



FOR SALE / LEASE

INDUSTRIAL PROPERTY

1514 Progress Dr.
Albion, IN 46701

59,200 Sq. Ft. On 5.89 Acres

About The Property

- Fully air conditioned
- Ceiling height: 13' to 20'
- 1,200 amp electric service
- Four truck docks & one drive-in door
- Will consider subdividing
- Available Immediately
- Sale Price: Ask Broker
- Lease Rate: \$3.95 /SF/yr (NNN)



the
Zacher
company

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

PROPERTY INFORMATION

59,200 SQ. FT. ON 5.89 ACRES

BUILDING SIZE/LOCATION/ZONING

Total Building Area	59,200 SF
Office Area	3,000 SF
Street Address	1514 Progress Dr.
City, State, Zip	Albion, IN 46701
County/Township	Noble/Jefferson
City Limits	Inside
Zoning	IH/Industrial Light
Site Acreage	5.89 Acres

BUILDING DATA

Construction	1994
Type of Construction	Pre-engineered Steel with 8' Metal Wainscoting
Roof	Standing Seam Metal
Floor	6" Reinforced Concrete
Ceiling Height	17' Eaves, 20' Peak West 13' Eaves, 14'8" Peak East
Bay Spacing	30' x 50'
Sprinklers	Wet
HVAC	Gas Forced Air Package Units Fully Air Conditioned 13 Ground-mounted Units 4 Roof-top Units
Lighting	LED & Metal Halide
Restrooms	One Set

LOADING FACILITIES

Dock Doors	4 With Manual Levelers 3 - (8' x 8') & 1 - (10'x 8')
Drive-in Doors	1 - (14' x 14')

AVAILABILITY/PRICE

Date Available	Available Immediately
Sale Price	Ask Broker
Lease Rate	\$3.95 SF/yr (NNN)

PROPERTY TAXES

Parcel Number 1	57-12-20-400-005.000-022
Parcel Number 2	57-12-20-400-028.000-022
Assessment: Land	\$68,600
Improvements	\$997,800
Total Assessment	\$1,066,400
Annual Taxes	\$22,310.02 (\$0.37/sf)
Tax Year	2025 payable 2026

ESTIMATED OPERATING COSTS

	Cost (SF)
Taxes	\$0.41
Insurance & Cam	\$0.37
Total	\$0.78

PARKING/TRANSPORTATION

Parking Lot	Concrete & Gravel
Parking Spaces	84
Major Road Nearest Site	SR 8
Distance to Interstate	22 Miles to I-69

UTILITY SUPPLIERS

Electric	Noble REMC
Power	1,200 Amp, 480 Volt, 3-Phase bus duct distribution
Natural Gas	NIPSCO
Water & Sewer	Albion Municipal



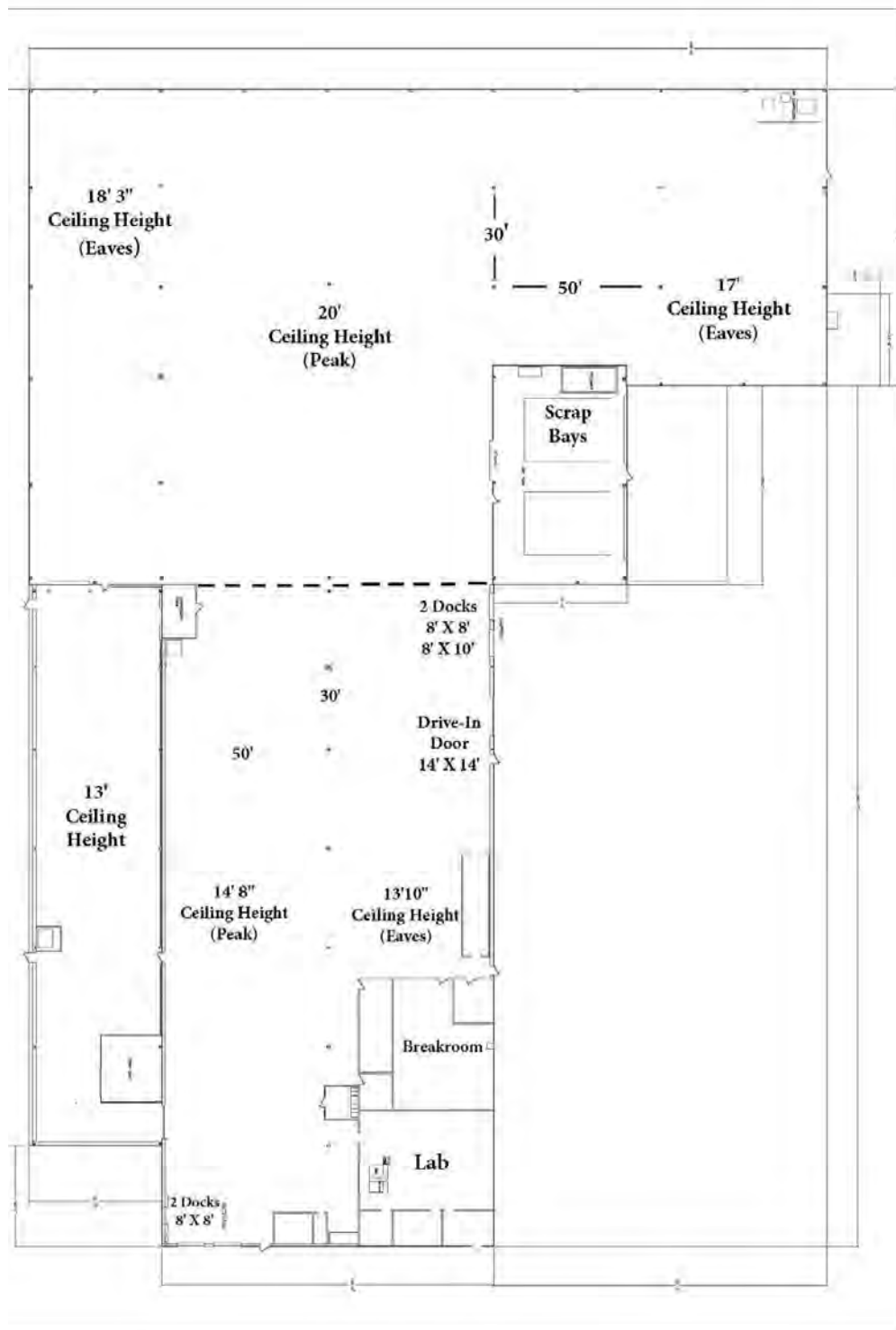
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FLOOR PLAN

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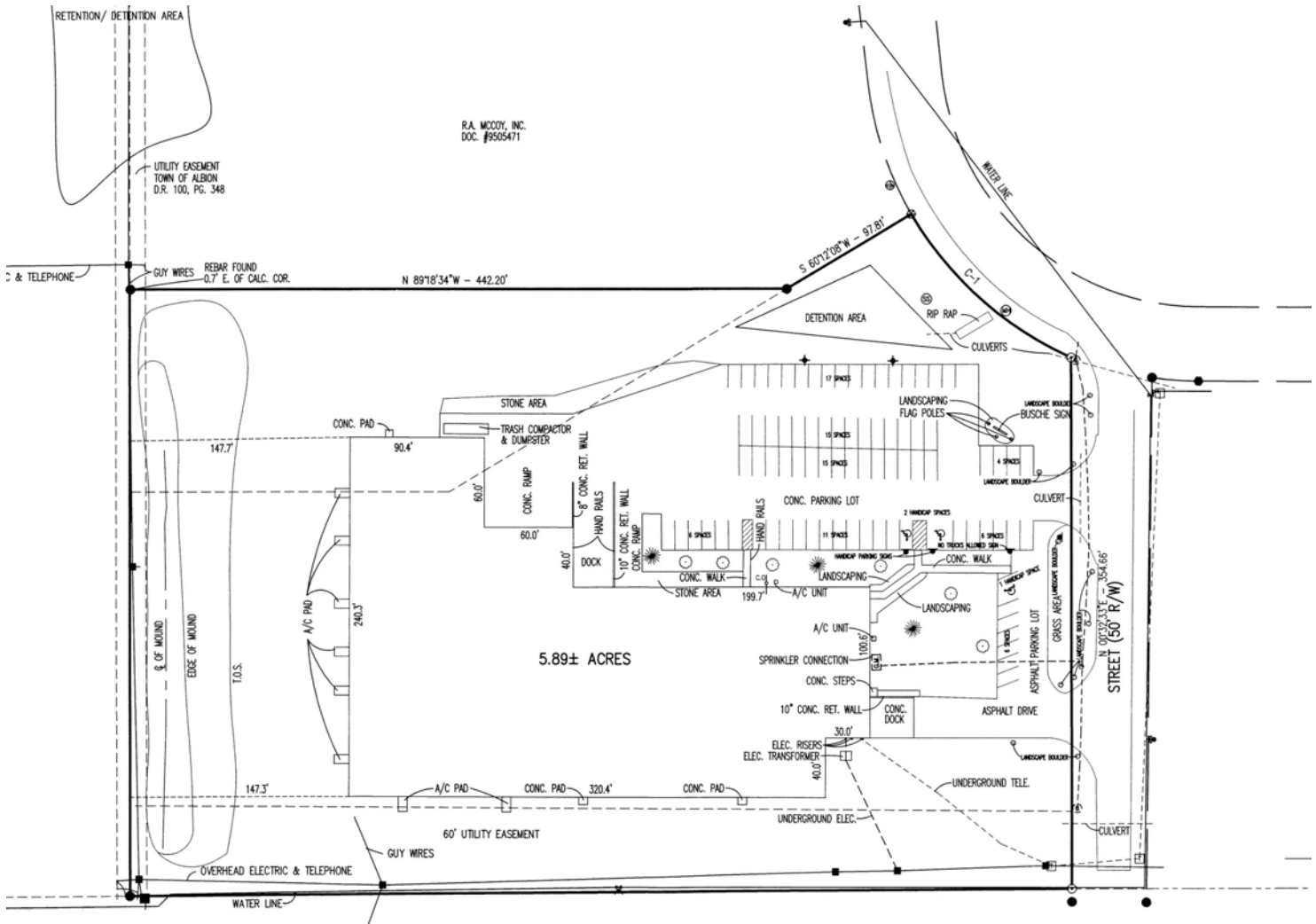


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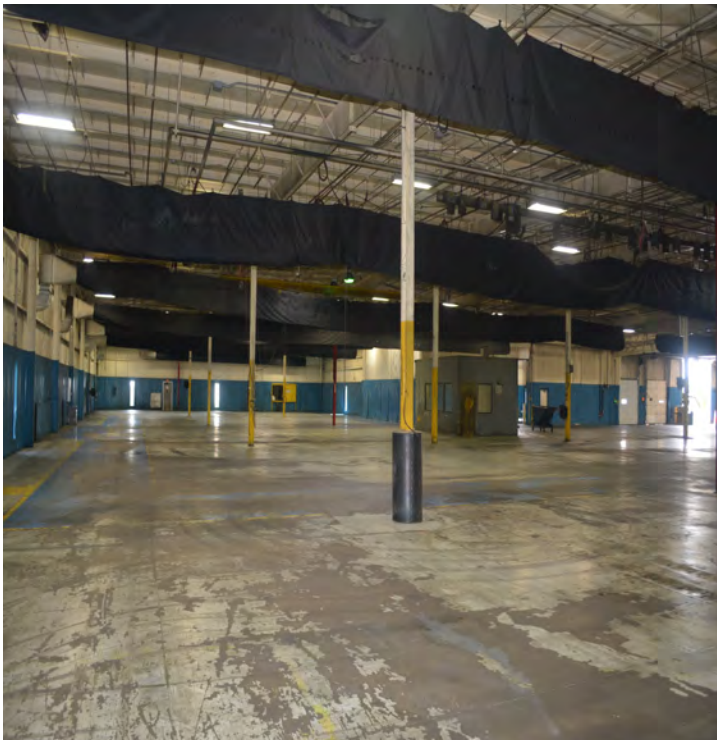
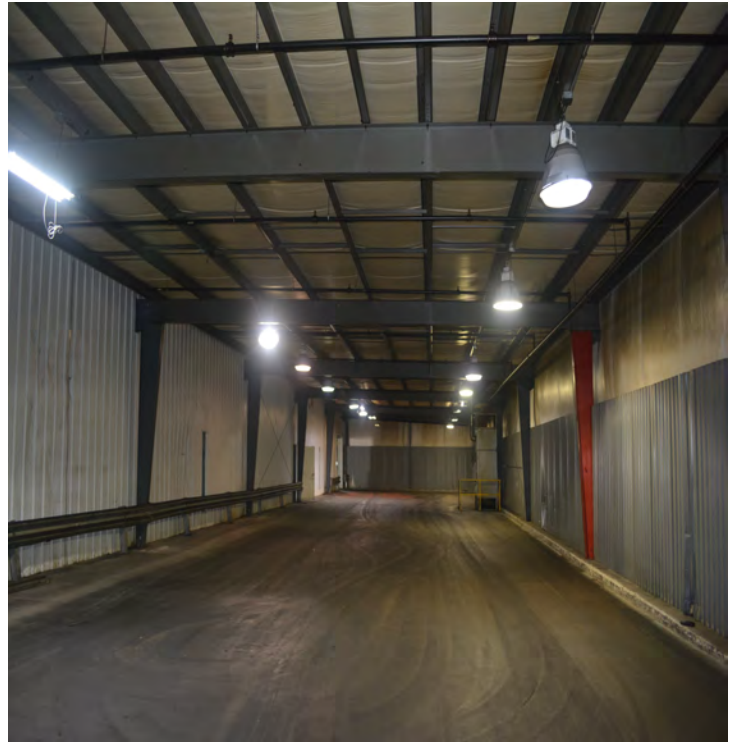
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ADDITIONAL PHOTOS

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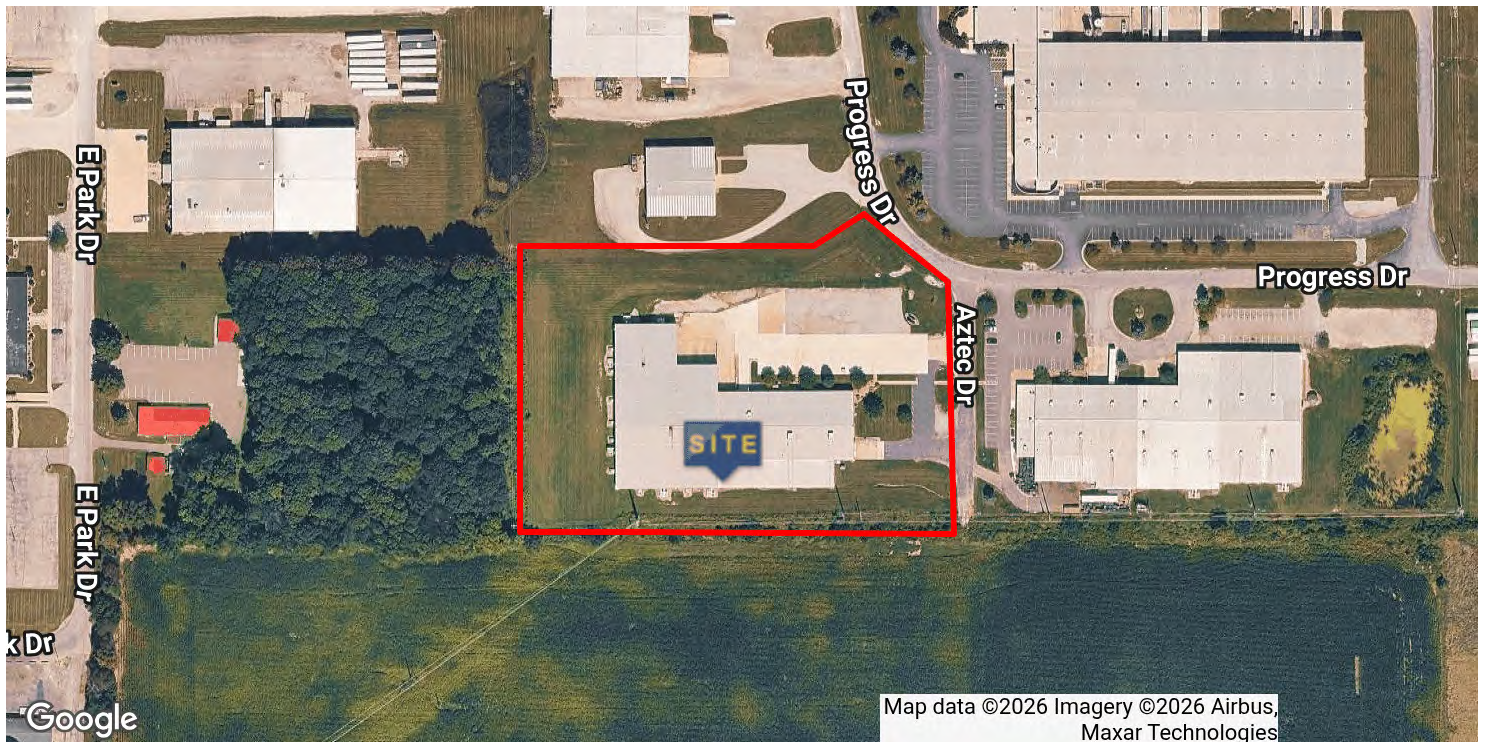
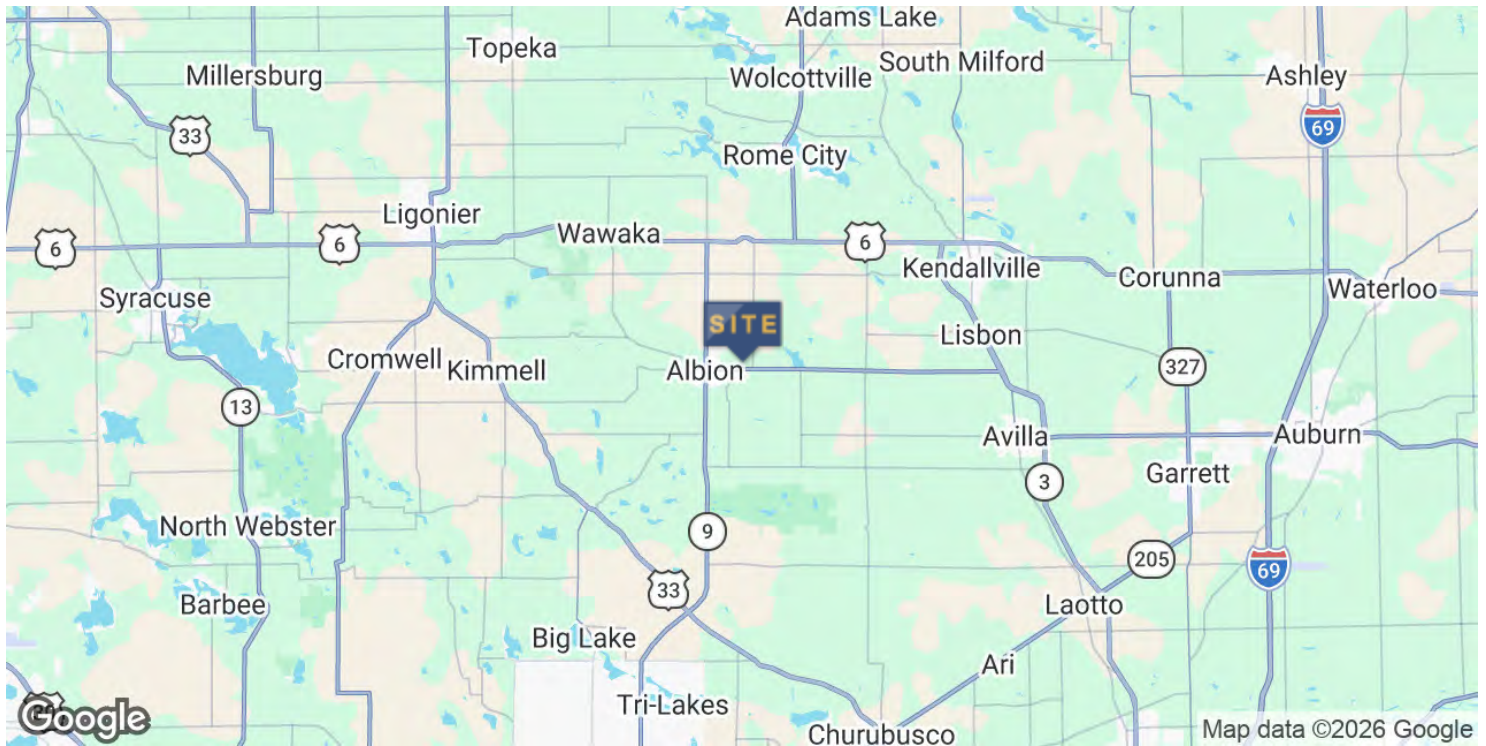
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LOCATION MAP

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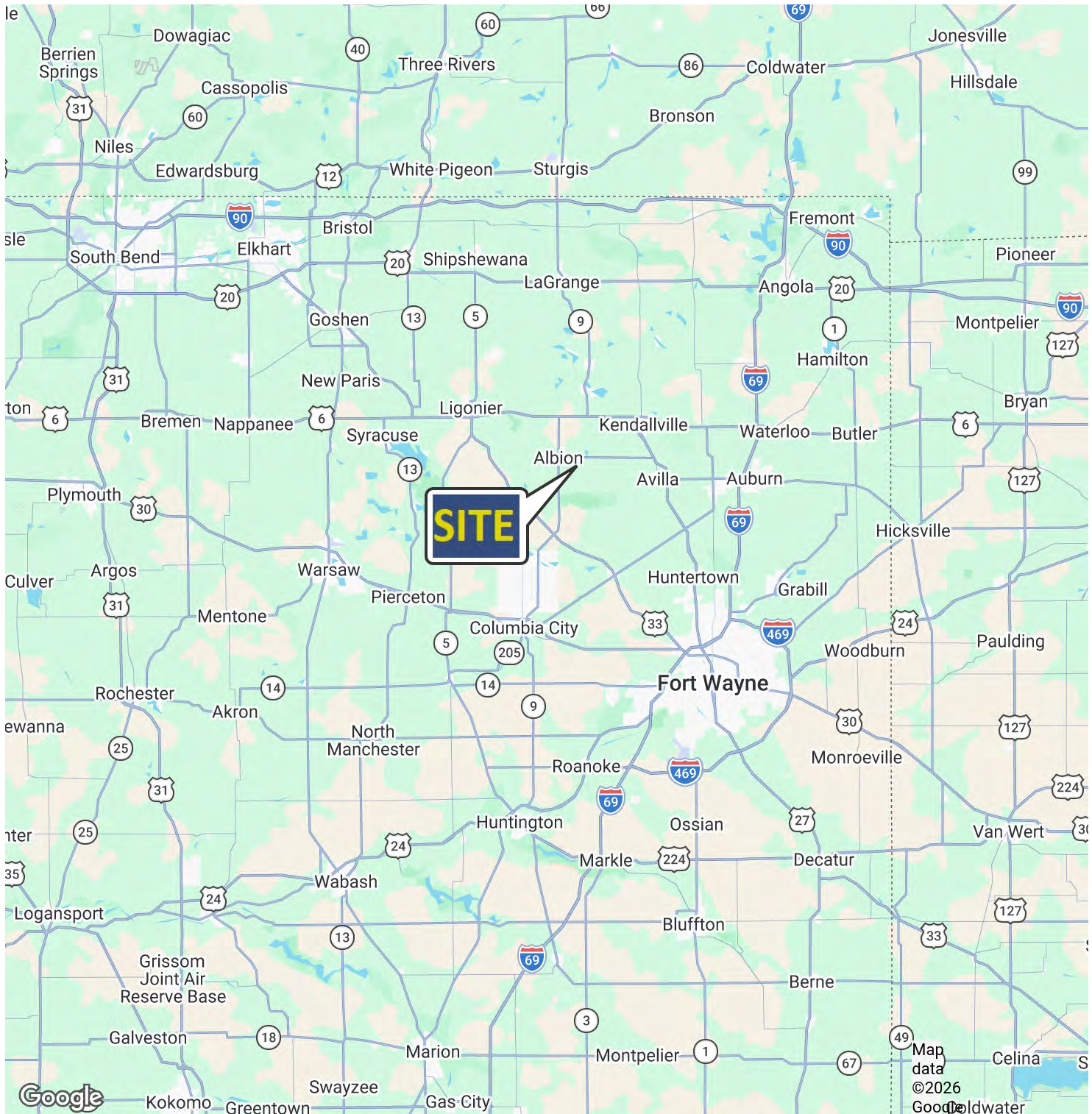
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REGIONAL MAP

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DRIVING DISTANCE MAP

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DISTANCE FROM ALBION, INDIANA, TO MAJOR CITIES

Fort Wayne	31 miles
Toledo	119 miles
Grand Rapids	125 miles
Indianapolis	151 miles

Chicago	161 miles
Columbus	193 miles
Detroit	194 miles
Cincinnati	219 miles



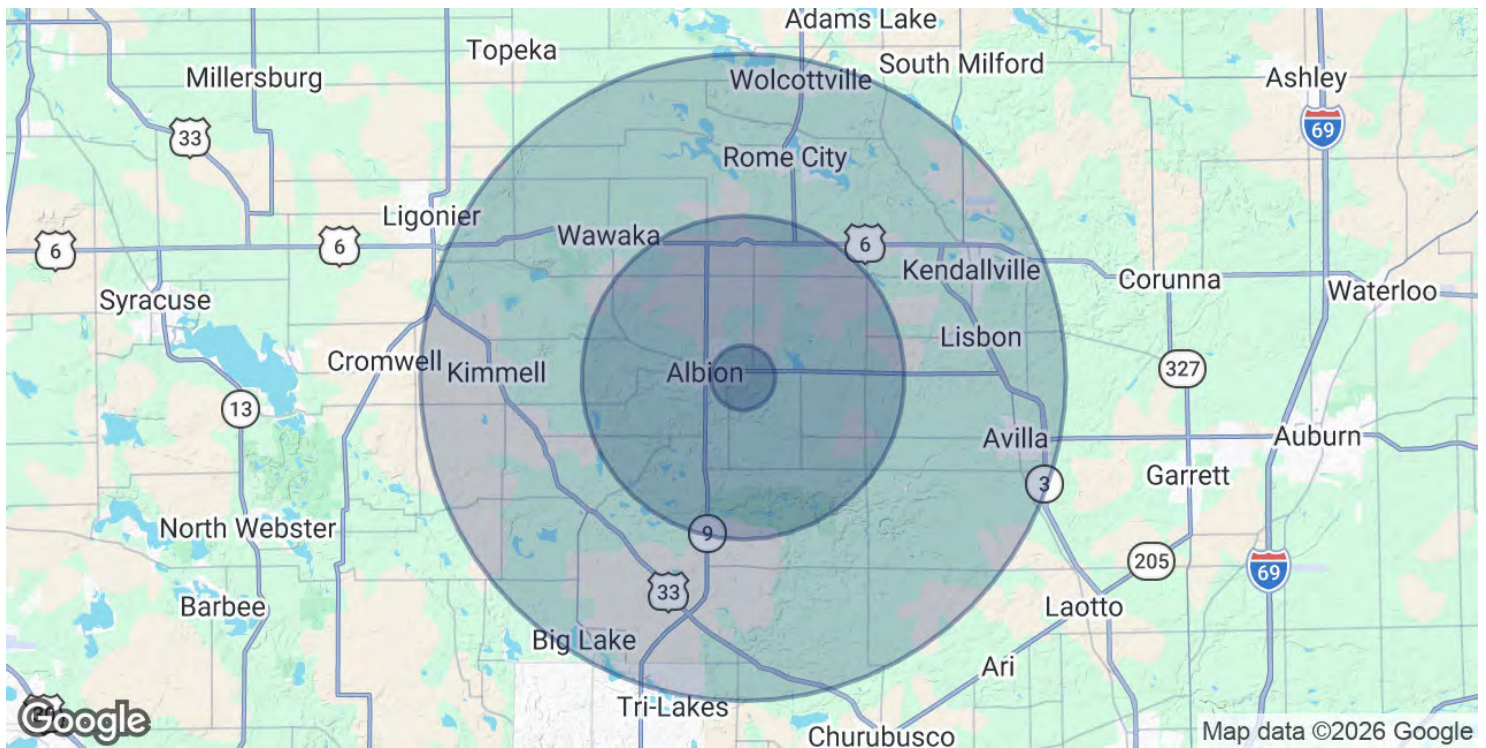
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	249	6,383	31,157
Average Age	36.9	37.8	38.0
Average Age (Male)	33.2	35.6	37.1
Average Age (Female)	41.3	40.5	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	91	2,329	11,674
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$51,457	\$54,011	\$53,877
Average House Value	\$121,431	\$128,840	\$148,366

* Demographic data derived from 2020 ACS - US Census



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