

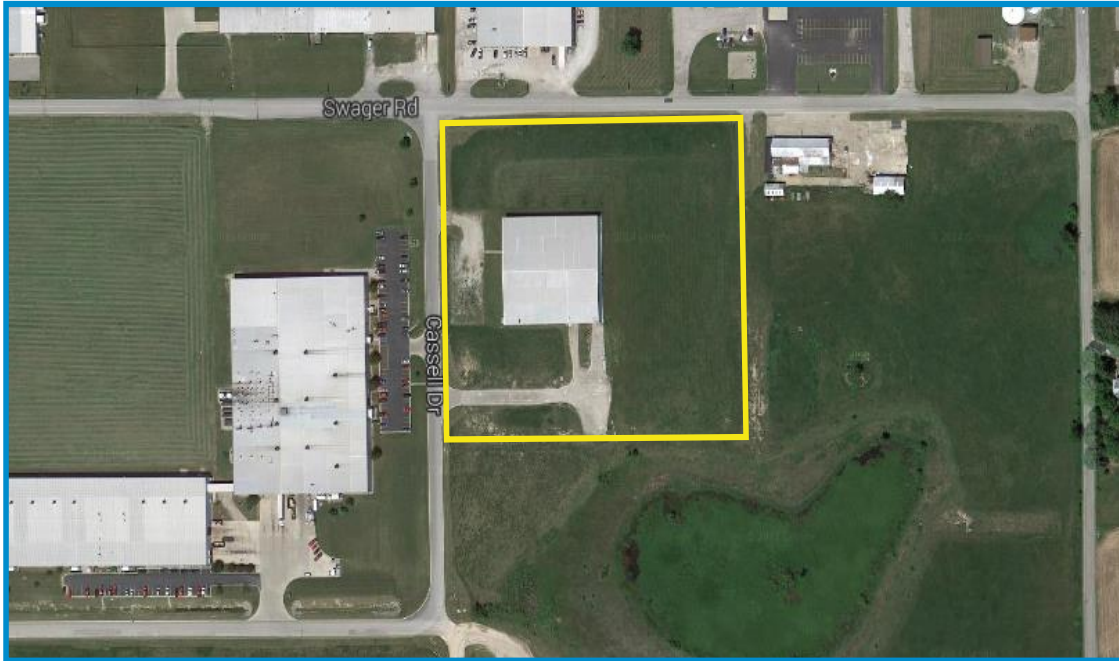


SITE/ BUILDING DETAILS

Total Square Feet	40,000 SF
Manufacturing SF	40,000 SF
Office SF	N/A
Available	40,000 SF
Total Size	40,000 SF on 8.95 acres
Divisible	Yes
Current Use	Warehouse
Type of Space	Industrial
Last Updated	August 2014
Building Environment	Industrial Park
Building Material	Steel Frame, Metal Siding
Number of Floors	1
Minimum Ceiling	22' 6"
Maximum Ceiling	24'
Parking	Yes
Sprinkler	Yes

SITE/ BUILDING DETAILS

Year Built	1998
Last Renovations	
Current Tenant	None
Former Tenant	Autoform Tool & Mfg
Air Conditioning	No
Heating System	Rotational Air
Docks	2
Dock Door W/O Levelers	0
Bay Size	25' x 50'
Drive Doors	1
Zoning	Industrial-Light
Employee Parking	
Sale Price	\$1,100,000
Lease Rate	\$2.82/SF NNN
2014 Property Tax Bill (per \$100)	\$1.5289
Annual Property Tax Bill - 2014	\$12,760
Annual Insurance Cost	\$4,500
Annual Utilities Cost	\$1,200
Avg. Annual Operating Expenses	\$18,460



Property Description

40,000 SF structural steel facility was built in 1998. It is 200 ft by 200 ft with walls that are expandable to the north, east and south up to 120,000 SF. The building resides within Crossroads Industrial Park in Fremont on 4.75 acres with an additional 4.2 acres available.

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 @ 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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