

INDUSTRIAL

FOR SALE OR LEASE

# 85,588 SQ. FT. INDUSTRIAL BUILDING AVAILABLE IMMEDIATELY



130 Harvest Rd., Bluffton, IN 46714

- Ceiling height 18' to 28'
- Four loading docks
- Expandable on 10.72 acres
- Fluorescent lighting
- Sale price: \$2,140,000 (\$25.00/sf)
- Sublease rate: \$3.00/sf Triple Net



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# PROPERTY INFORMATION BLUFFTON

## 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
City Limits	Inside
Zoning	I1/Limited Industrial
Site Acreage	10.72 Acres

## PRICE/AVAILABILITY

Sale Price	\$2,140,000.00 (\$25.00/sf)
Sub Lease Rate (Type)	\$3.00/SF/yr (NNN)
Minimum Sub Lease Term	5 Years
Master Lease Expires	4/30/34
Availability	Immediately

## BUILDING DATA

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

## FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes/Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

## OPERATING COSTS

Taxes (2020 pay 2021)	\$43,995.78 (\$0.51/sf)
Insurance	\$11,000.00 (\$0.13/sf)
Total	\$0.64/sf

## UTILITIES

Electric	City of Bluffton 8,000 Amps, 480 Volts, 3-Phase Some Buss Duct Distribution
2017 Expenses (empty)	\$0.32/sf/yr
Gas	NIPSCO
2016 Expenses (operating)	\$0.05/sf/yr
Water/Sewer	City of Bluffton
2016 Expenses (operating)	\$0.08/sf/yr
Internet	High Speed up to 1 Gig

## PARKING/TRANSPORTATION

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

## LOADING FACILITIES

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



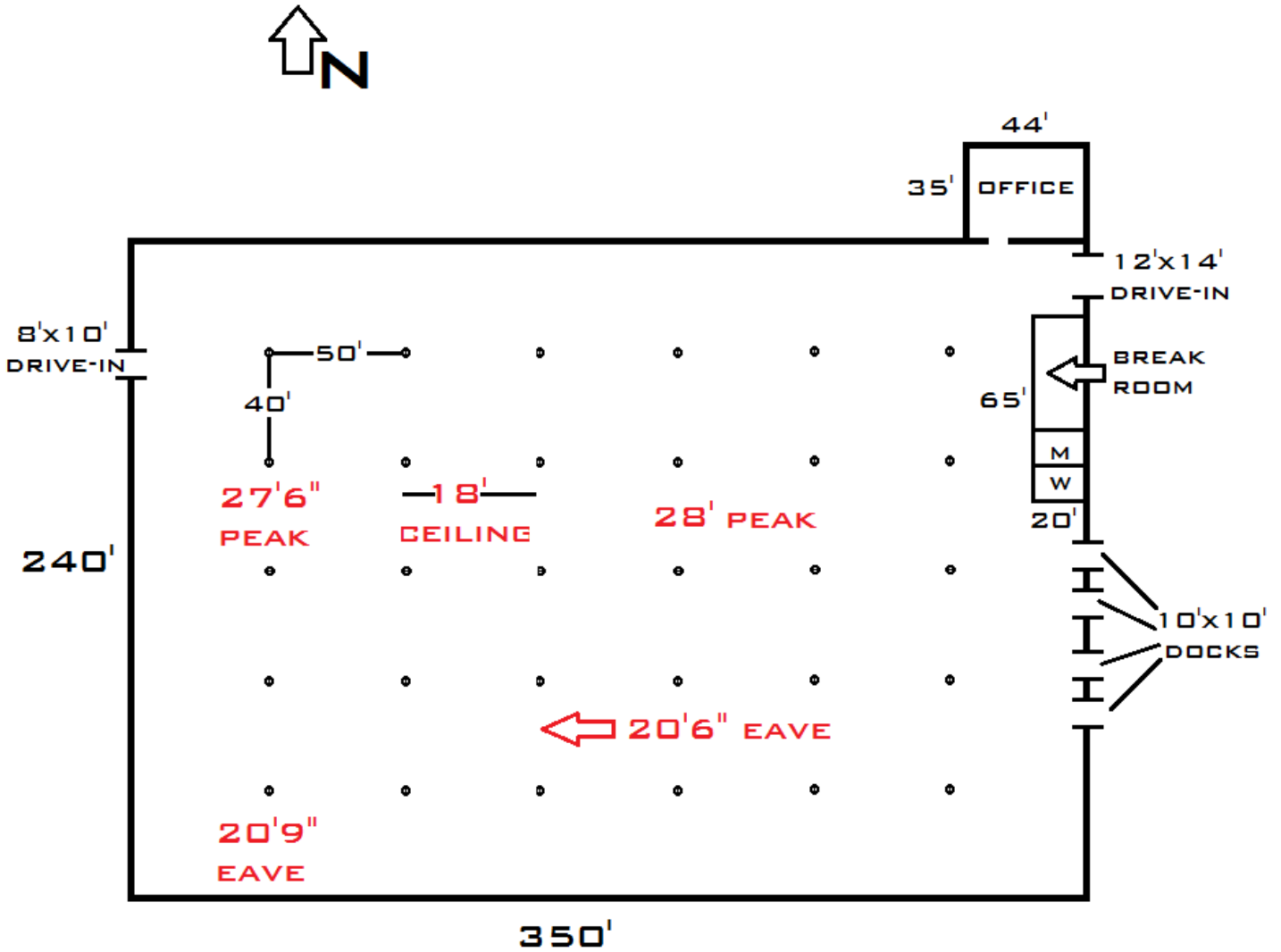
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# FLOOR PLAN



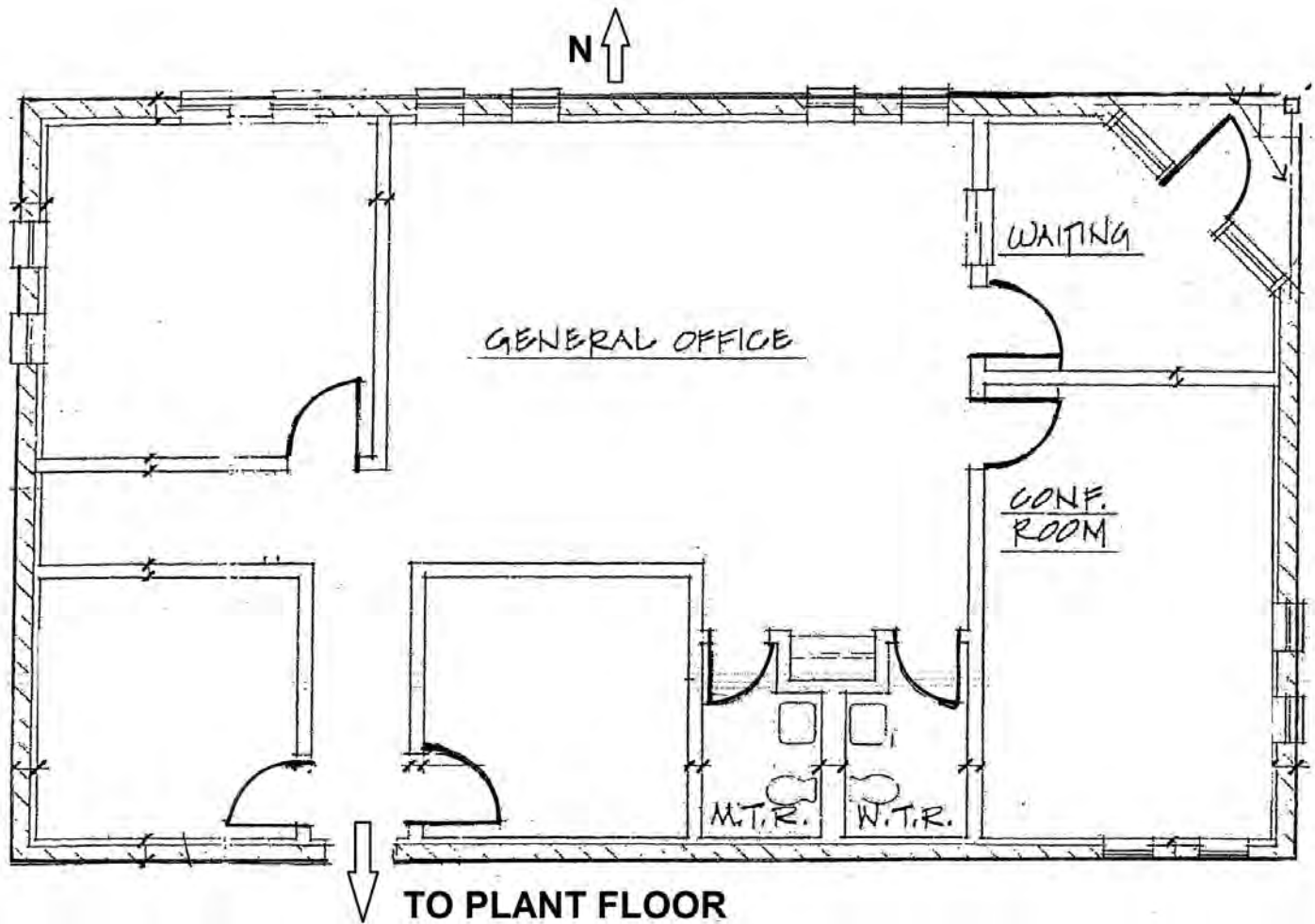
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# FLOOR PLANS



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# ADDITIONAL PHOTOS



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# LOCATION MAP



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