

# 2420 W SHOAFF RD.

2420 W SHOAFF RD, HUNTERTOWN, IN 46748



## OFFERING SUMMARY

Lease Rate:	\$7.75 SF/yr (NNN)
Number of Units:	3-4
Available SF:	Bldg 1 - 6,760 SF Bld 2 - 2,825 - 6,400 SF
Lot Size:	2.31 Acres
Building Sizes:	6,400 SF & 6,760 SF
Rent Concessions:	3 Months Free w/ 3-year Lease 5 Months Free w/ 5-year Lease With Applicable terms

## PROPERTY HIGHLIGHTS

- New Price of \$7.75/sf, NNN
- 3 Months Free w/ 3-year Lease, & 5 Months Free w/ 5-year Lease, With Applicable terms
- Units possible at sizes - 2,825 SF; 3,500 SF; 6,400 SF & 6,760 SF
- Building #1 Contains 5 offices, 3 restrooms and 2 warehouse sections.
- Building #2 office space in the middle that can be divided to the north or south
- Great for Storage, Machine Shop, Construction Service, Wood Working, Trucking, and Manufacturer
- Located 0.3 miles from Lima Rd. (SR3) & 6.8 miles I-69

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<b>Lease Rate</b>	<b>\$7.75 SF/YR</b>
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### LOCATION INFORMATION

Street Address	2420 W Shoaff Rd
City, State, Zip	Huntertown, IN 46748
County	Allen
Cross-Streets	Lima Rd.
Nearest Highway	I-69
Nearest Airport	Fort Wayne International

### BUILDING INFORMATION

Building Size	BLDG. #1 - 6,760SF BLDG. #2 - 6,400 SF
Year Built	BLDG. #1 - 1991 BLDG. #2 - 1997
Framing	Steel
Roof	BLDG. #1 - Shingle BLDG. #2 - Metal

### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I1 Light Industrial
Lot Size	2.31 Acres
APN #	020207402003000057
Power	3 Phase/240 amp
Foundation	Concrete
Number of Buildings	3

### UTILITIES & AMENITIES

Restrooms	BLDG.#1 - 3 BLDG. #2 - 2
Electric	AEP
Gas	NIPSCO
Water/Sewer	City of Huntertown



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**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,825 - 6,760 SF	Lease Rate:	\$7.75 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building #1	Available	6,760 SF	NNN	\$7.75 SF/yr	3 Months free - 3-Year lease 5 Months free - 5-Year lease
Building #2	Available	2,825 - 3,500 SF	NNN	\$7.75 SF/yr	3 Months free - 3-Year lease 5 Months free - 5-Year lease
Building #3	-	1,200 SF	NNN	\$8.00 SF/yr	Fully Leased

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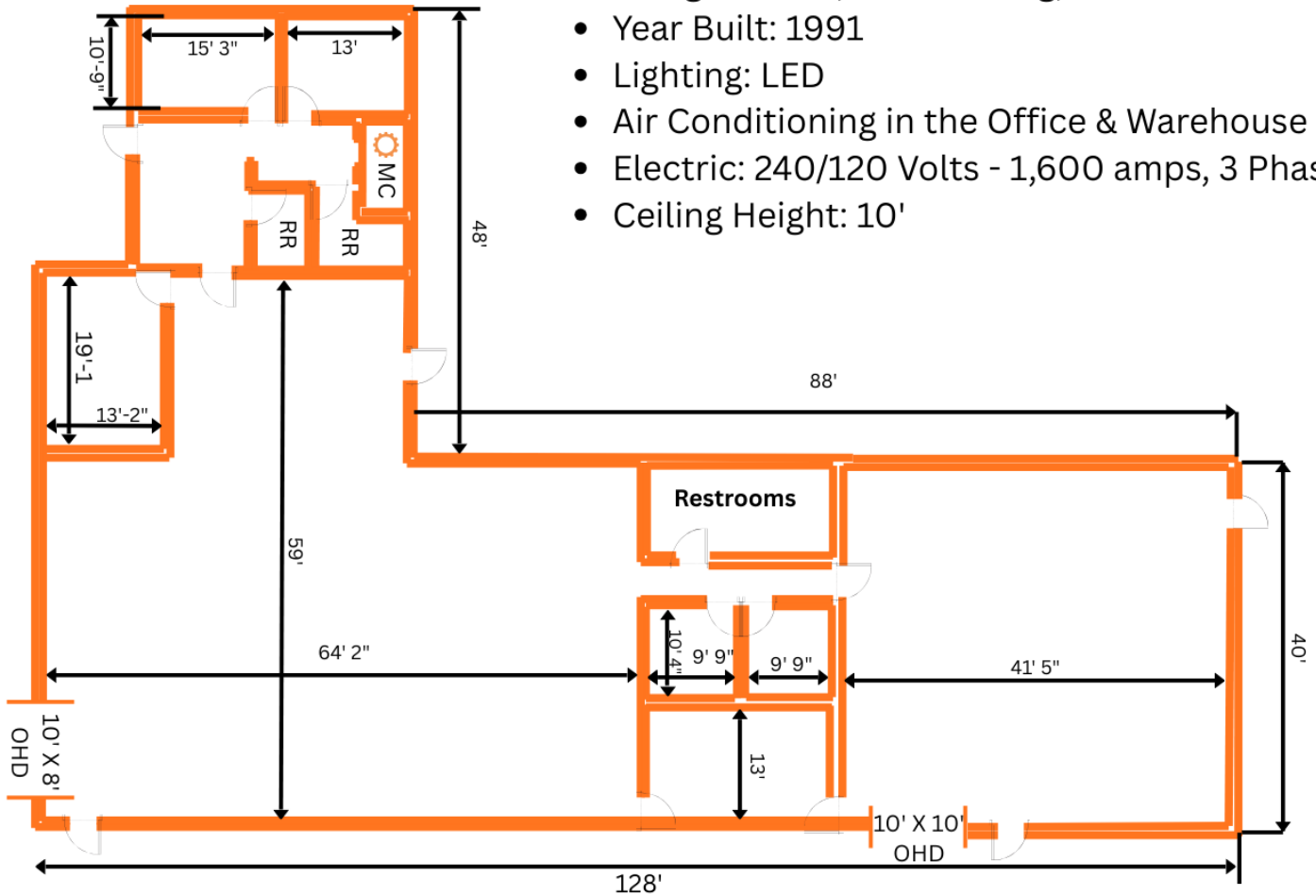
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## Building 1 6,760 SF

### Building #1

- 3 Restroom
- 2 Overhand Door & Offices
- 2 - Overhead Doors 10' x 8' & 10' x 9'
- Shingled Roof, Metal Siding, Steel Frame
- Year Built: 1991
- Lighting: LED
- Air Conditioning in the Office & Warehouse
- Electric: 240/120 Volts - 1,600 amps, 3 Phase
- Ceiling Height: 10'



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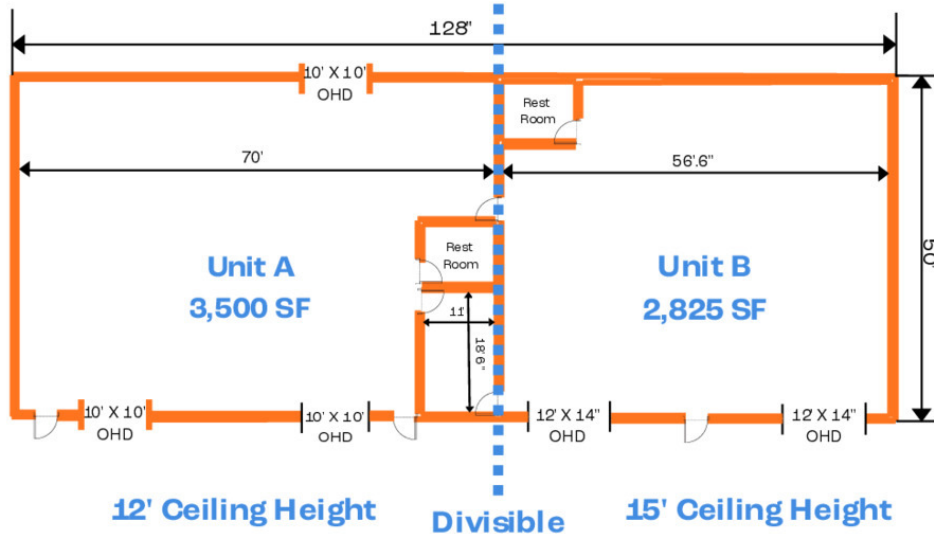
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## Building 2 2,825 - 6,400 SF



### Note

Office can be split for use unit if divided.

Unit B: 3,028 SF with office

Unit A: 3,297 SF without office

### Building 2

- 6,400 total - Divisible 2,825 SF / 3,500 SF
- 2 Restrooms - 1 on each side if divided
- 2 Overhead Doors
- Exterior: Metal
- Year Built: 1997
- Roof: Metal
- Foundation: Concrete
- Lighting: LED
- Air Conditioning: Yes
- Heating System: Two Air Handlers per section
- Electric: 240/120 Volts - 1,600 amps, 3 Phase
- Sprinkler System: No
- Ceiling Height: 12'- 15'

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**AVAILABLE 3,500 SF**

- (1) Restroom, (1) Office
- (3) 10' x 10' Overhead Doors
- 12' Ceiling Height

**AVAILABLE 2,825 SF**

- (1) Restroom
- (2) 12' x 14' Overhead Doors
- 15' Ceiling Height

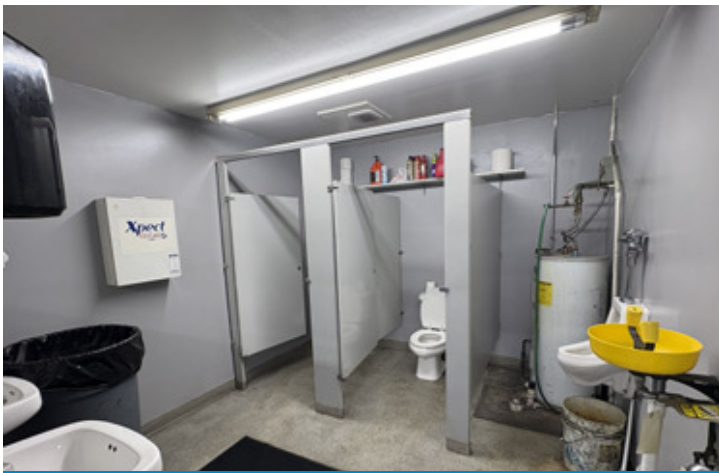
**BUILDING #2 | 2,825 - 6,400 SF**



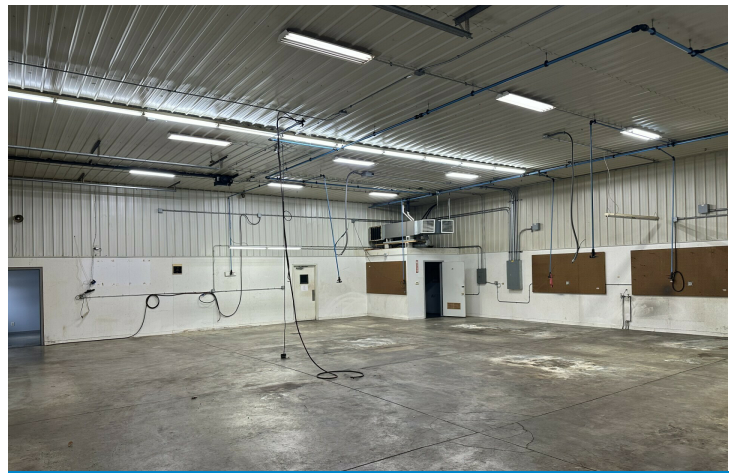
**BUILDING #2 - OFFICE**



**BUILDING #2 - CLEAR SPAN WAREHOUSE**



**BUILDING #2 - RESTROOMS**



**BUILDING #2 - 15' CEILINGS**

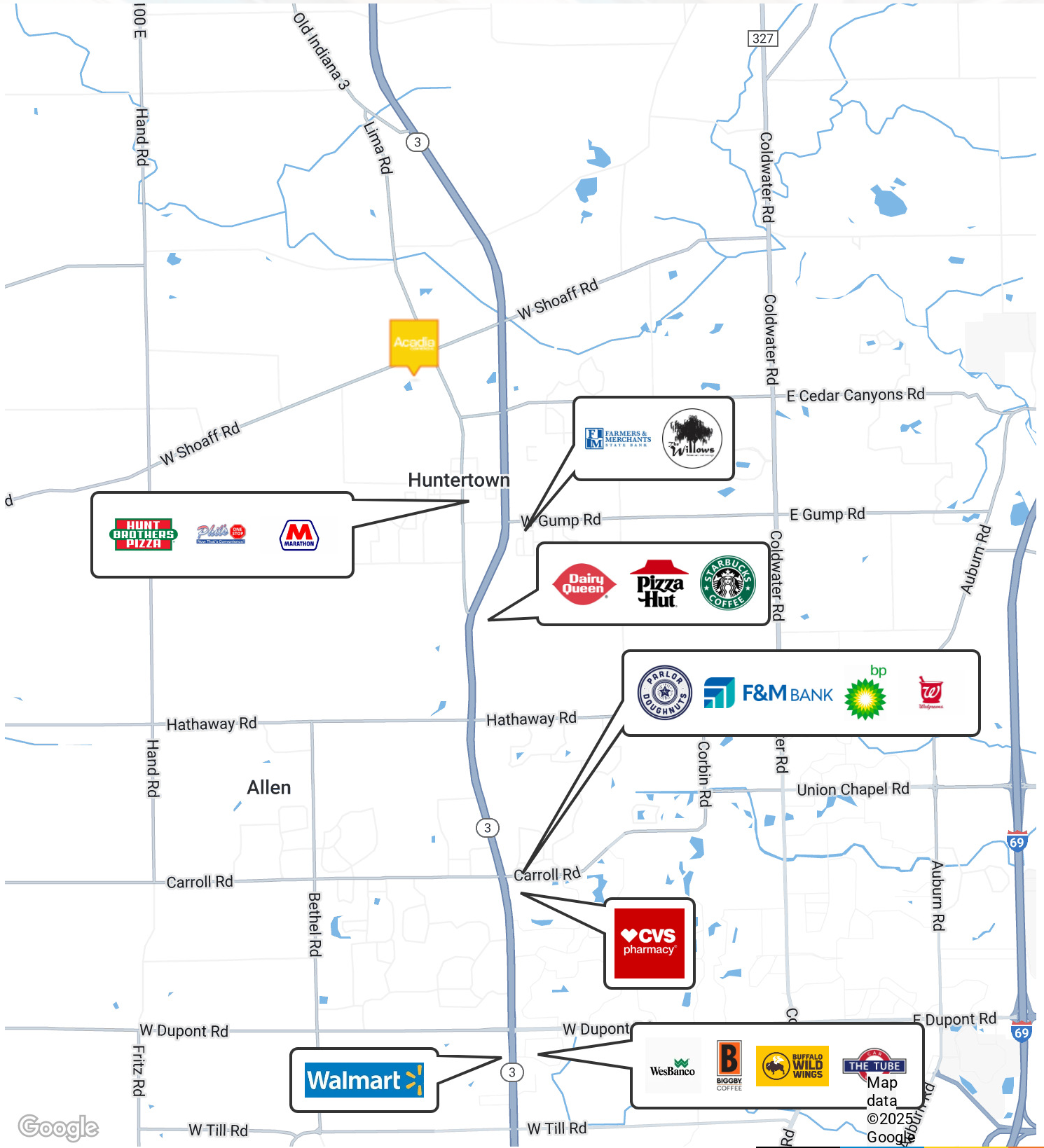
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