



FOR SUBLEASE/SALE

INDUSTRIAL PROPERTY



130 Harvest Rd.
Bluffton, IN 46714

85,588 Sq. Ft. Industrial Building Available Immediately

About The Property

- Ceiling height 18' to 28'
- Four loading docks
- Expandable on 10.72 acres
- Heavy power
- Sublease rate: \$3.00 SF/yr., NNN
- Sale Price: \$3,400,000 (\$39.73/sf)



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

85,588 SQ. FT. INDUSTRIAL BUILDING AVAILABLE IMMEDIATELY

BUILDING SIZE/LOCATION/ZONING

Total Building Size	85,588 SF
Office	1,588 SF
Street Address	130 Harvest Rd.
City, State, Zip	Bluffton, IN 46714
County/Township	Wells/Harrison
Zoning	I1/Limited Industrial
Site Acreage	10.72 Acres

PRICE/AVAILABILITY

Sale Price	\$3,400,000
Sublease Rate	\$3.00 SF/yr. (NNN)
Master Lease Expires	4/30/34
Availability	Immediately

BUILDING DATA

Construction Dates	1975/1990 & 1998
Type of Construction	Pre-engineered Steel 4' Concrete Wainscot
Roof	Metal with Membrane Overlay
Floor	8" Concrete
Ceiling Height	18' to 28'
Dimensions	240' x 350'
Bay Spacing	35' x 44'
Sprinklers	Conventional Wet System
Heat	Suspended Gas Units
Air Conditioning	Office Only
Lighting	Energy Efficient Fluorescent Some With Motion Sensors
Restrooms	2 Sets (1 Office, 1 Warehouse)
Other:	Break Room in Plant Compressed Air Lines Throughout - Compressor Removed

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes, Insurance & CAM	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

OPERATING COSTS

Taxes (2025 payable 2026)	\$42,664.22 (\$0.49/sf)
Insurance	\$11,000.00 (\$0.13/sf)
Total	\$0.62/sf

PARKING/TRANSPORTATION

Parking Lot/Spaces	Asphalt/62
Major Road Nearest Site	State Road 1
Distance to Interstate	14 Miles to I-69

UTILITIES

Electric	City of Bluffton
Transformer Removed	4-2,500KVA 277/480 1-1,500KVA 277/480 1-167KVA 120/240 Some Buss Duct Distribution
Gas	NIPSCO
Water/Sewer	City of Bluffton
Internet	High Speed up to 1 Gig

LOADING FACILITIES

Dock Doors	Four - 10' x 10'
Drive-in Doors	Two - 8' x 10' & 12' x 14'



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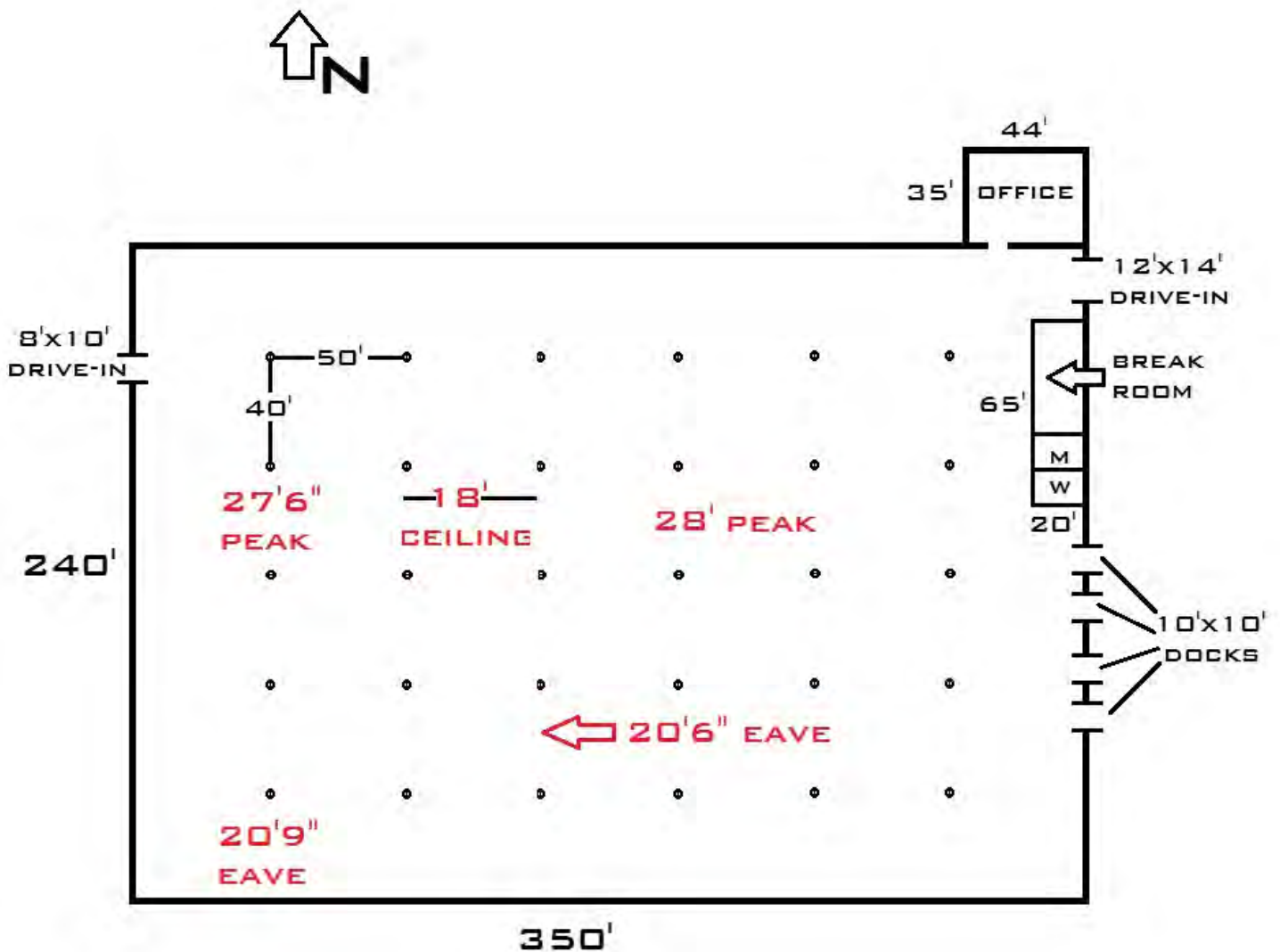
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FLOOR PLAN

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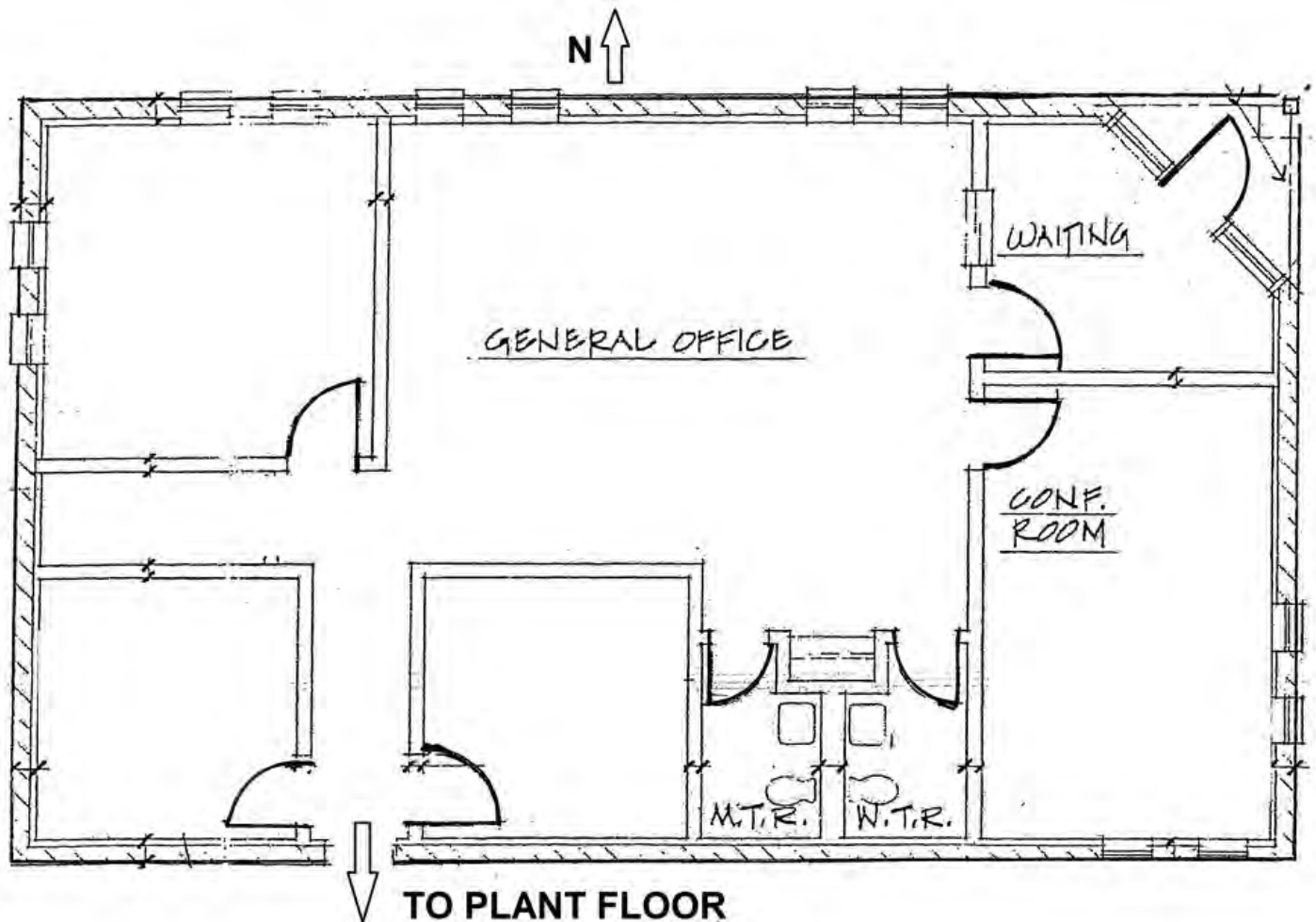
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OFFICE FLOOR PLAN

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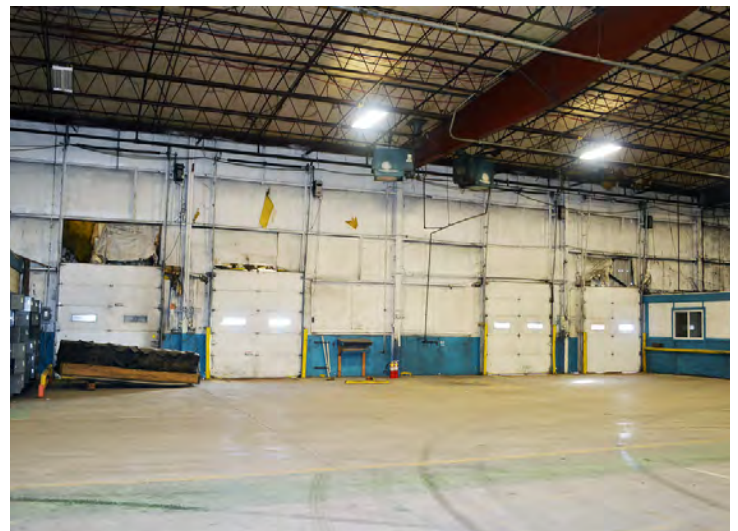
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ADDITIONAL PHOTOS

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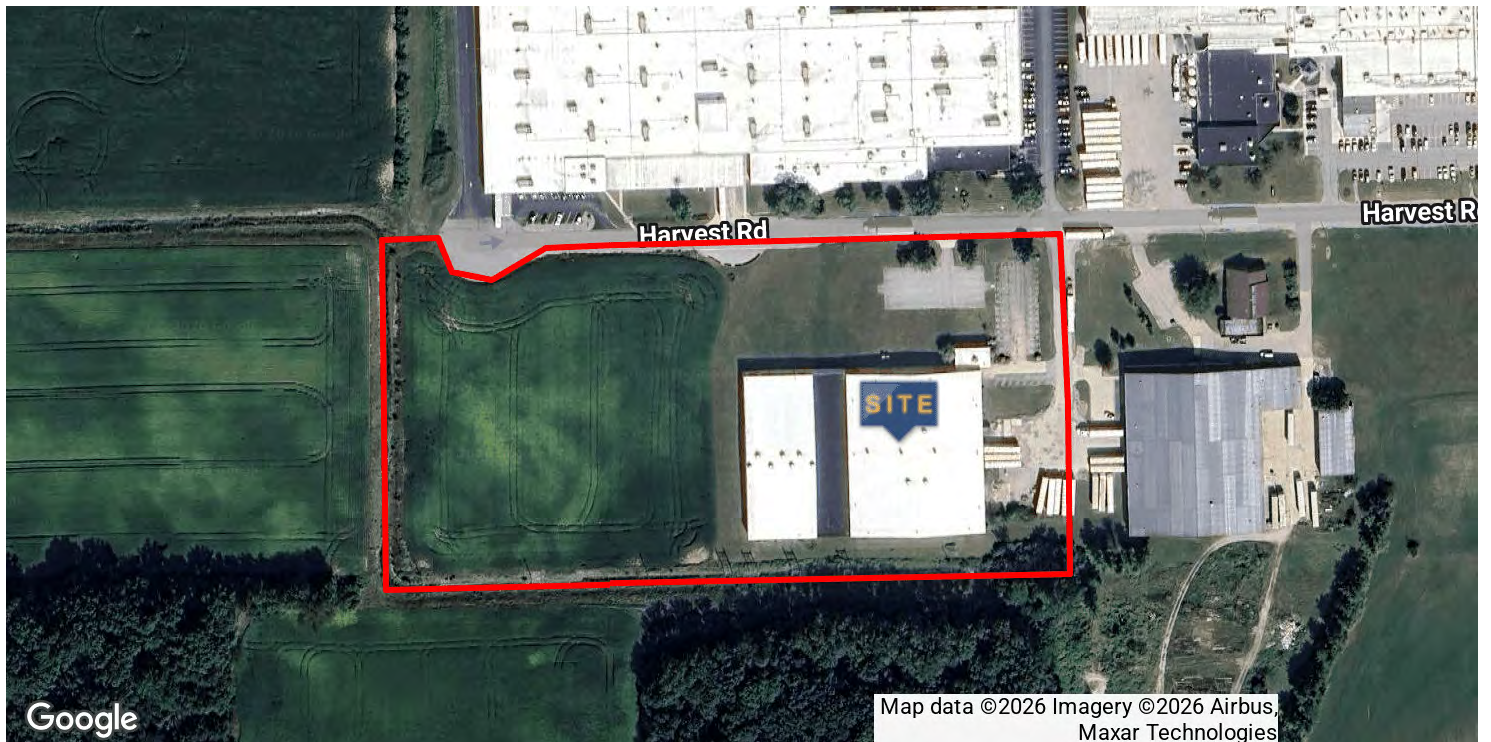
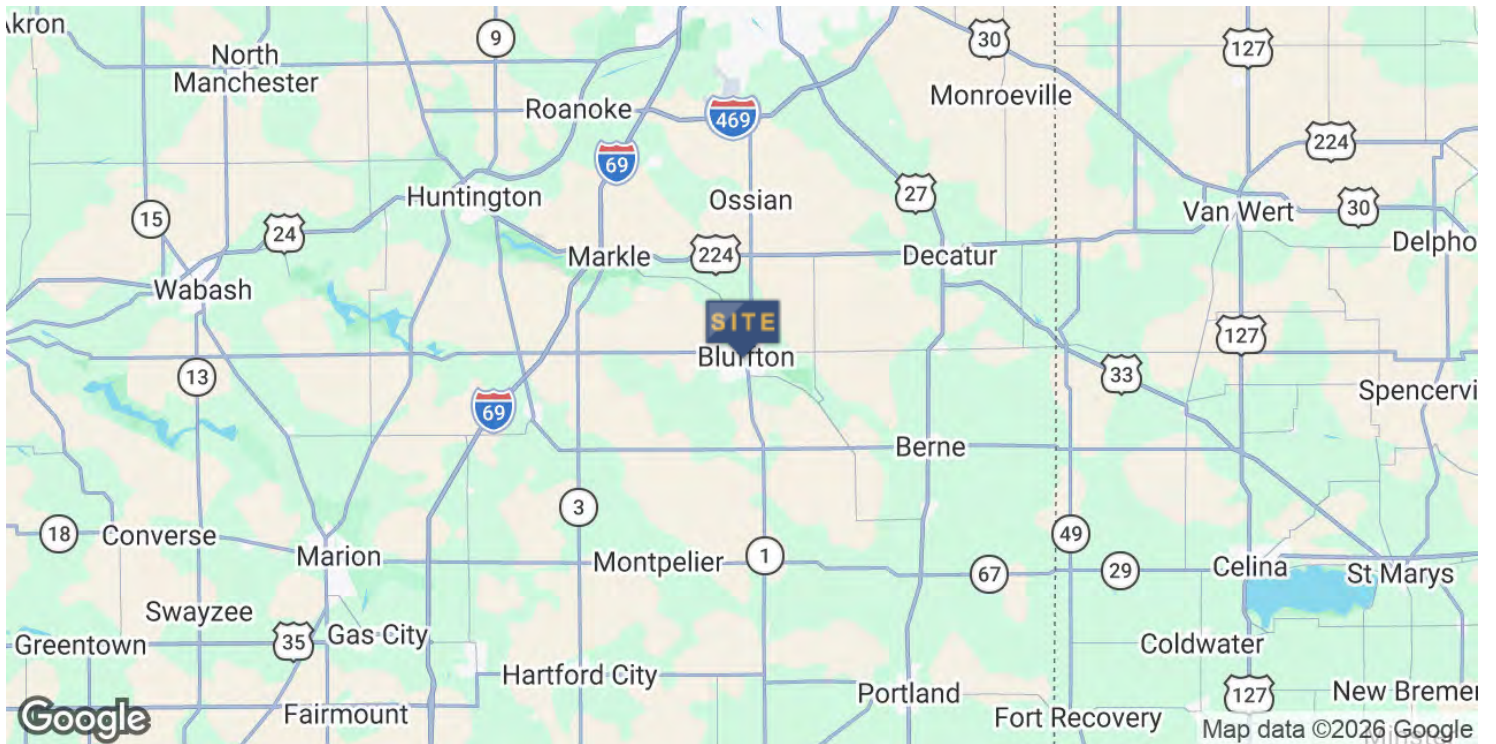
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LOCATION MAP

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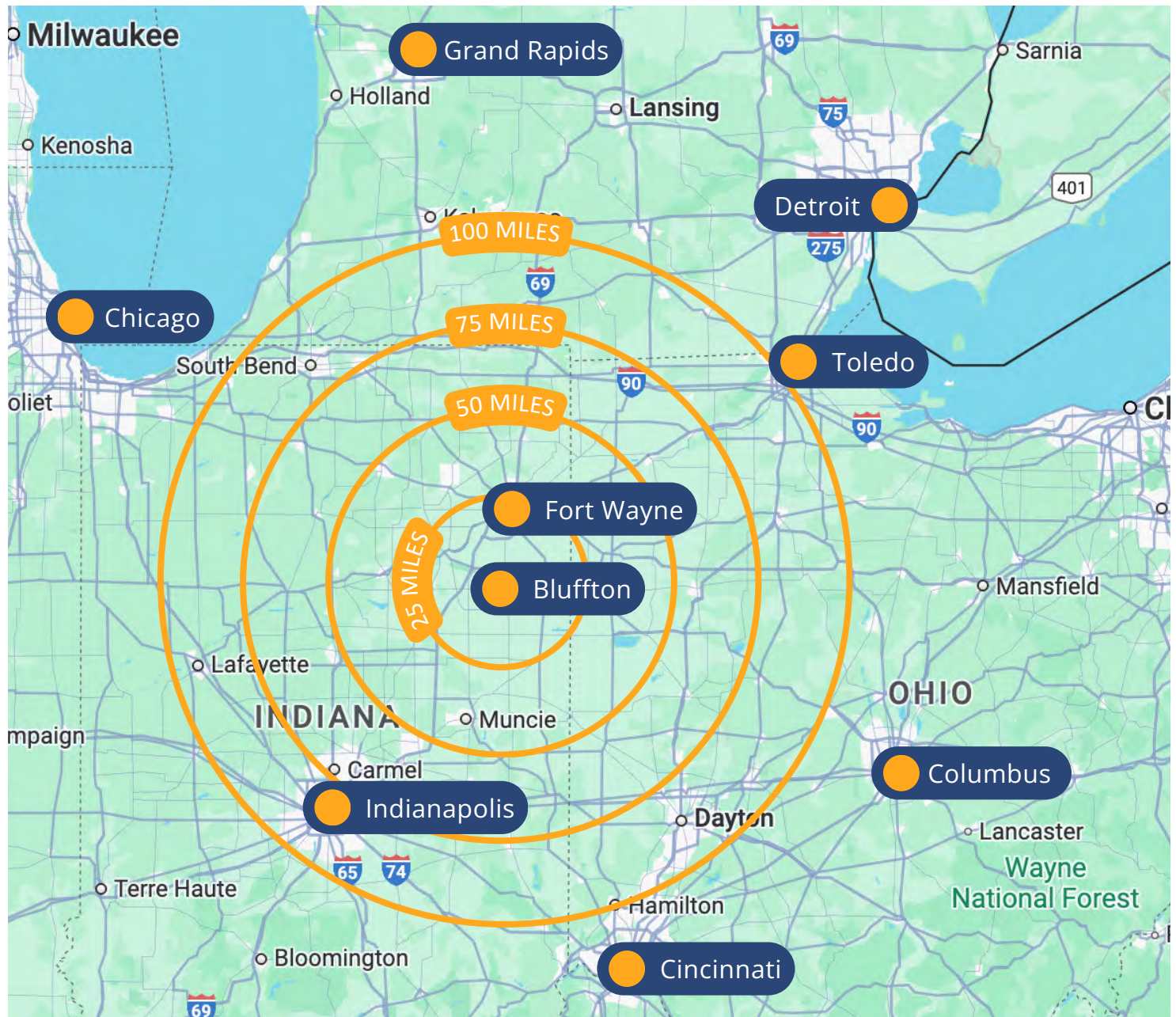
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DRIVING DISTANCE MAP

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DISTANCE FROM BLUFFTON, INDIANA, TO MAJOR CITIES

Fort Wayne	25 miles
Indianapolis	109 miles
Toledo	123 miles
Columbus	145 miles

Cincinnati	169 miles
Chicago	178 miles
Detroit	183 miles
Grand Rapids	206 miles



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