



FOR **LEASE** INDUSTRIAL PROPERTY



5224 East Asher Drive
Markle, IN 46770

200,000 Sq. Ft. Phase Two Addition

About The Property

- I-69 visibility & accessibility (Exit 286)
- "Phase Two under construction- the steel has been ordered"
- Minimum 32' clear ceiling height
- ESFR sprinkler; 16 truck docks minimum; plentiful trailer parking
- One exit south of the GM Assembly Plant
- Available September 1, 2023
- Lease rate: \$6.25 SF/yr (NNN)



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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

200,000 SQ. FT. EXPANSION

BUILDING SIZE/LOCATION/ZONING

Total Building Area	400,000 SF
Leased	200,000 SF
Available:	200,000 SF
Minimum Area	100,000 SF
Office Area	Will Finish to Suit
Street Address	5224 East Asher Drive
City, State, Zip	Markle, IN 46770
County/Township	Huntington/Union
Zoning	M1/Light Manufacturing
Site Acreage	33.14 Acres

BUILDING DATA

Type of Construction	Pre-Engineered Galvanized Steel
Insulation	R-30 Roof; R-19 Sidewalls
Roof	Standing Seam Metal
Floor	8" Reinforced Concrete
Ceiling Height	36'8" Peak - 31'9" Eave
Dimensions	250' x 800'
Bay Spacing	50' x 50'
Sprinklers	ESFR System
Heat	HE Air Rotation (Sidewall Units)
Air Conditioning	Offices Only
Lighting	LED
Restrooms	4 - One per 50,000 Sq. Ft. Section

LOADING FACILITIES

Dock Doors	16 (9' x 10') 8 North & 8 South with Dock Locks, Hydraulic Levelers & Seals
Drive-in Doors	2 (14' x 14') with Ramps

PRICE/AVAILABILITY

Lease Rate	\$6.25 SF/yr (NNN)
Availability	September 2023

FINANCIAL RESPONSIBILITIES

Utilities, Property Taxes & Insurance	Tenant
Interior & Exterior Maintenance/Lawn & Snow	Tenant
Roof & Structure	Landlord

ESTIMATED OPERATING COSTS PSF

	2023	2024	2025
Real Estate Taxes	\$.01 +/-	\$.01+/-	\$.90+/-
Insurance	\$.10+/-	\$.10+/-	\$.10+/-
CAM	\$.10+/-	\$.10+/-	\$.20+/-
Total	\$.21	\$.21	\$1.20

UTILITIES

Electric	Heartland REMC
Natural Gas	CenterPoint/Vectren Energy
Water & Sewer	Town of Markle - 12" Main For Each
Broadband	Community Fiber Solutions High Speed Internet via Fiber - REMC Available 2022

TRANSPORTATION

Parking Lot/Spaces	Vehicle - 30 & Trailer - 23
Distance to Interstate	1 Mile to I-69 @ Exit 286
Distance to Fort Wayne	11 Miles
Distance to Airports:	FWA - 20 Miles / HHG & - 7 Miles

INCENTIVE INFORMATION

Foreign Trade Zone #182; Economic Recovery Area: allows for abatement of business personal property; TIF District Performance based LIT grants available in lieu of tax abatement



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BUILDING FINISHES

200,000 SQ. FT. PHASE TWO ADDITION

LEVEL OF FINISHES

- Exterior Pre-engineered steal frame, metal sidewalls
- Floor 8" reinforced concrete
- Office User specific
- Electrical 4-400 Kva transformers; 480/277 volt 3 phase 4 wire
- Lighting LED @ 35 lumens
- Restrooms 4 Unisex
- Heat in Whse. Four air rotation units
- Dock Doors Sixteen with 50,000# hydraulic levelers (8 on each end) with truck dock restraints
- Drive-in Doors Two with 14'x14 openings (on each end)
- Fire Protection ESFR
- Parking 30 Employee spaces

Additional finishes can be added to meet the users specific needs and will be either amortized over the term of the lease as additional rent or paid by the tenant.



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SITE PLANS

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ADDITIONAL PHOTOS

200,000 SQ. FT. PHASE TWO ADDITION



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AERIAL MAP

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LOCATION MAP

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