

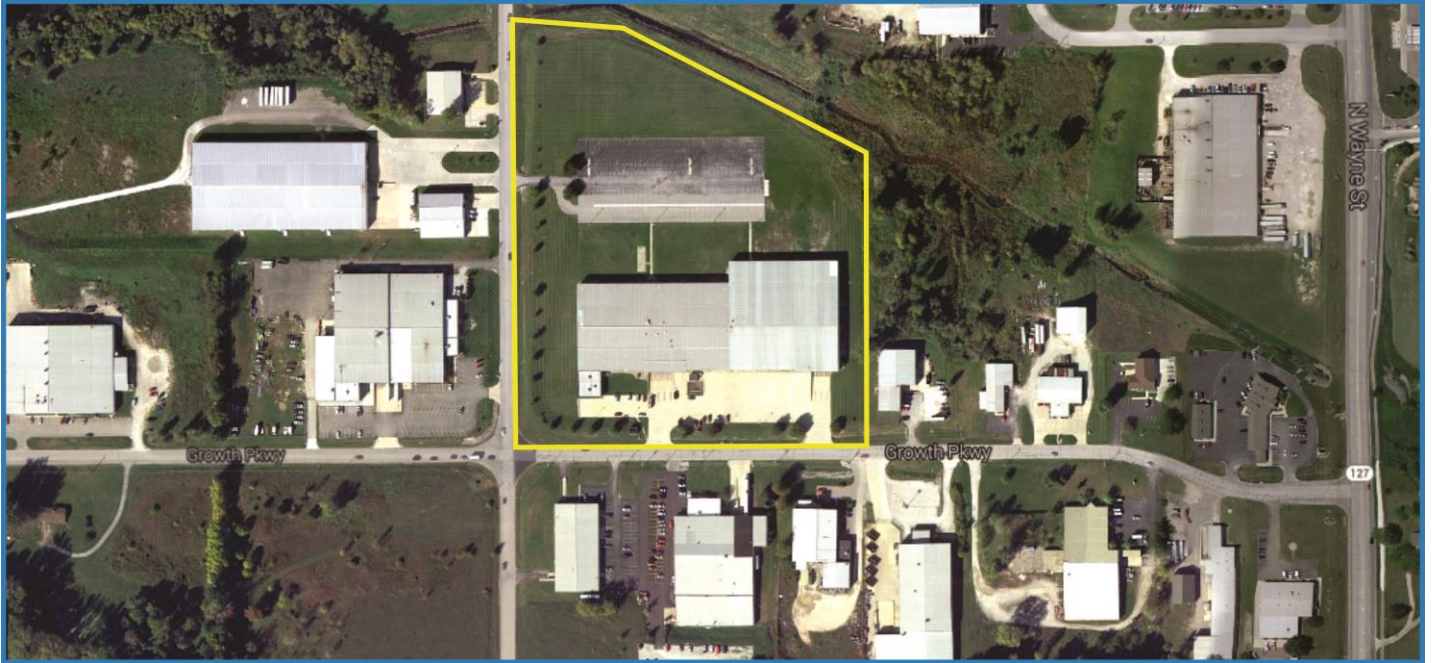


SITE/ BUILDING DETAILS

Total Square Feet	135,500 SF
Manufacturing SF	132,500 SF
Office SF	3,000 SF
Available	135,500 SF
Total Size	135,500 SF on 14.41 acres
Divisible	Yes
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	17'
Maximum Ceiling	19' 6"
Parking	Concrete
Sprinkler	Fully Sprinkled

SITE/ BUILDING DETAILS

Year Built	1986
Last Renovations	1991
Current Tenant	None
Former Tenant	Meridian
Air Conditioning	Rotational Air
Heating System	Rotational Air
Docks	7
Dock Door W/O Levelers	N/A
Bay Size	50' x 50'
Drive Doors	3
Zoning	Industrial-Light
Employee Parking	361 Spaces
Sale Price	\$2,600,000
Lease Rate	\$2.25/SF NNN
2014 Property Tax Bill (per \$100)	\$2.3451
Annual Property Tax Bill	\$36,100
Annual Insurance Cost	
Annual Utilities Cost	
Avg. Annual Operating Expenses	



Property Description

Building is expandable on a 14.41 acre site, in excellent condition, and is completely air conditioned. This building is possible food grade quality, located in a prime industrial park, and minutes from I-69 and I-80/90. It has a flexible lease and lease-purchase terms. Divisible.

UTILITIES & TRANSPORTATION

Electric Provider	NIPSCO
Natural Gas	NIPSCO
Sewer Provider	City of Angola
Water Provider	City of Angola
Telecom	iMAN & Frontier
Rail Access	No
Interstate Access	I-69 & I-80/90 @ 2 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

LOIS ID: 2057131

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