

LINGENFELTER BUILDING

1557 WINCHESTER RD, DECATUR, IN 46733



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$995,000
Price / SF:	\$49.56
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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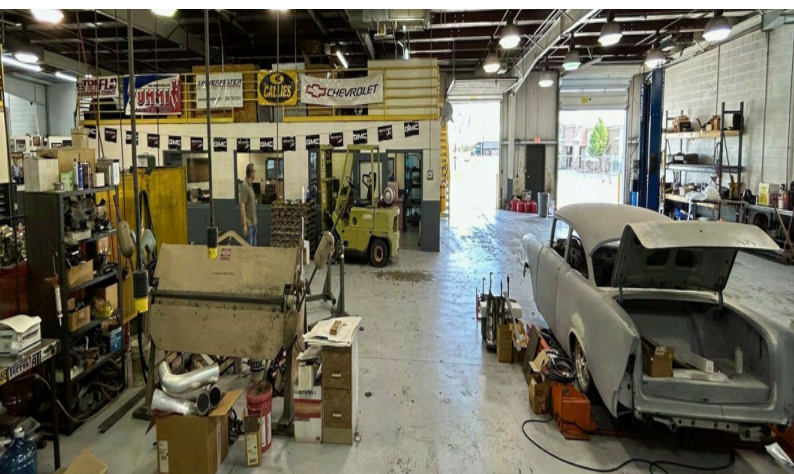
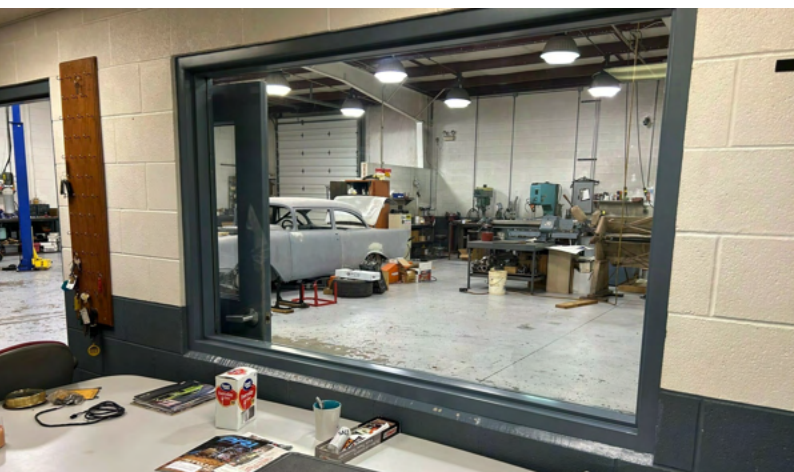
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PROPERTY PHOTOS



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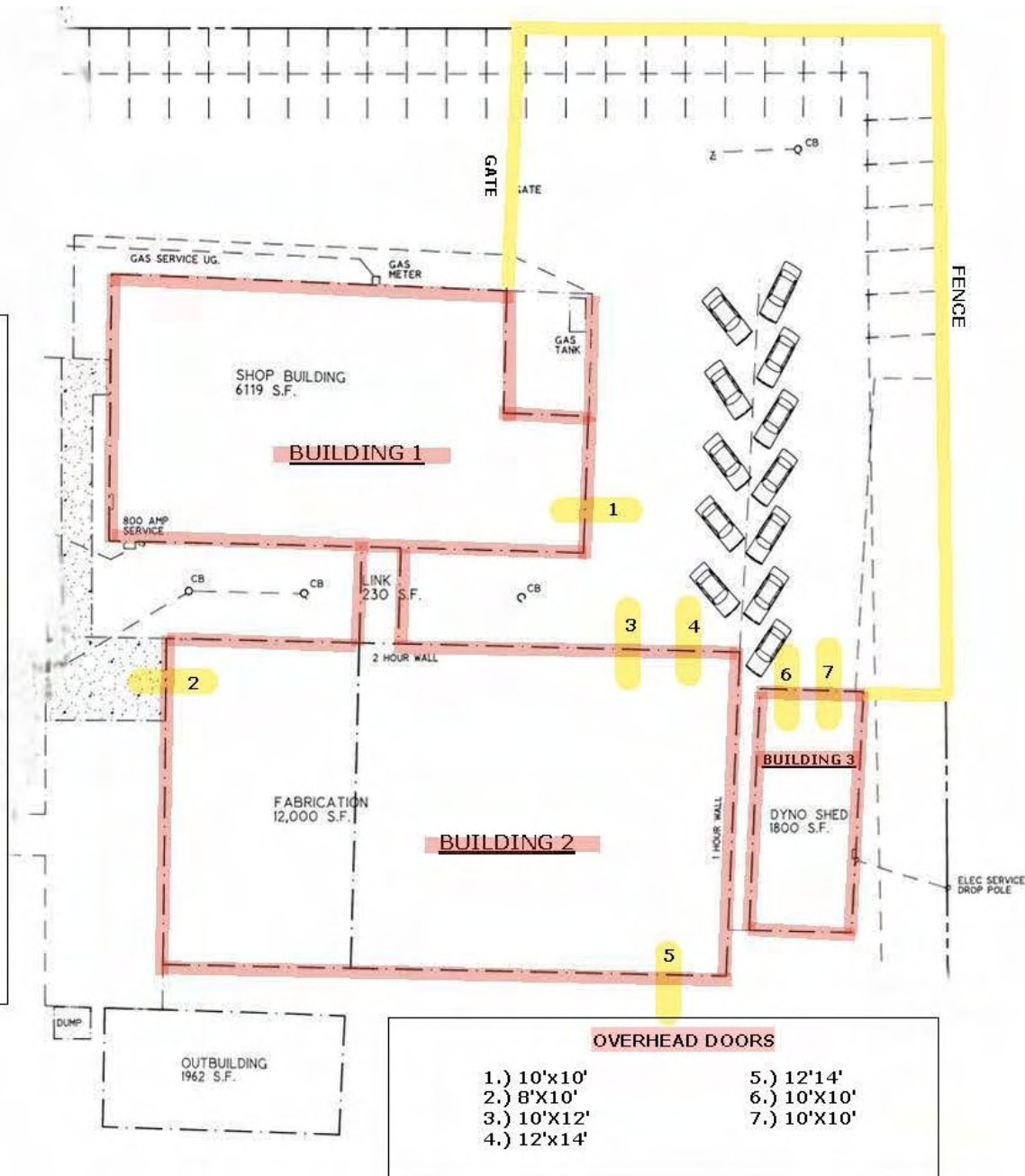
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SITE PLANS



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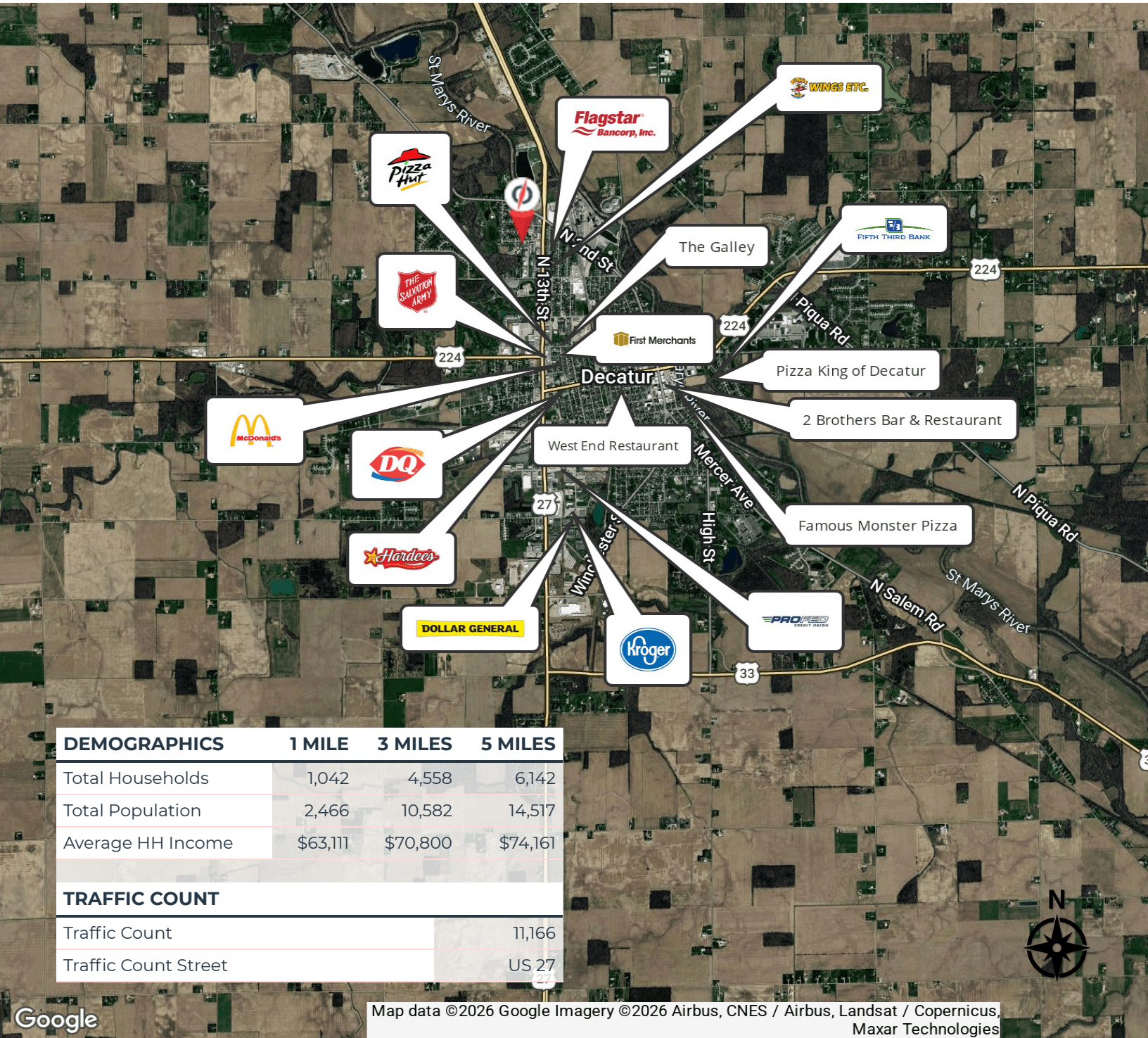
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RETAILER MAP



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
TRAFFIC COUNT			
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		\$995,000	
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	\$49.56		
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		