

# WAREHOUSE - SELLER FINANCING

*3 PEQUIGNOT DR, PIERCETON, IN 46562*



SCAN TO VIEW  
VIRTUAL WALK-THROUGH



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,420,000
Lease Rate:	\$6 SF/yr (NNN)
Building Size:	21,806 SF
Available SF:	21,806 SF
Number of Units:	1
Price / SF:	\$65.12
Year Built:	2001

### PROPERTY OVERVIEW

Discover an exceptional opportunity in the heart of Pierceton, IN. This impressive 21,806 SF building, constructed in 2001, offers a prime location for industrial and manufacturing operations. With 1 unit, this meticulously maintained property provides a versatile space to accommodate a range of business needs. The building's strategic positioning in the Pierceton area grants easy access to key transportation routes, supporting efficient logistics and distribution. Featuring modern amenities and a sturdy construction, this property exemplifies the ideal setting for industrial and manufacturing investors seeking a strategic advantage and long-term success.

### PROPERTY HIGHLIGHTS

- Located within industrial park directly off US-30 corridor connecting Fort Wayne and Chicago
- 15 minutes from Warsaw (Orthopedic Manufacturing Capital of the World)
- Steel building constructed in 2001
- Fully sprinkled with tall ceilings (16 to 21 feet)
- Seller Financing available with acceptable offers

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## PROPERTY PHOTOS

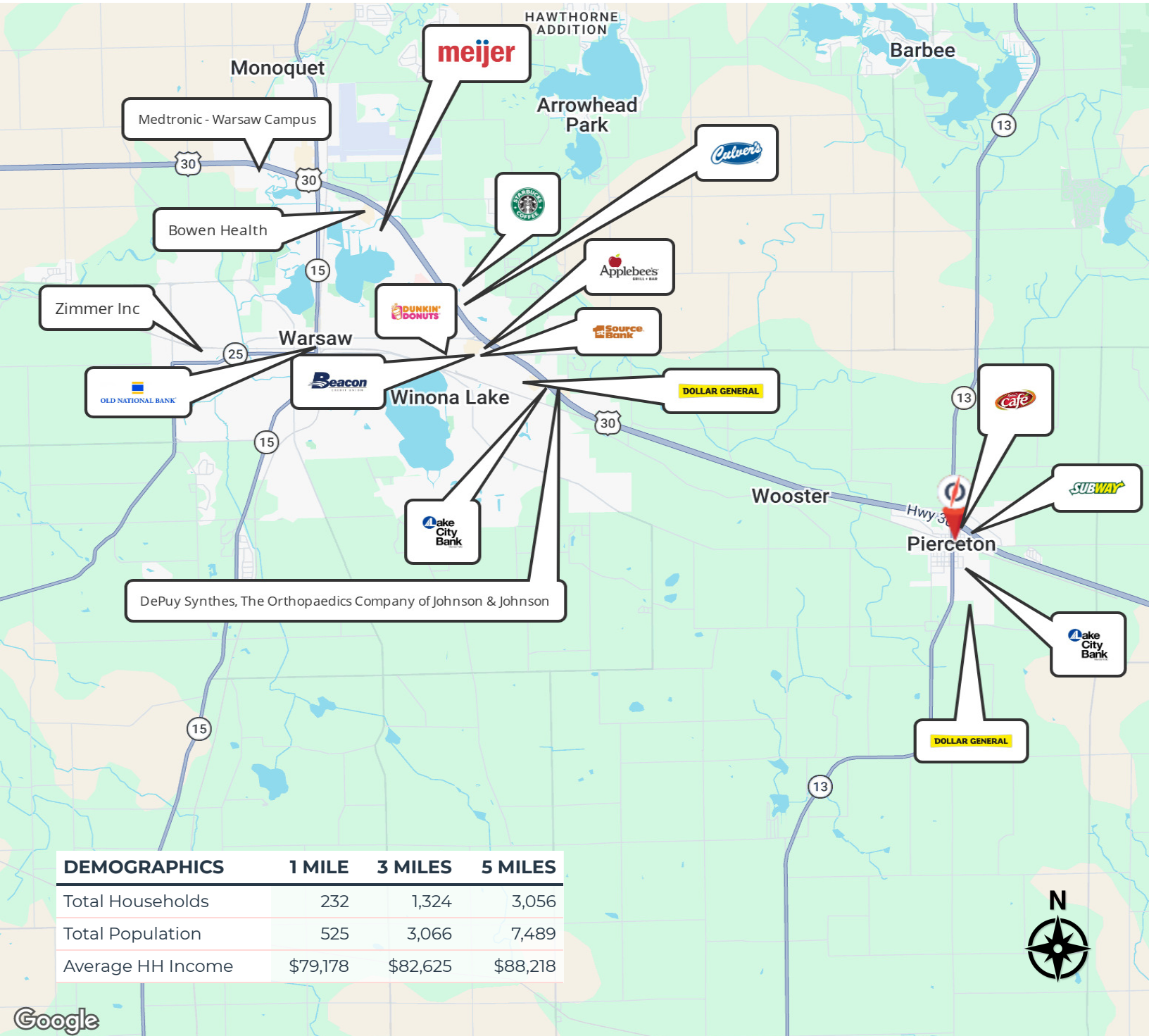


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## RETAILER MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	232	1,324	3,056
Total Population	525	3,066	7,489
Average HH Income	\$79,178	\$82,625	\$88,218



Google

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## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$1,420,000</b>
<b>LEASE RATE</b>	<b>\$6 SF/YR (NNN)</b>

### LOCATION INFORMATION

Building Name	Warehouse - Seller Financing
Street Address	3 Pequignot Dr
City, State, Zip	Pierceton, IN 46562
County/Township	Kosciusko

### BUILDING INFORMATION

Building Size	21,806 SF
Office Size	5,810 SF
Warehouse Size	15,996 SF
Lot Size	2 AC
Price / SF	\$65.12
CAM Charge	\$.20 PSF
Insurance Charge	\$.40 PSF
Tax Charge	\$.56 PSF
Year Built	2001
Building Class	B
Occupancy %	0%
Tenancy	Single
Number Of Floors	1
Gross Leasable Area	21,806 SF
Overhead Doors	2 - 10'X10'
Docks	1
Number Of Buildings	1
Roof	Metal - 25y
Mezzanine	Yes - 4,004 SF
Clear Span	16' Eve
Max. Ceiling Height	21' 10"

### PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Manufacturing

### UTILITIES & AMENITIES

Amp/Volt/Phase	240V
Heating	3 office units
Heating	4 radiant warehouse units
Air Conditioning	3 office units
Annual Taxes	\$12,236.00