

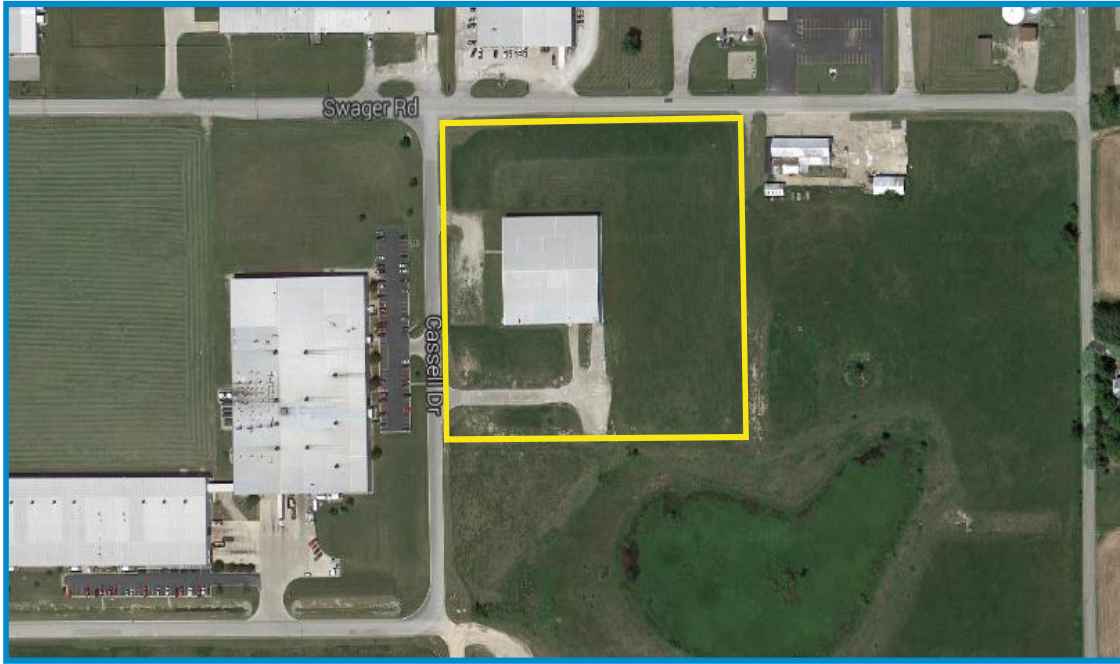


## SITE/ BUILDING DETAILS

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

## SITE/ BUILDING DETAILS

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

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



#### INCENTIVES

<b>Tax Abatement</b>	Yes
<b>Tax Increment</b>	Yes
<b>Foreign Trade Zone</b>	Yes
<b>HUB Zone</b>	Yes
<b>Certified Tech Park</b>	No

LOIS ID: 2126531

MEMBER  
**NORTHEAST INDIANA**  
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