



FOR **LEASE** INDUSTRIAL  
PROPERTY



859 S. Adams St.  
Bluffton, IN 46714

# Shell Complete 200,000 SF Spec Building; Expandable To 400,000 SF

## About The Property

- Shell complete - ready for finishes
- Ceiling height: 36'8" peak, 31'9" eaves
- ESFR sprinkler
- 16 truck docks minimum
- Capable of expedited 200,000 SF expansion: foundation and zoning in place
- Lease rate: \$5.50/sf Triple Net



**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

## SHELL COMPLETE 200,000 SF SPEC BUILDING; EXPANDABLE TO 400,000 SF

### BUILDING SIZE/LOCATION/ZONING

Total Building Area	200,000 SF
Minimum Area	100,000 SF
Office Area	Build to Suit
Expandable Area	200,000 SF
Street Address	859 S. Adams St.
City, State, Zip	Bluffton, IN 46714
County/Township	Wells/Harrison
City Limits	Inside
Zoning	I1/Light Industrial
Site Acreage	30.63 Acres

### PRICE/AVAILABILITY

Lease Rate	\$5.50 SF/yr (NNN)
Availability	Shell complete - ready for finish

### FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance	Tenant
Lawn & Snow	Tenant
Roof & Structure	Landlord

#### ESTIMATED OPERATING COSTS PSF

	2023	2024
Real Estate Taxes	\$.34+/-	\$.63+/-
Fire & Ext. Coverage Ins.	\$.10+/-	\$.10+/-
Misc. CAM	\$.10+/-	\$.10+/-
Total	\$.54	\$.83

### BUILDING DATA

Construction Date	2022
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 System (Sidewall Units)
Air Conditioning	Offices Only
Lighting	LED
Restrooms	4 - One per 50,000 Sq. Ft. Section

### UTILITIES

Electric & Water/Sewer	Bluffton Utilities
Natural Gas	NIPSCO
High Speed Fiber Internet	Adams/Wells Telecom

### TRANSPORTATION

Distance to Interstate	12 Miles to I-69
Distance to FW GM Plant	24 Miles
Distance to Airport	Fort Wayne Int'l - 20 Miles

### INCENTIVE INFORMATION

Foreign Trade Zone #182; Economic Revitalization Area (ERA): allows for abatement of business personal property TIF District

### LOADING FACILITIES

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



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# BUILDING FINISHES

**SHELL COMPLETE 200,000 SF SPEC BUILDING; EXPANDABLE TO 400,000 SF**

## 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 16 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.



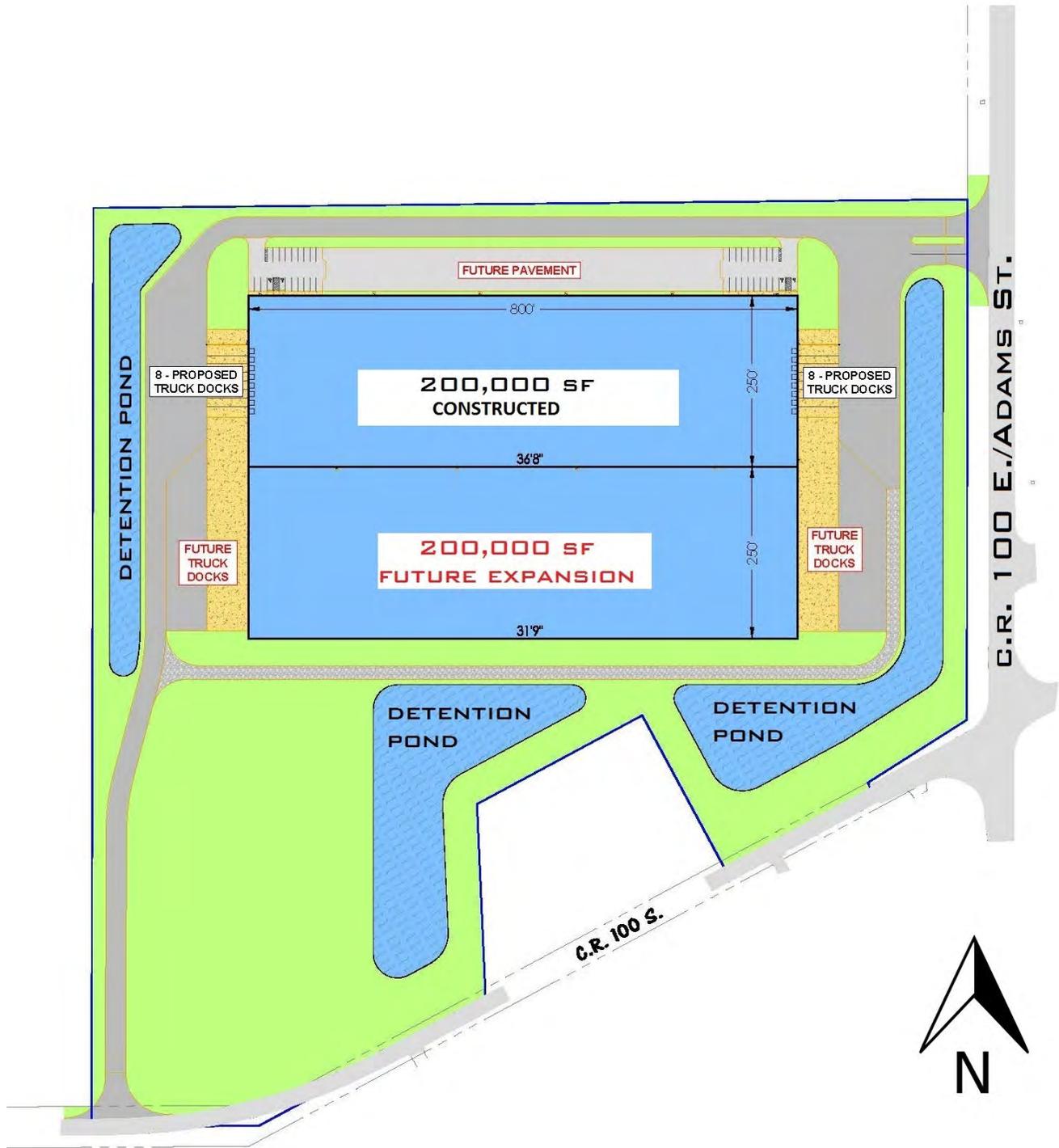
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# SITE PLANS

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# ADDITIONAL PHOTOS

SHELL COMPLETE 200,000 SF SPEC BUILDING; EXPANDABLE TO 400,000 SF



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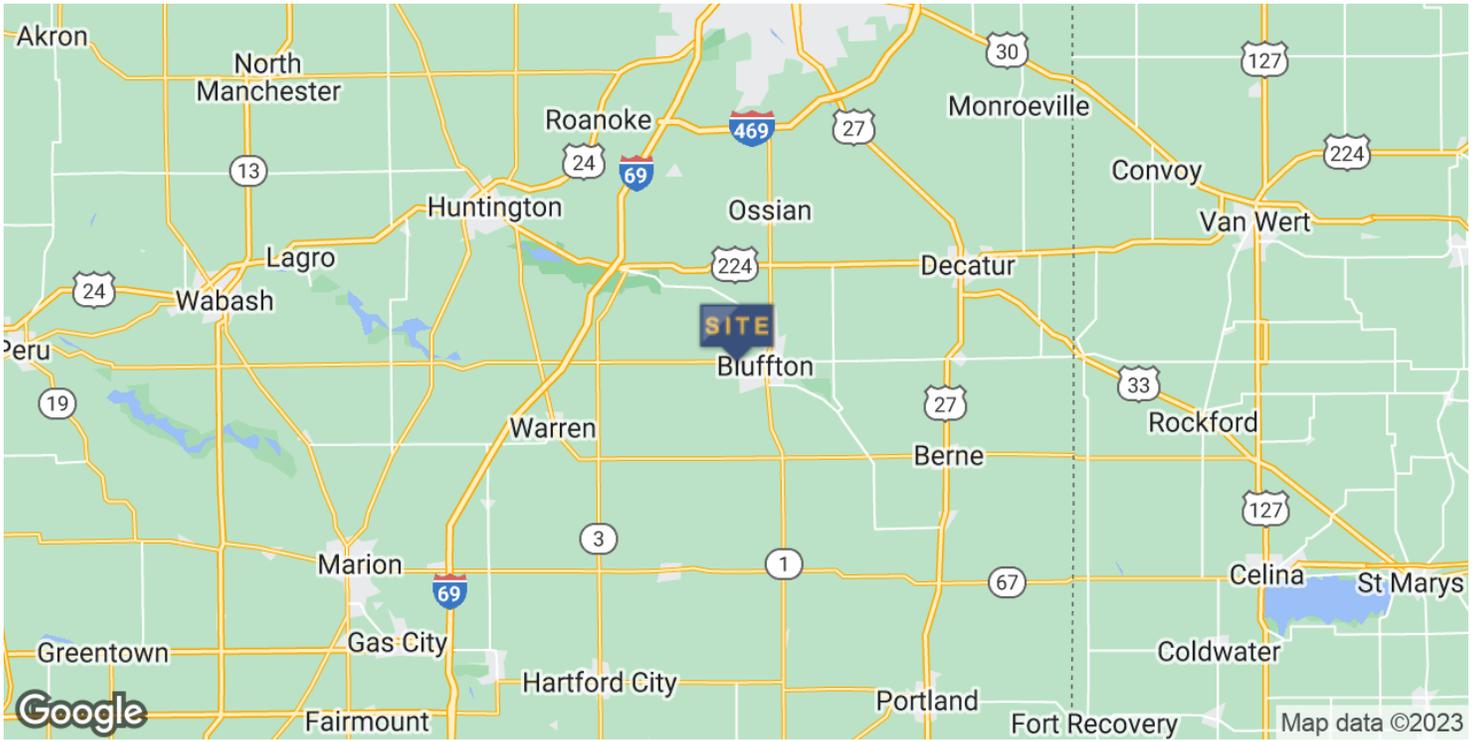
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# LOCATION MAP

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