



## SITE/ BUILDING DETAILS

<b>Total Square Feet</b>	169,500 SF
<b>Building SF</b>	169,500 SF
<b>Manufacturing SF</b>	169,500 SF
<b>Office SF</b>	N/A
<b>Available</b>	90,000 SF
<b>Total Size</b>	169,500 SF on 23.92 acres
<b>Divisible</b>	Yes—30,000 SF and up
<b>Current Use</b>	Multi-Tenant
<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>	18'
<b>Maximum Ceiling</b>	25'
<b>Parking</b>	Surface
<b>Sprinkler</b>	Fully Sprinkled

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<b>Year Built</b>	1985 & 1995
<b>Last Renovations</b>	2013
<b>Current Tenant</b>	Multi-Tenant
<b>Former Tenant</b>	Fremont Wire
<b>Air Conditioning</b>	No
<b>Heating System</b>	Radiant
<b>Docks</b>	4
<b>Dock Door W/O Levelers</b>	0
<b>Bay Size</b>	25' by 60'
<b>Drive Doors</b>	4
<b>Zoning</b>	Industrial-Light
<b>Employee Parking</b>	200 Spaces
<b>Sale Price</b>	N/A
<b>Lease Rate</b>	\$2.50/SF NNN
<b>2014 Property Tax Bill (per \$100)</b>	\$1.5289
<b>Annual Property Tax Bill</b>	Split
<b>Annual Insurance Cost</b>	
<b>Annual Utilities Cost</b>	
<b>Avg. Annual Operating Expenses</b>	



### Property Description

This property is on a 24 acre site with rail spur. Conveniently located in Northern Indiana with close access to I-69 and I-80/90. Short line rail service connects with Norfolk Southern in Montpelier, Ohio. Building has undergone complete renovation and redevelopment by Rupp Enterprises.

#### UTILITIES & TRANSPORTATION

<b>Electric Provider</b>	NIPSCO
<b>Natural Gas</b>	NIPSCO
<b>Sewer Provider</b>	Town of Fremont
<b>Water Provider</b>	Town of Fremont
<b>Telecom</b>	iMAN & Frontier
<b>Rail Access</b>	Yes
<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: 2126527

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