning in place
- 6" reinforced concrete floors
- Ceiling heights 14'6" - 20'6" and 17'6" - 21'
- Seller leaseback possibilities
- Owners willing to consider offers to lease one building
- Lease Rate: Negotiable
- Sale Price: \$2,550,000 (\$42.08/SF)



**the**  
**Zacher**  
company

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# PROPERTY INFORMATION

## TWO 30,000 SF BUILDINGS AVAILABLE

### BUILDING LOCATION/SIZE/ZONING

Street Address	1040-1050 Industrial Parkway
City, State, Zip	Peru, IN 46970
County	Miami
Total Available Area	60,600 SF
Site Acreage	5.67 Acres
Zoning	I-1

### PRICE/AVAILABILITY

Sale Price	\$2,550,000.00
Sale Price/SF	\$42.08
Available For Lease	Building 1 - 30,000 SF
Lease Rate	Negotiable
Available	Immediately

### BUILDING 1 - 1050 INDUSTRIAL PKWY.

Total Building Size	30,000 SF
Construction Date	1992
Office Area	3,000 SF
Ceiling Height	14'6" Eaves 20'6" Peak
Dimensions	200' x 150'
Bay Spacing	25' x 50'
Electrical	2,400 Amps, 240 Volt, 3-Phase
Dock Doors	2 (8' x 9') with levelers
Drive-in Doors	1 (10' x 12') & 1 (16' x 12')
Lighting	Fluorescent
Heat	Gas Forced Air
Air Conditioning	Office Only
Sprinkler	Wet System
Floor	6' Reinforced Concrete
Restrooms	3

### BUILDING 2 - 1040 INDUSTRIAL PKWY.

Total Building Size	30,600 SF
Construction Date	2000
Office Area	Minimal
Ceiling Height	17'6" Eaves 21' Peak
Dimensions	180' x 170'
Bay Spacing	30' x 42'6"
Electrical	2,400 Amps, 240 Volt, 3-Phase
Dock Doors	2 (8' x 9') with levelers
Drive-In Doors	1 (12' x 12')
Lighting	Fluorescent
Heat	Gas Forced Air
Air Conditioning	No
Sprinkler	Wet System
Floor	6" Reinforced Concrete
Restrooms	2

### TRANSPORTATION

Major Road Nearest Site	US 24 - 0.5 Mile
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### NEARBY BUSINESSES

S&S Truck Repair	Progress Rail
Bryan Steam, LLC	Heraeus Electro-Nite
Ferrellgas	4ZS RVS
Indiana Oaks Golf Club	Miami Trucking

### PROPERTY TAXES

Parcel Number	52-08-22-100-002.001-016
Assessment: Land	\$75,600
Improvements	\$521,000
Total Assessment	\$596,600
Annual Taxes	\$17,898 (\$0.30/SF)
Tax Year	2025 Payable 2026



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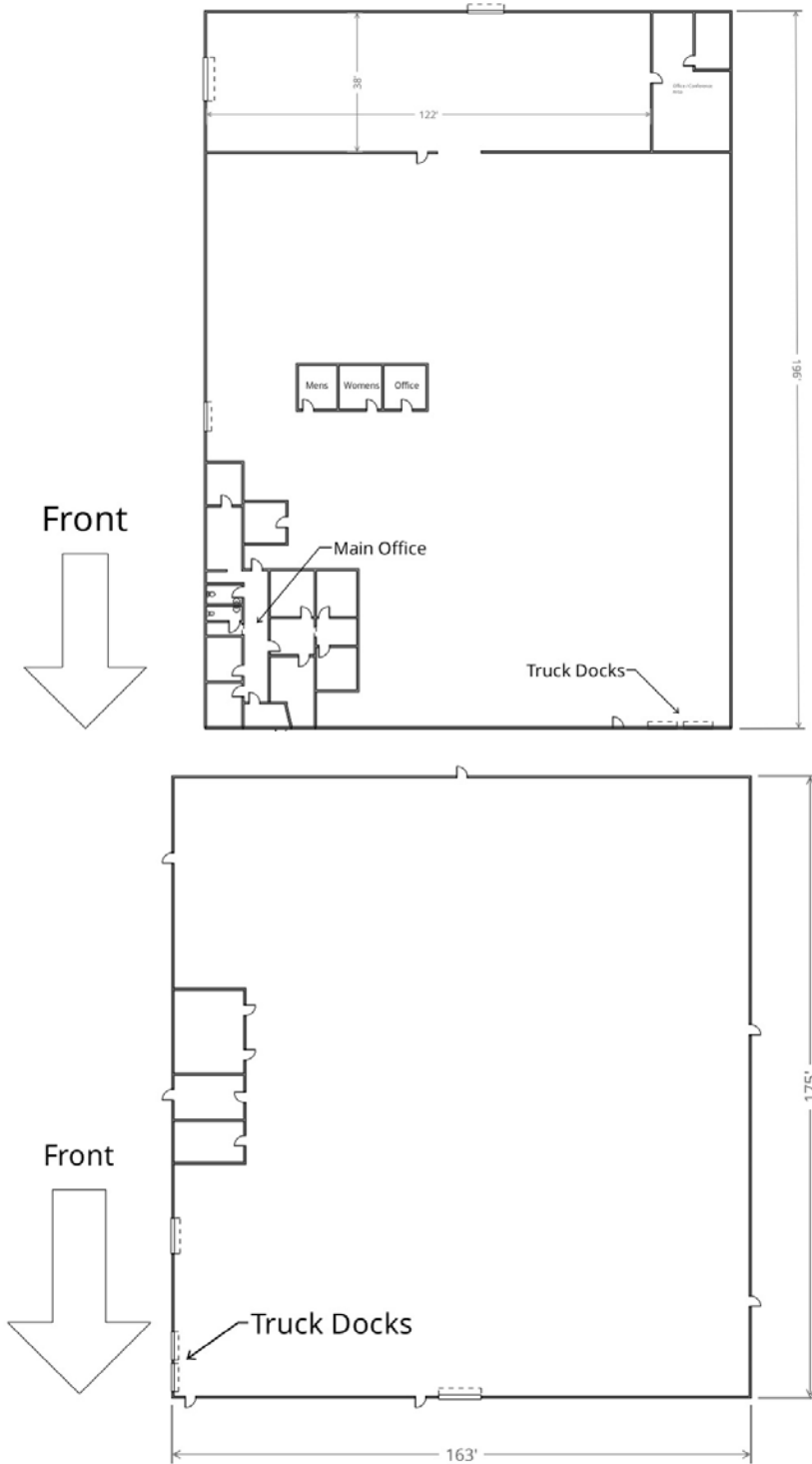
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# SITE PLAN

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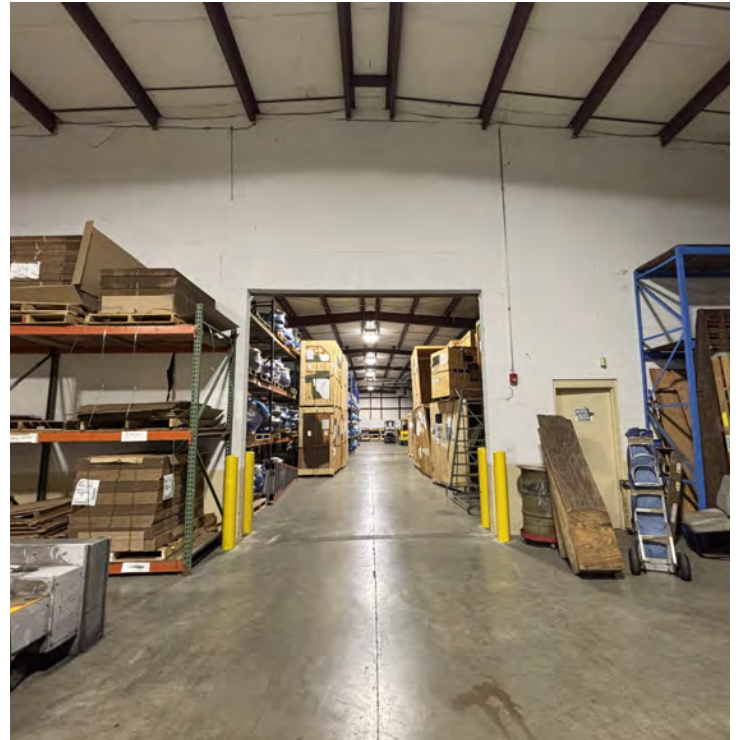
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# ADDITIONAL PHOTOS

## TWO 30,000 SF BUILDINGS AVAILABLE



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# AERIAL MAP

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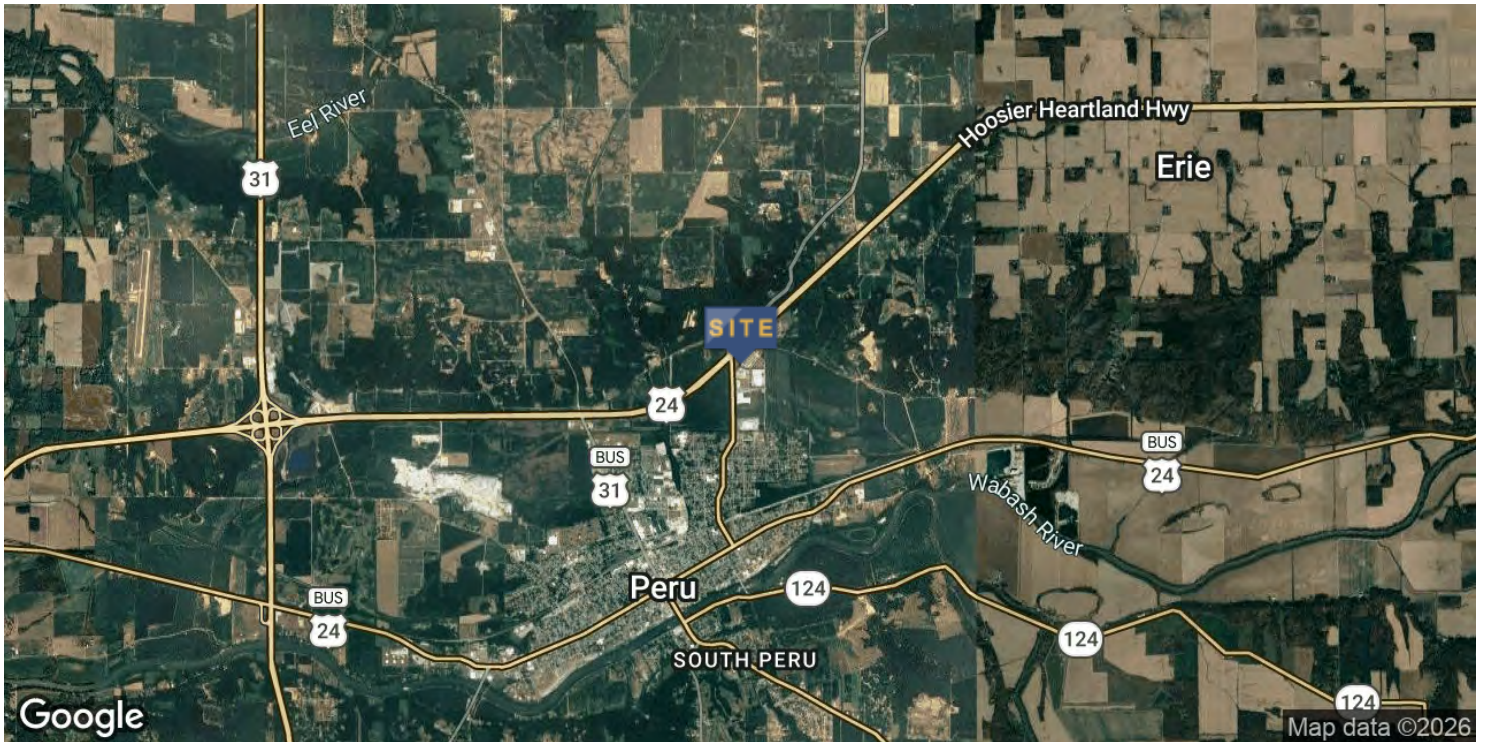
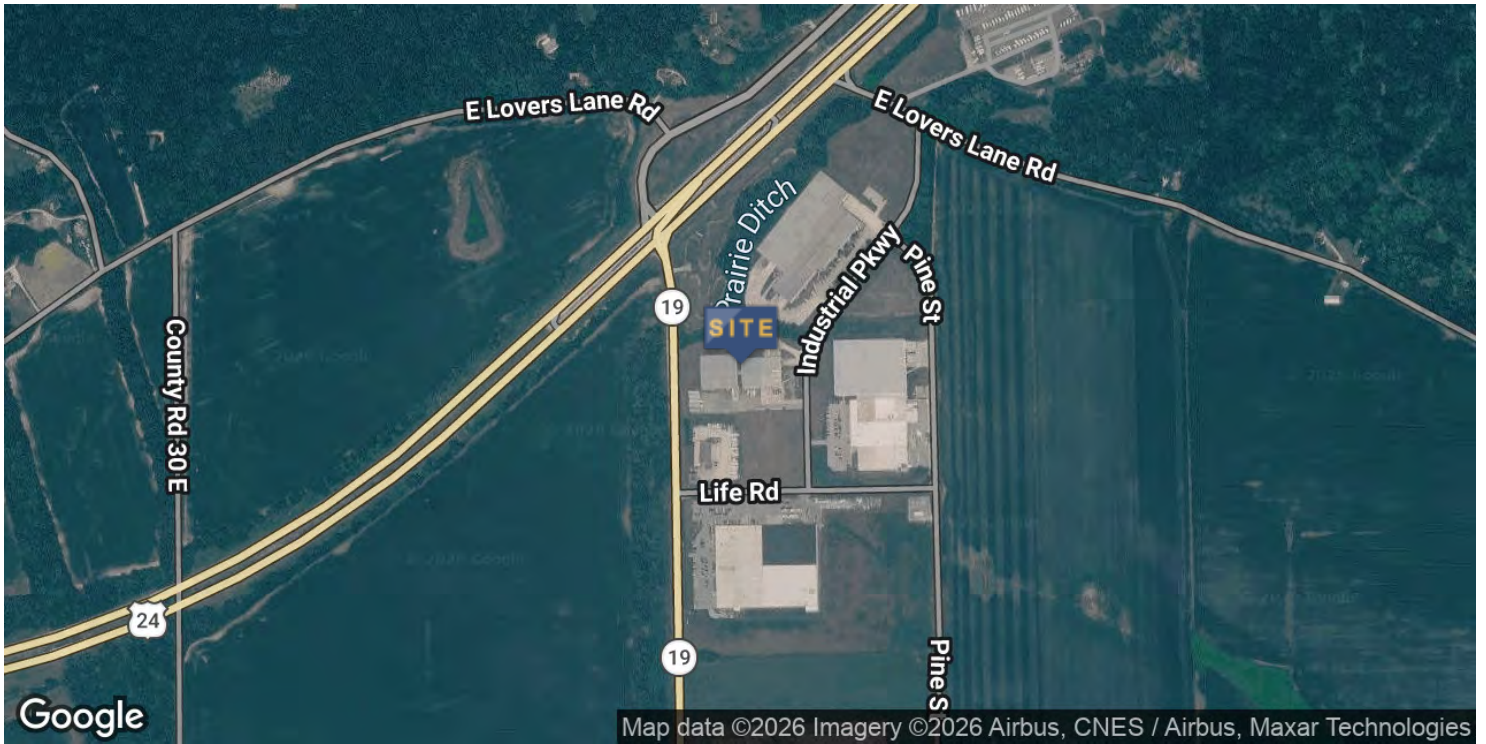
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# LOCATION MAP

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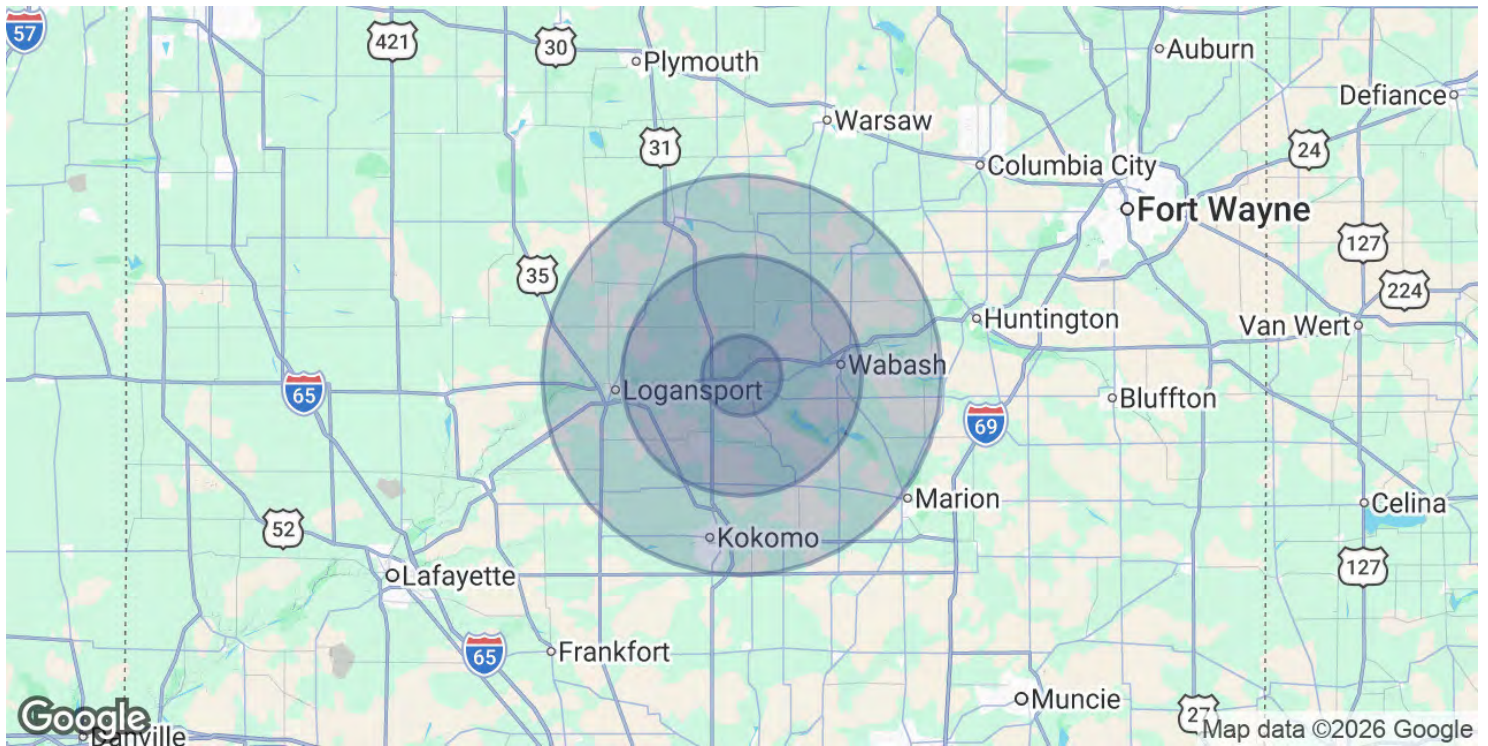
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	5 MILES	15 MILES	25 MILES
Total Population	16,258	71,995	188,493
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	5 MILES	15 MILES	25 MILES
Total Households	6,914	28,318	76,543
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$79,629	\$79,050	\$78,377
Average House Value	\$153,764	\$163,649	\$171,085

Demographics data derived from AlphaMap



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