



FOR SALE / LEASE

INDUSTRIAL PROPERTY



129 North Main Street
Wolcottville, IN 46795

14,490 SF Industrial Building Available For Sale Or Lease

About The Property

- Located on the main corridor of downtown Wolcottville
- Building layout consists of 12,690 SF warehouse/production space along with 1,800 SF of office and reception
- One dock door and one drive-in door
- Fenced in area for outdoor storage capabilities
- Sale price: \$675,000
- Lease rate: \$6.50 SF/yr NNN



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

14,490 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE OR LEASE

BUILDING LOCATION/SIZE/ZONING

Street Address	129 North Main Street
City, State, Zip	Wolcottville, IN 46795
County	LaGrange
Total Building Area	14,490 SF
Office Area	1,800 SF
Site Acreage	1.51 Acres
Zoning	B-4/U-1

PRICE/AVAILABILITY

Sale Price	\$675,000.00
Sale Price/SF	\$46.58
Lease Rate	\$6.50 SF/yr
Lease Type	NNN
Available	Immediately

BUILDING DATA

Construction Date	1984
Power	3-Phase, 480V
Roof	Metal
Air Conditioning	Office Only
Heat	Throughout (2 Hanging Gas Units)
Restrooms	3
Ceiling Clear Height	11'5"
Industrial Fans	Included
Air Compressor Lines	Included
Water Lines	Included
Replacement Cost New	\$462,186

PROPERTY TAXES

Parcel Numbers	44-10-33-400-001.063-011 44-10-33-400-000.007-011 44-10-33-400-000.030-011
Assessment: Land	\$116,700
Improvements	\$95,900
Total Assessment	\$212,600
Annual Taxes	\$4,050.12 (\$0.28/SF)
Tax Year	2025 Payable 2026

NEARBY BUSINESSES

Wolcottville Police Department	Farmers State Bank
Hillbilly Tire	United States Postal Service
Stoney Creek Construction	Twin Six Restaurant
Dollar General	Lassus

LOADING FACILITIES

Dock Doors	One (10' x 10')
Drive-in Doors	One (10' x 10')

TRANSPORTATION

Parking Lot	Asphalt - 6,975 SF Crushed Stone Paving - 3,535 SF
Traffic Count	N. Main St. - 6,435 VPD



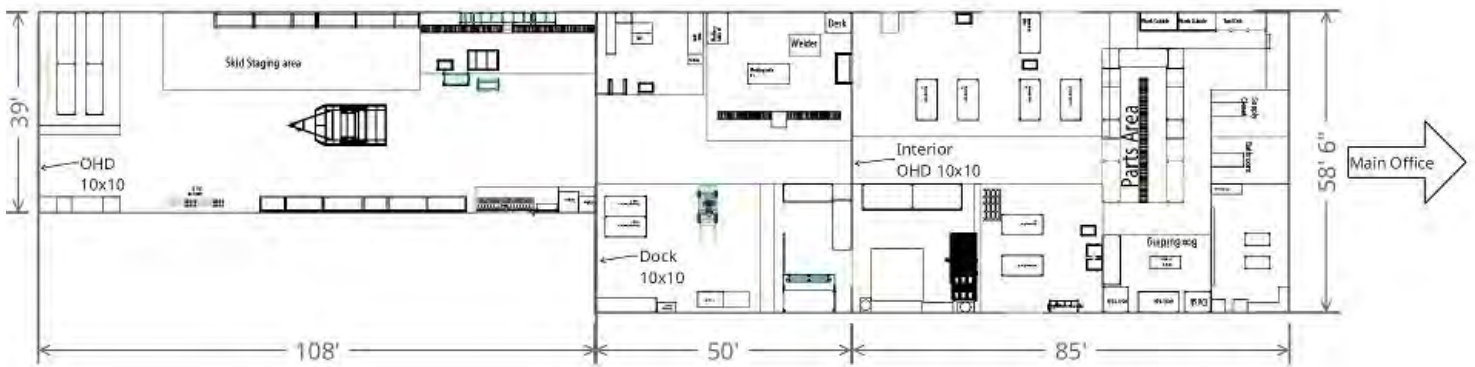
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FLOOR PLAN

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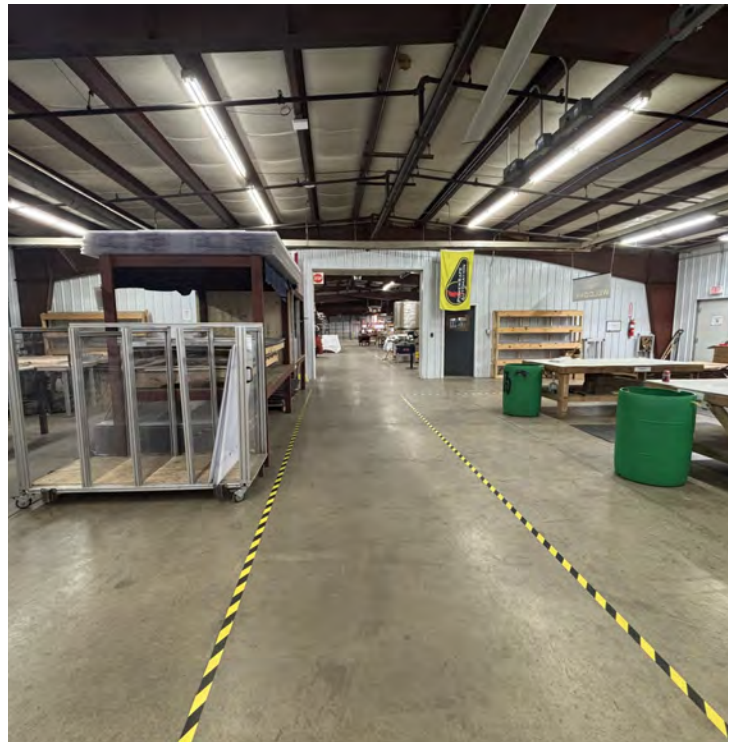
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ADDITIONAL PHOTOS

14,490 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE OR LEASE



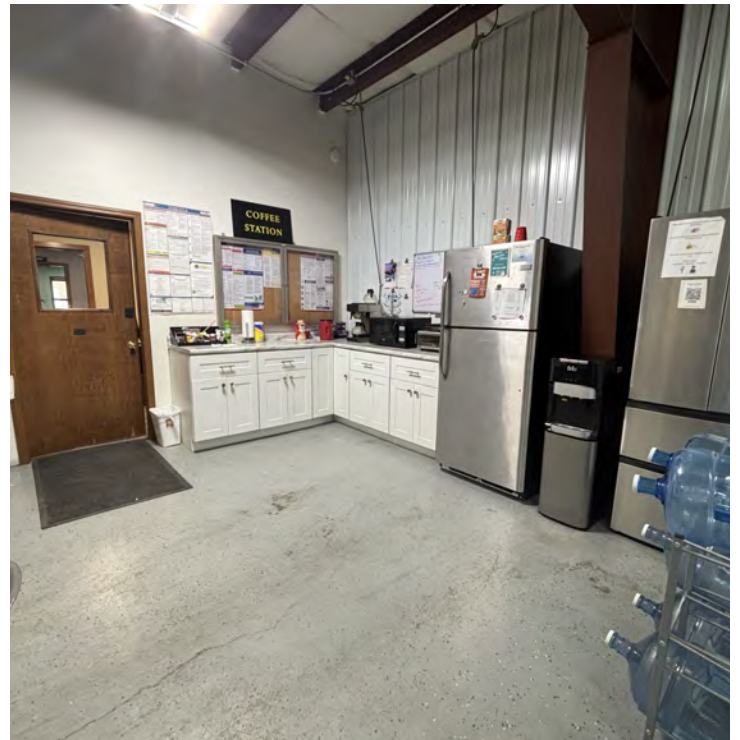
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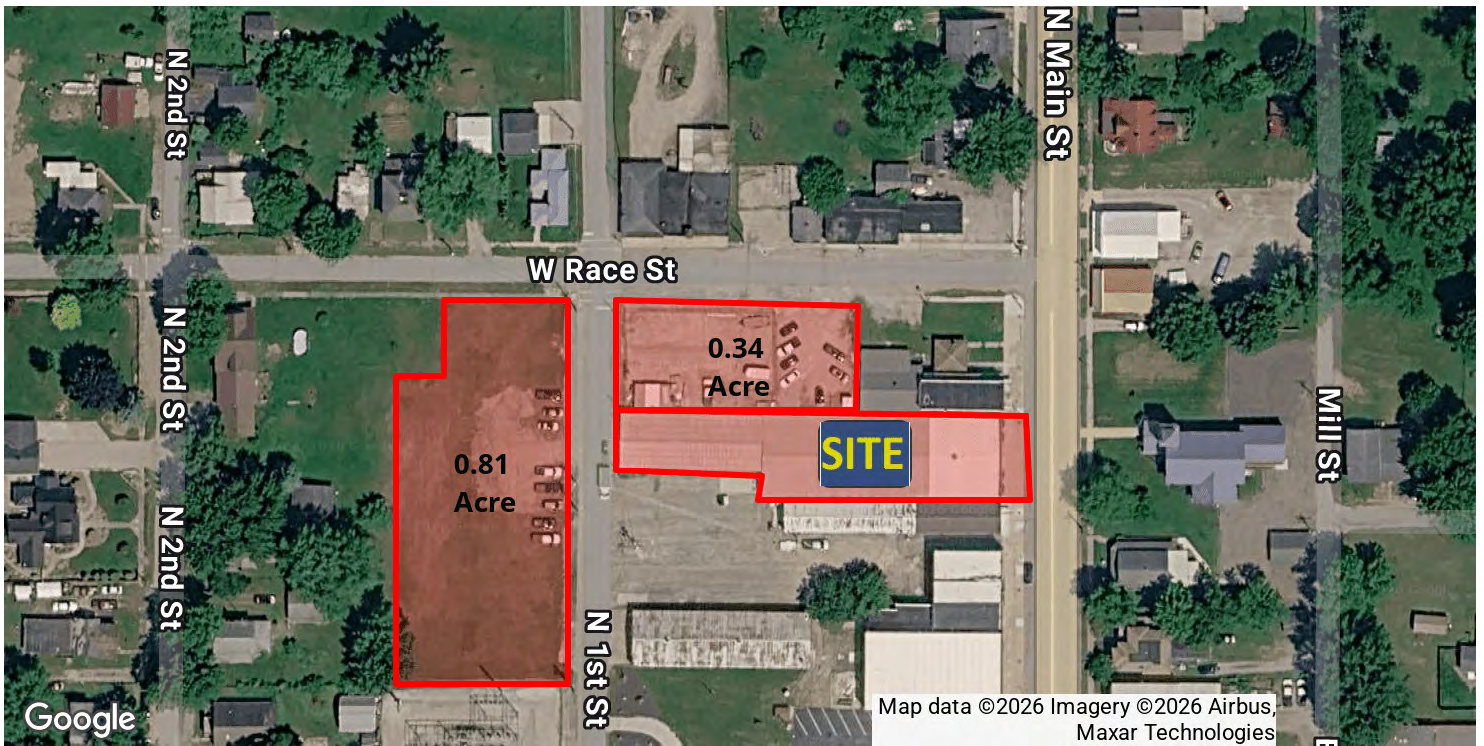
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LOCATION MAP

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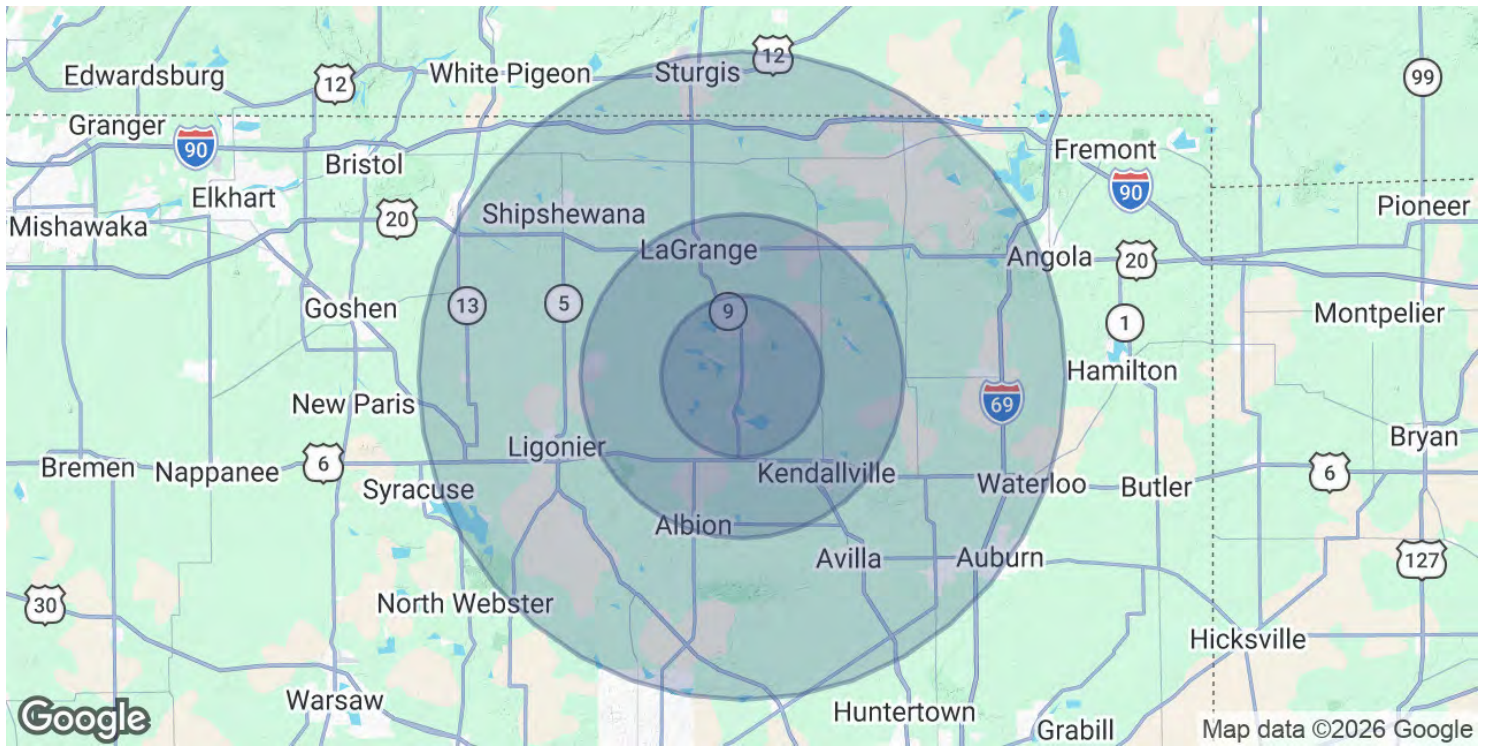
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DEMOGRAPHICS MAP & REPORT

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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	9,255	41,169	155,435
Average Age	42.6	39.4	37.1
Average Age (Male)	41.1	38.3	36.2
Average Age (Female)	43.4	40.1	37.7

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	3,488	15,062	55,729
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$91,217	\$89,759	\$90,005
Average House Value	\$246,217	\$219,623	\$239,313

2023 American Community Survey (ACS)



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