

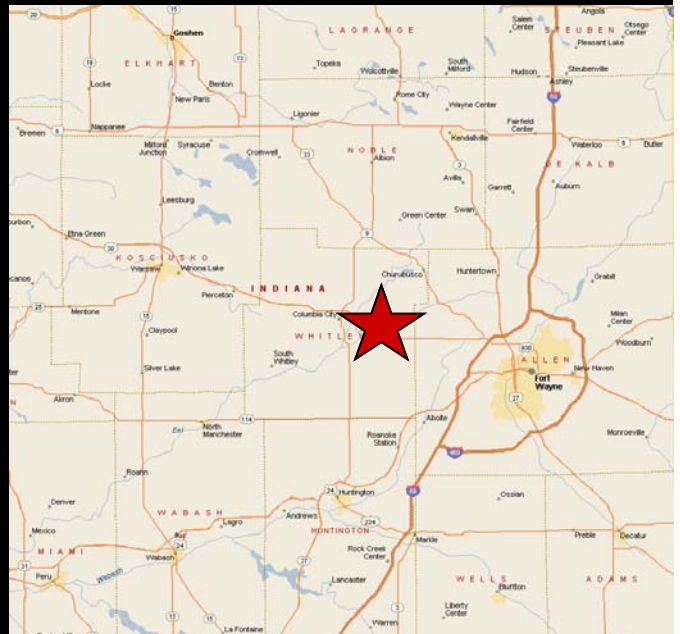
INDUSTRIAL BUILDING AVAILABLE

4532 E PARK 30 DRIVE COLUMBIA CITY, IN



PROPERTY HIGHLIGHTS

- Total 35,000 SF building
33,165 SF warehouse
1,835 SF office
- 5.052 acres
- Easy access to US-30
- Situated between Columbia City and Fort Wayne, IN
- Sale Price: \$1,720,000
- Lease Rate: \$5.50/SF/Modified



BND COMMERCIAL
Real Estate Solutions

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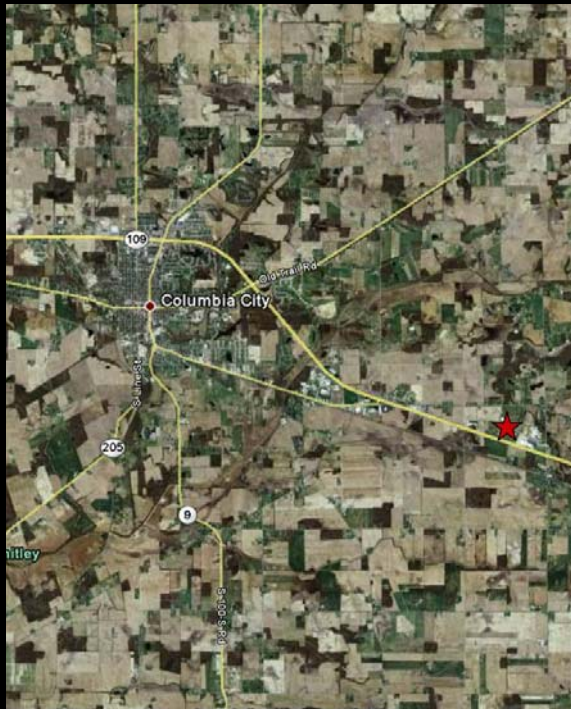
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Residential
Development

Multi-Family
Investment

Business Brokerage

4532 E PARK 30 DRIVE COLUMBIA CITY, IN



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.



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4532 E PARK 30 DRIVE, COLUMBIA CITY, IN

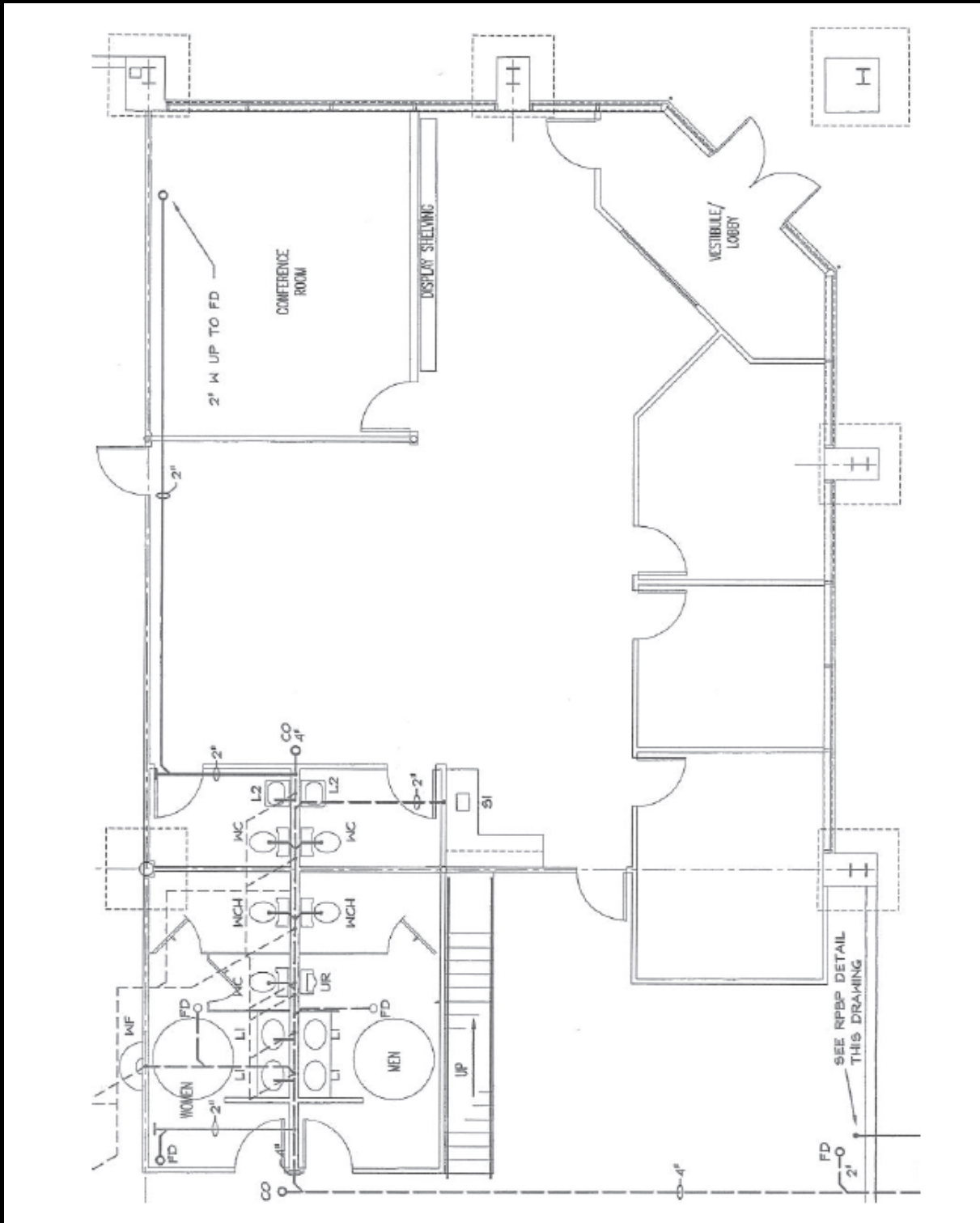
Building	Great Batch Building	Parcel No:	92-05-16-215-007.000-012
Address	4532 E Park 30 Dr	Class	Industrial warehouse
City/State/Zip	Columbia City, IN	Type	Single Tenant
County	Whitley	Status	Sale or Lease
Township	Union	Availability	July 2012 or sooner
Quadrant	Northwest		
Utilities Sewer / Septic City of Columbia City Public / Well Water City of Columbia City Gas / Electric NIPSCO/NE REMC			
Expenses T/L Estimated Expenses Utilities T Property Tax T Insurance T Common Area T Janitorial T Ext. Maintenance T Int. Maintenance T Lawn/Snow T			
Total Area SF	35,000	Lease Rate RSF/Yr	\$5.50/SF
Vacant RSF	35,000	Lease Rate / Mo	\$14,500/month
Office SF	1,835	Term	
Warehouse SF	33,165	Gross / Net	Modified
Mezzanine SF	1,835	Sale Price	\$1,720,000.00
Construction Type	Metal Frame - Butler Manufacturing	Terms	Cash at Closing
Construction Year	2000	Annual Taxes	\$11,308.42 (w/abatement)
Condition	Excellent	Tax year/ Pay Year	2010/2011
Number of Floors	One		
Roof	Metal		
Foundation	Concrete		
Heating System	Office: GFA Whse: Pad Mounted Heat/Cool Pkg		
Electric	115V single phase 460V three phase		
Air Conditioning	Yes		
Sprinkler System	Yes		
Restrooms	Office and Whse ADA compliant		
Ceiling Height	21' to 22' 10'		
Bay Spacing	50' x 43'		
Docks	One		
OH Doors	One		
Land Area (acres)	5.052 acres		
Zoning	I-1		
Parking	Ample		
Distance to Interstate	13 miles to I-69		
Distance to Airport	20 miles		
Comments: Current occupants of building are moving to a new facility, which should be completed by July 2012 or sooner, creating a vacancy in this location.			



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Office Floor Plan



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