



SITE/ BUILDING DETAILS

Total Square Feet	169,500 SF
Building SF	169,500 SF
Manufacturing SF	169,500 SF
Office SF	N/A
Available	90,000 SF
Total Size	169,500 SF on 23.92 acres
Divisible	Yes—30,000 SF and up
Current Use	Multi-Tenant
Type of Space	Industrial
Last Updated	August 2014
Building Environment	Industrial Park
Building Material	Steel Frame, Metal Siding
Number of Floors	1
Minimum Ceiling	18'
Maximum Ceiling	25'
Parking	Surface
Sprinkler	Fully Sprinkled

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



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

Electric Provider	NIPSCO
Natural Gas	NIPSCO
Sewer Provider	Town of Fremont
Water Provider	Town of Fremont
Telecom	iMAN & Frontier
Rail Access	Yes
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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