

# INDUSTRIAL BUILDING AVAILABLE

1400 Wabash Ave. | Rochester, IN 46975



## 66,500 SF Industrial Manufacturing Building for Sale or Lease

<b>Building:</b>	66,500 SF
<b>Land:</b>	4 Acres
<b>Zoning:</b>	I-1
<b>Docks:</b>	5
<b>OH Doors:</b>	3
<b>Clearance:</b>	14' to 23'
<b>Year Built:</b>	1948; Remodeled 1970
<b>Parking:</b>	25+ Parking spaces
<b>List Price:</b>	\$695,000 (\$775,000)
<b>Lease Rate:</b>	\$1.90 PSF NNN

### Details:

Industrial Manufacturing building built in 1948, renovated in 1970.

Steel/block construction, concrete floors 6", fluorescent lighting, sprinkled, gas heat and radiant heat, 14 to 23' ceiling height, municipal utilities, 208/277 Volt/3-phase power, 25 on-site parking, 5 docks, 3 overhead doors and rail access.

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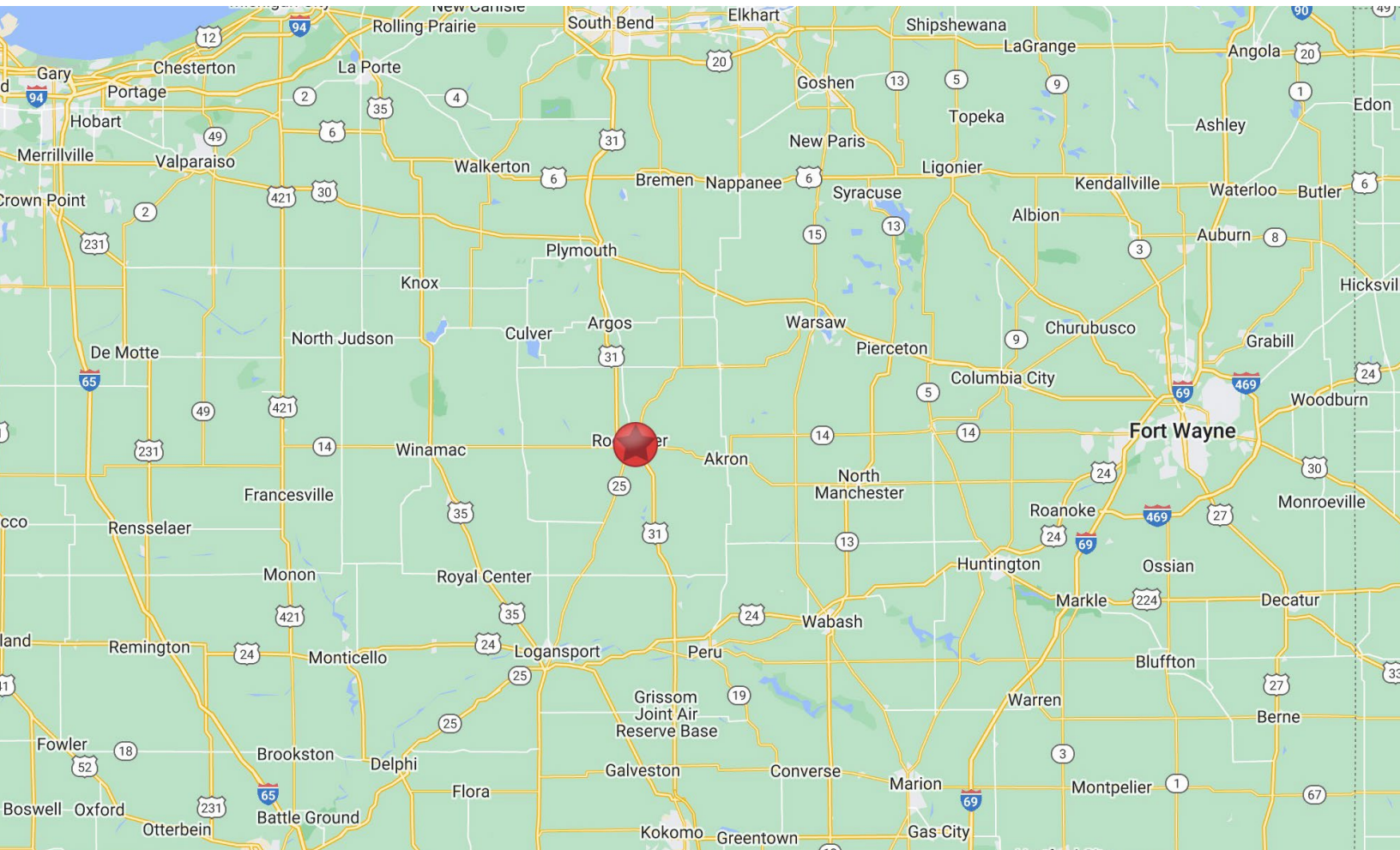




# LOCATION OVERVIEW

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- Conveniently located near US 31 in Rochester, Indiana. Rochester is ideally located to major metropolitan areas—approximately 45 miles from South Bend, 90 miles from Indianapolis, and 120 miles from Chicago.
- Rochester, Indiana is located in north central Indiana in Fulton County. Known as “The Round Barn Capital of the World”, Rochester has a high quality of life and home to Lake Manitou, a popular boating and fishing attraction during the summer.



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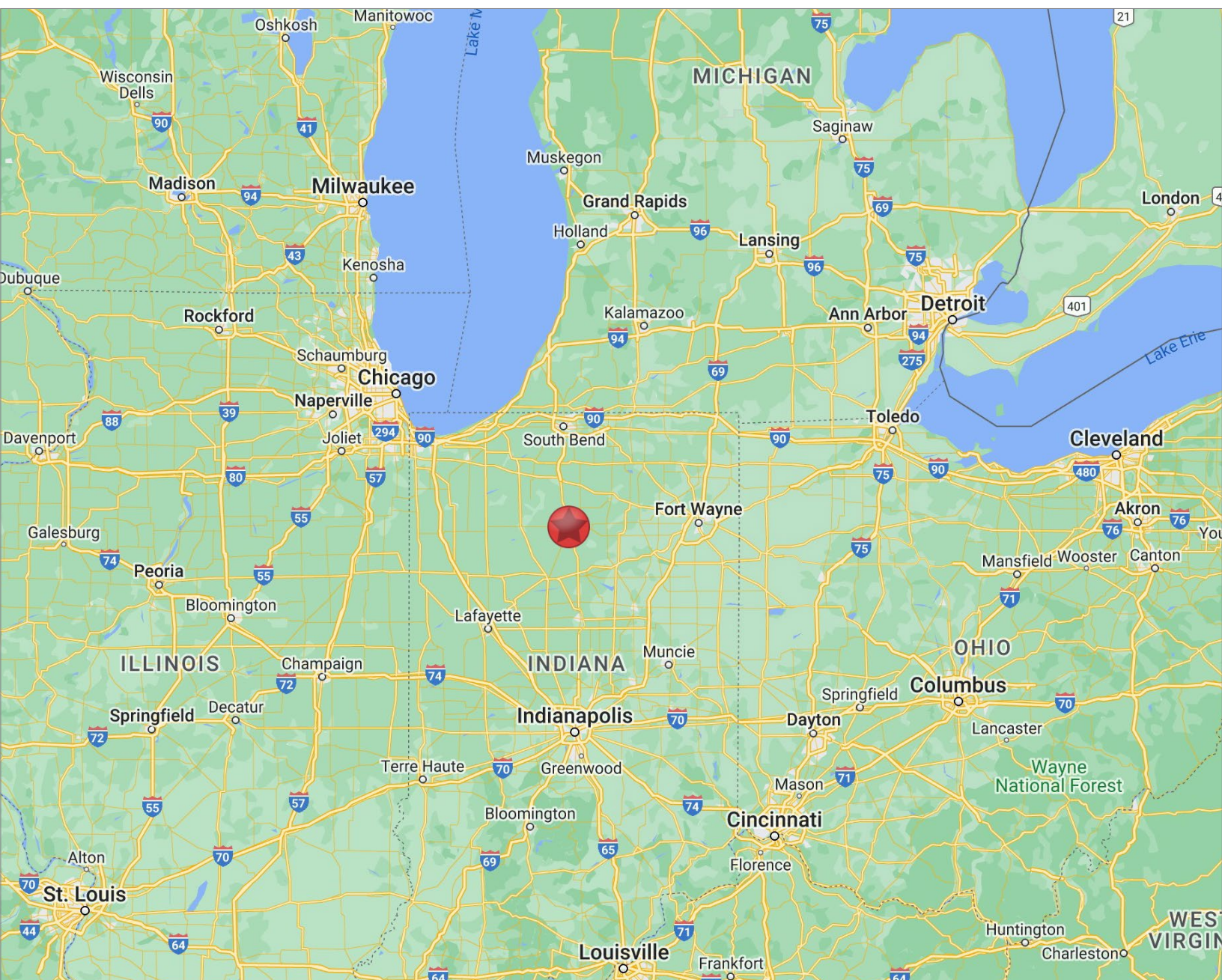
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# DRIVING DISTANCE

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### DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	48 MILES
FORT WAYNE, IN	58 MILES
INDIANAPOLIS, IN	101 MILES
CHICAGO, IL	120 MILES

GRAND RAPIDS, MI	164 MILES
TOLEDO, OH	169 MILES
CINCINNATI, OH	199 MILES
LOUISVILLE, KY	209 MILES

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