



FOR SALE / LEASE

INDUSTRIAL PROPERTY



435 Industrial Parkway
Ossian, IN 46777

30,000 SF Industrial Spec Building Expandable To 50,000 SF; 6.9 Miles South Of I-469

About The Property

- New construction available
- 30,000 SF industrial spec building situated on 5 acres
- Future ability to expand to 50,000 SF
- 2 dock doors; 2 overhead doors
- Steel frame, pre-engineered metal building construction
- Attractive architectural entry to accommodate 2-story office build-out (mezzanine)
- Windows for day lighting and aesthetics
- LED High Bay Lighting
- Lease rate: \$5.69 SF NNN



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PROPERTY INFORMATION

30,000 SF INDUSTRIAL SPEC BUILDING EXPANDABLE TO 50,000 SF; 6.9 MILES SOUTH OF I-469

BUILDING SIZE/LOCATION/ZONING

Total Building Area	30,000 SF
Street Address	435 Industrial Parkway
City, State, Zip	Ossian, IN 46777
Zoning	Industrial
Site Acreage	5.0 Acres

AVAILABILITY/PRICE

Date Available	April 2023
Sale Price	Negotiable
Lease Rate	\$5.69 SF/yr (NNN)

PROPERTY TAXES

Parcel Number	90-02-21-400-007.000-009
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BUILDING DATA

Condition	Excellent
Construction	2023
Roof	Single Slope/Standing Seam
Floor	6" Concrete
Ceiling Height	32'
Bay Spacing	75' x 25'
Sprinklers	ESFR
Electrical	600 Amp
Lighting	LED High Bay Lighting

FINANCIAL RESPONSIBILITIES

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

OPERATING COSTS

435 Industrial Parkway

	Cost (SF)	
	Year 1&2	Year 3
Taxes	\$.01	Will advise
Insurance	\$.10+/-	\$.10+/-
CAM	\$.20+/-	\$.20+/-
Total	\$.31	\$.30

LOADING FACILITIES

Dock Doors	Two (14' x 14')
Drive-in Doors	Two (10' x 10')

TRANSPORTATION

Distance to Interstate: State Road 1	.5 mile
Parking	23 Vehicles
Distance to FWA	10 miles

UTILITY SUPPLIERS

Electric	AEP
Natural Gas	Municipal
Water & Sewer	Municipal



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BUILDING FINISHES

30,000 SF INDUSTRIAL SPEC BUILDING EXPANDABLE TO 50,000 SF; 6.9 MILES SOUTH OF I-469

LEVEL OF FINISHES

- Exterior Architectural III metal panel with vinyl faced bat insulation
- Roof Standing seam 360
- Insulation R19 sidewalls R 21 roof
- Floor 6" or 8" depending on tenant requirement
- Office Will finish to suit
- Electrical 600 amp 480 3 phase (additional power is available)
- Lighting LED 40' candels
- Restrooms User specific
- Heat in Whse. Cambridge Thermo Cycle Air Rotation
- Ventilation Fans & louvers
- Dock Doors Two with 40,000# hydraulic levelers
- Drive-in Doors Two 14'x14'
- Fire Protection Wet system - could retrofit to ESFR
- Parking 23 Vehicles

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.

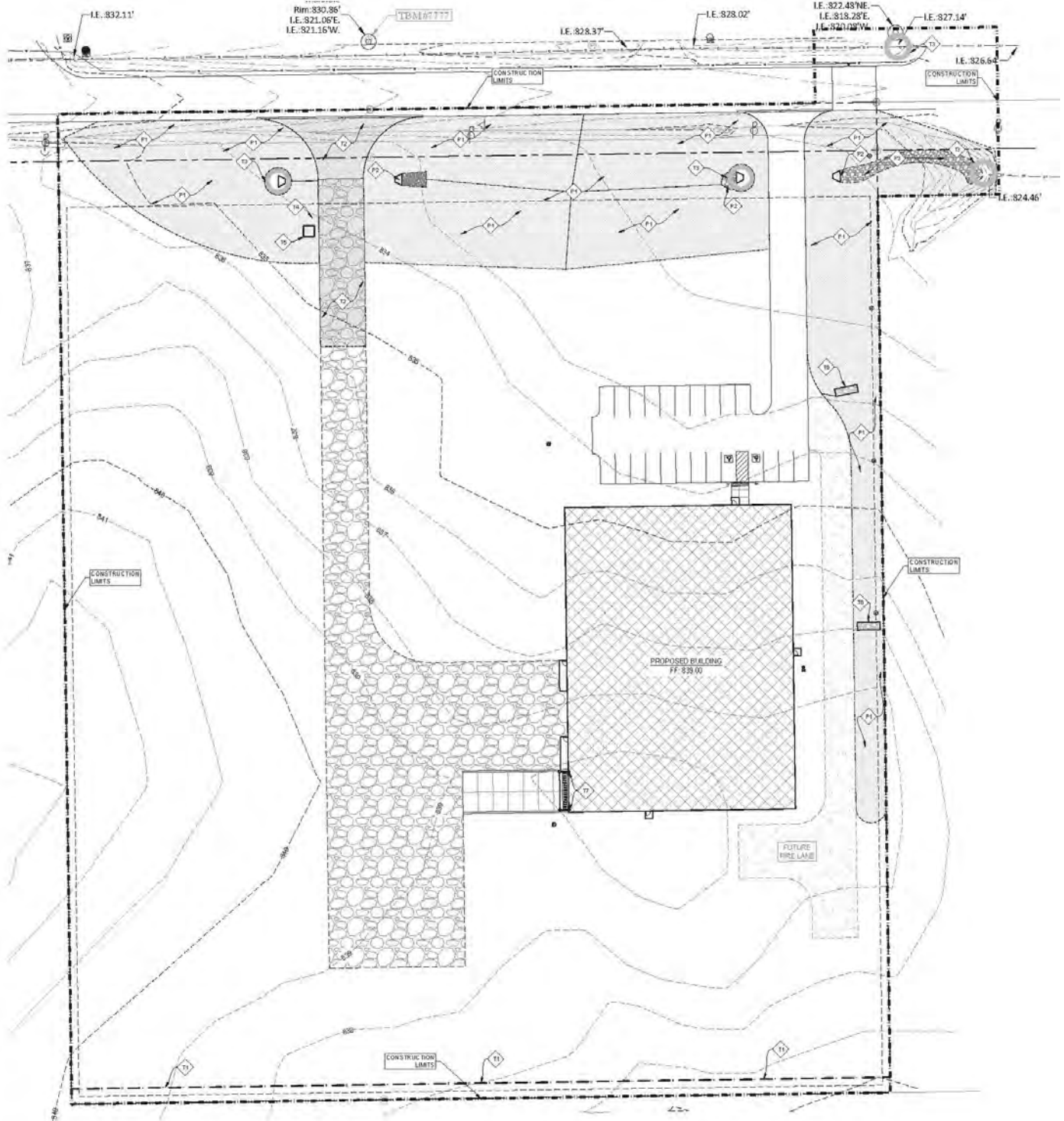


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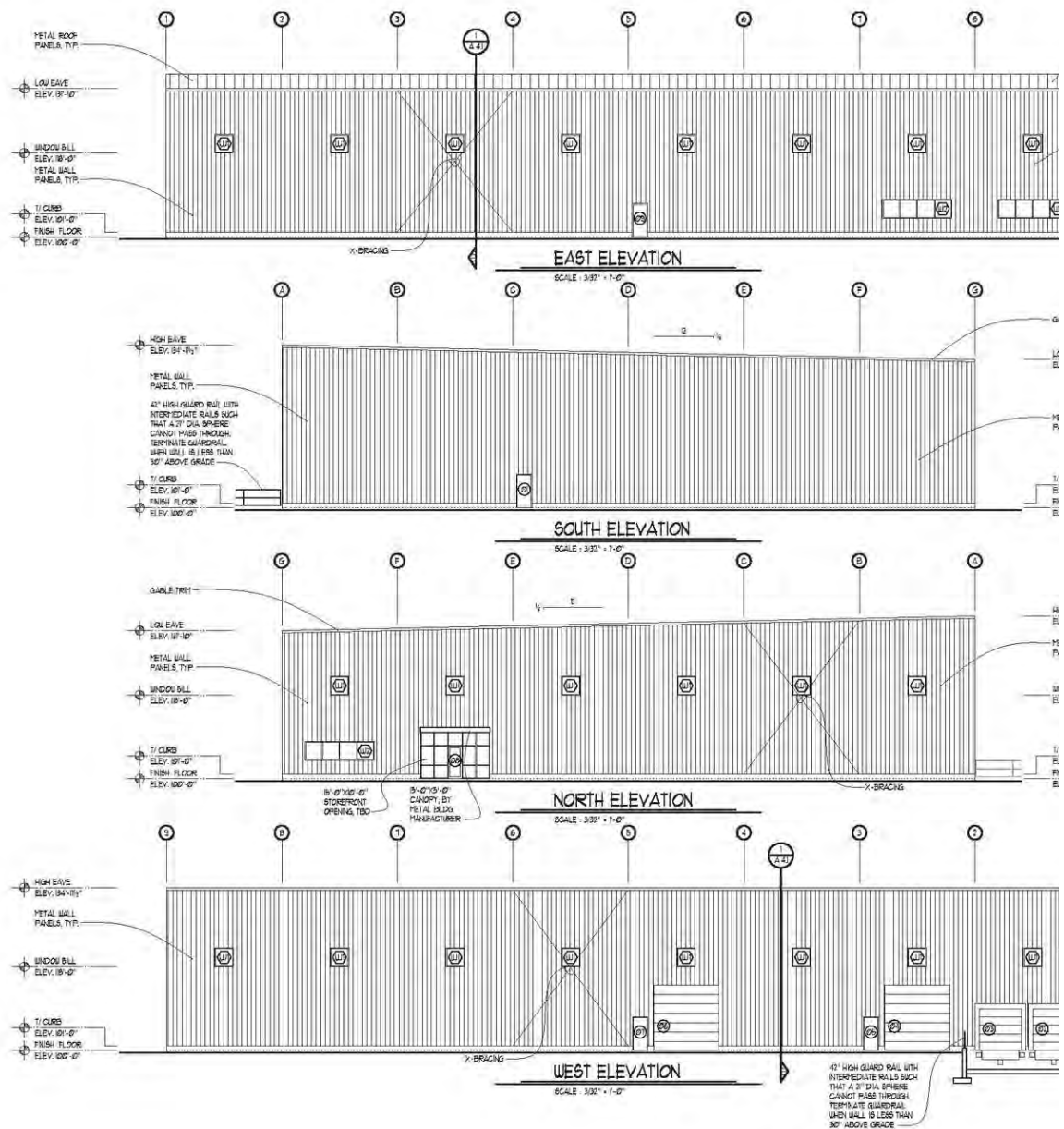
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ELEVATION PLAN

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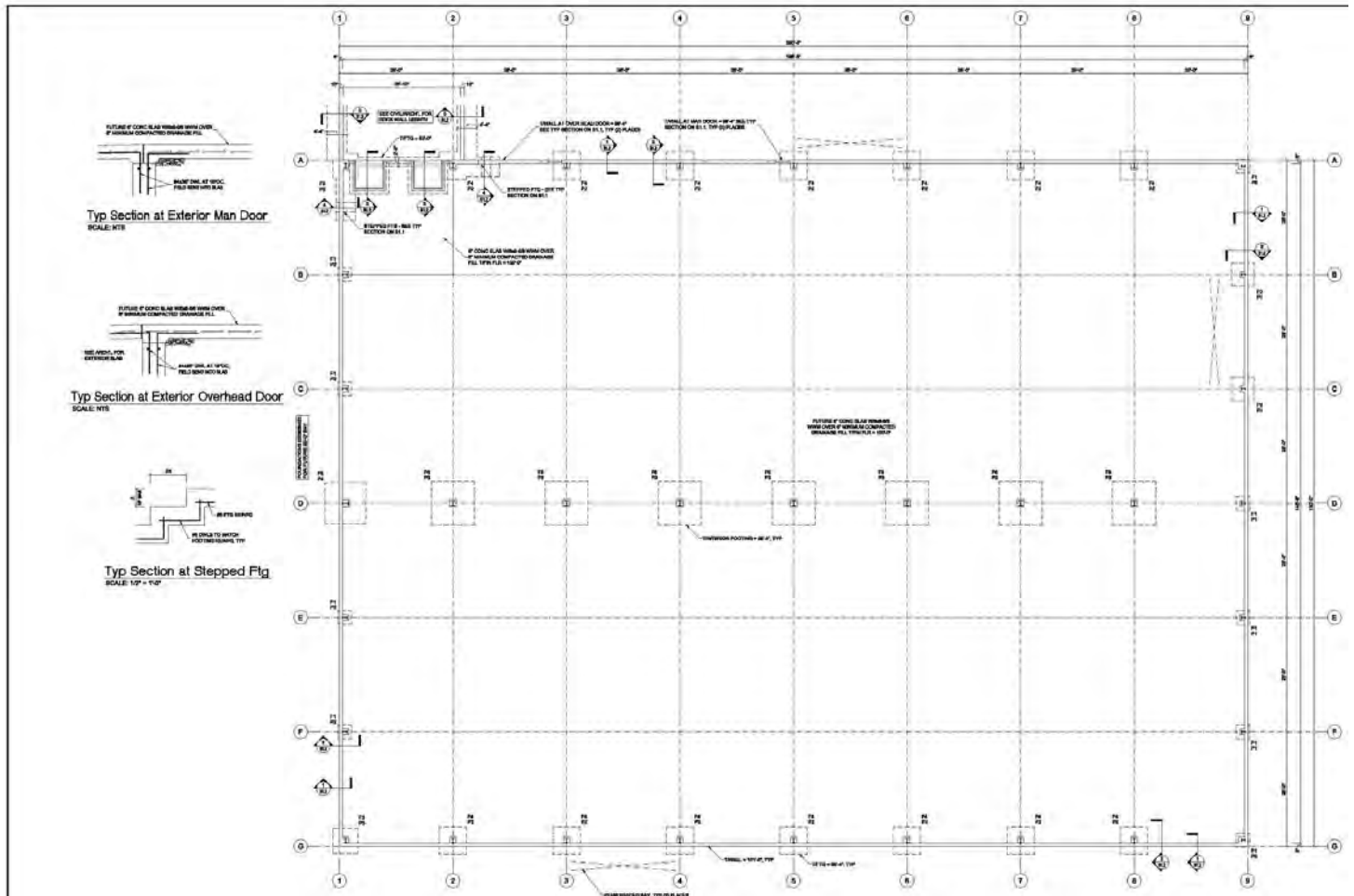
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FLOOR PLAN

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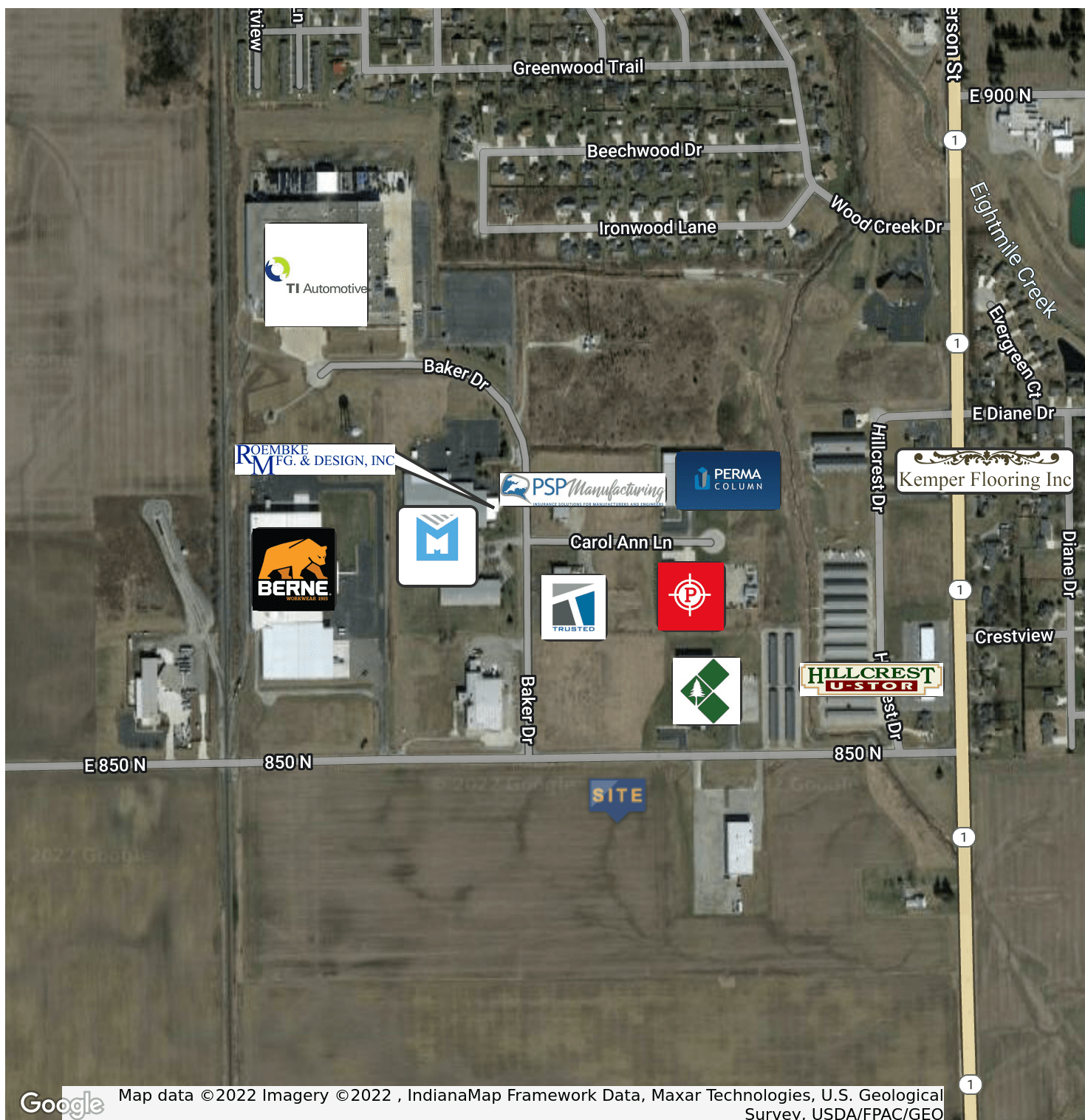
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RETAILER MAP

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LOCATION MAP

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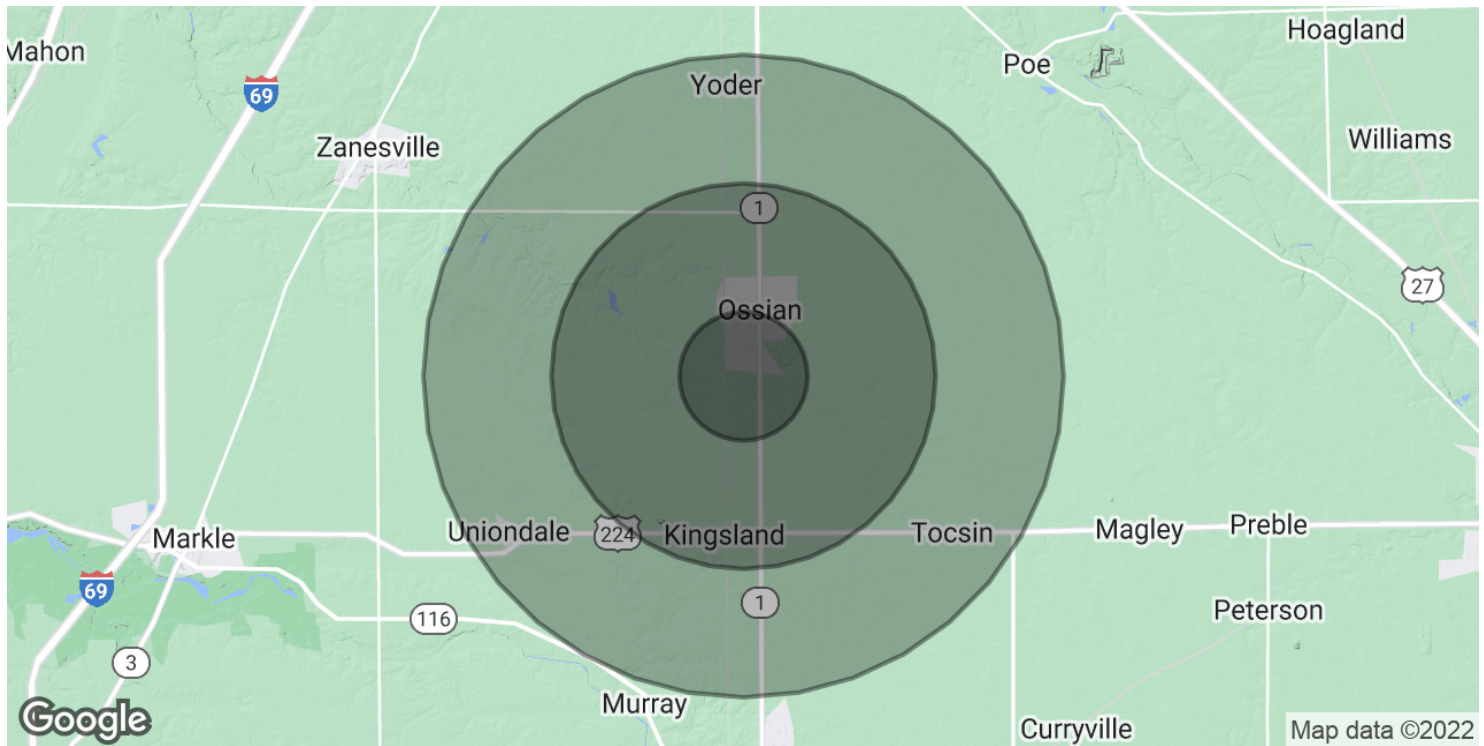
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DEMOGRAPHICS MAP & REPORT

30,000 SF INDUSTRIAL SPEC BUILDING EXPANDABLE TO 50,000 SF; 6.9 MILES SOUTH OF 1-469



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,585	5,159	7,715
Average Age	33.4	36.0	39.3
Average Age (Male)	31.6	34.3	38.7
Average Age (Female)	36.4	38.9	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	720	2,253	3,384
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$63,353	\$68,486	\$70,281
Average House Value	\$144,882	\$160,886	\$182,212

** Demographic data derived from 2020 ACS - US Census*



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