

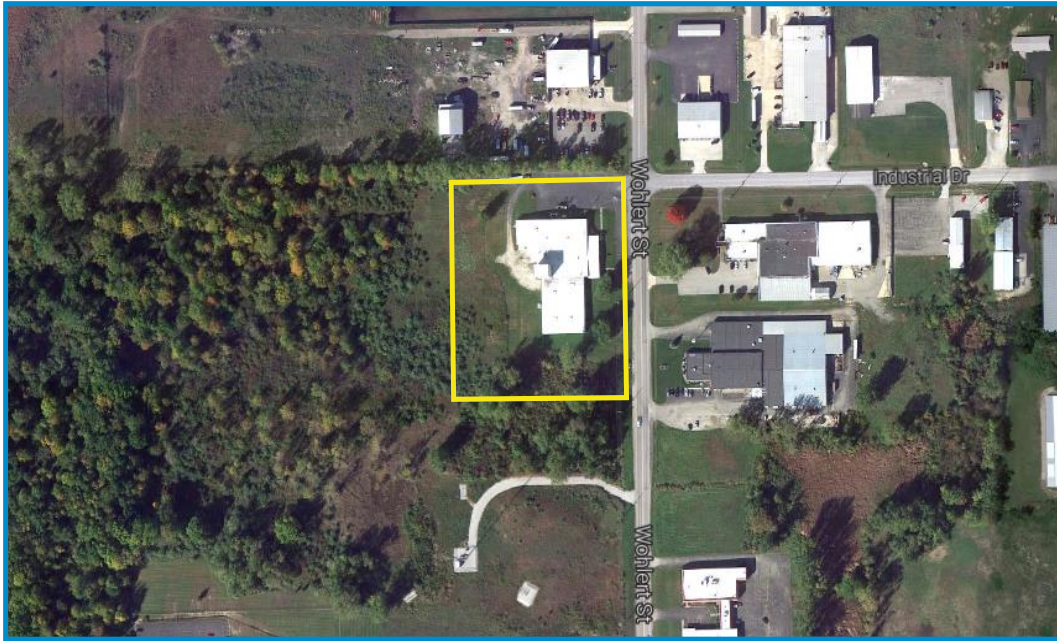


SITE/ BUILDING DETAILS

Total Square Feet	33,476 SF
Manufacturing SF	31,476 SF
Office SF	2,000 SF
Available	33,476 SF
Total Size	33,476 SF on 5 acres
Divisible	
Current Use	Vacant
Type of Space	Industrial
Last Updated	August 2014
Building Environment	Industrial Park
Building Material	Steel Frame, Metal Siding
Number of Floors	1
Minimum Ceiling	12'
Maximum Ceiling	30'
Parking	Paved
Sprinkler	Yes

SITE/ BUILDING DETAILS

Year Built	1967
Last Renovations	
Current Tenant	None
Former Tenant	Bates Technology
Air Conditioning	Office
Heating System	Gas forced air/suspended
Docks	1
Dock Door W/O Levelers	0
Bay Size	Varies
Drive Doors	4
Zoning	Industrial-Light
Employee Parking	
Sale Price	\$389,900
Lease Rate	\$2.50/SF NNN
2014 Property Tax Bill (per \$100)	\$2.3451
Annual Property Tax Bill - 2014	\$8,000
Annual Insurance Cost	\$720
Annual Utilities Cost	\$1,200
Avg. Annual Operating Expenses	\$9,920



Property Description

Industrial building in industrial park on 5 acres with additional acreage available. Easy access to I-69 and I-80/90 Toll Road.

UTILITIES & TRANSPORTATION

Electric Provider	NIPSCO
Natural Gas	NIPSCO
Sewer Provider	Town of Fremont
Water Provider	Town of Fremont
Telecom	iMAN & Frontier
Rail Access	No
Interstate Access	I-69 & I-80/90 @ 5 miles
Airport Access	Fort Wayne International @ 60 miles



INCENTIVES

Tax Abatement	Yes
Tax Increment	Yes
Foreign Trade Zone	Yes
HUB Zone	Yes
Certified Tech Park	No

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