

FOR SALE

INDUSTRIAL PROPERTY



15 BIDDLE ST.
LOGANSFORT, IN 46947

PROPERTY HIGHLIGHTS

- Good location, just off Burlington Ave., South of downtown Logansport.
- Accessibility to regional markets via U.S. Route 24 & 35 and State Road 25.
- Dock served industrial facility ideal for small machine/fabrication shop.
- The facility is open span, 2 docks with manual levelers adjacent 1ac parcels included features gravel improved parking & staging area.

SALE PRICE

\$190,000

OFFERING SUMMARY

Building Size:	7,500 SF
Lot Size:	1.25 Acres
Year Built:	1977
Zoning:	B-4:General Business District
Taxes:	\$2,067/YR



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PROPERTY DETAILS

15 BIDDLE ST. | LOGANSPOUR, IN 46947 | FOR SALE

SALE PRICE

\$190,000

LOCATION INFORMATION

Street Address	15 Biddle St.
City, State, Zip	Logansport , IN 46947
County	Cass
Parcel ID	09-17-57-267-015.000-010 09-17-57-268-005.000-010 09-17-57-268-006.000-010 09-17-57-268-008.000-010

PROPERTY INFORMATION

Site Acreage	1.25 Acres
Zoning & Description	B-4: General Business District
Parking Count/Ratio	3/4 Acre gravel improved lot

UTILITIES

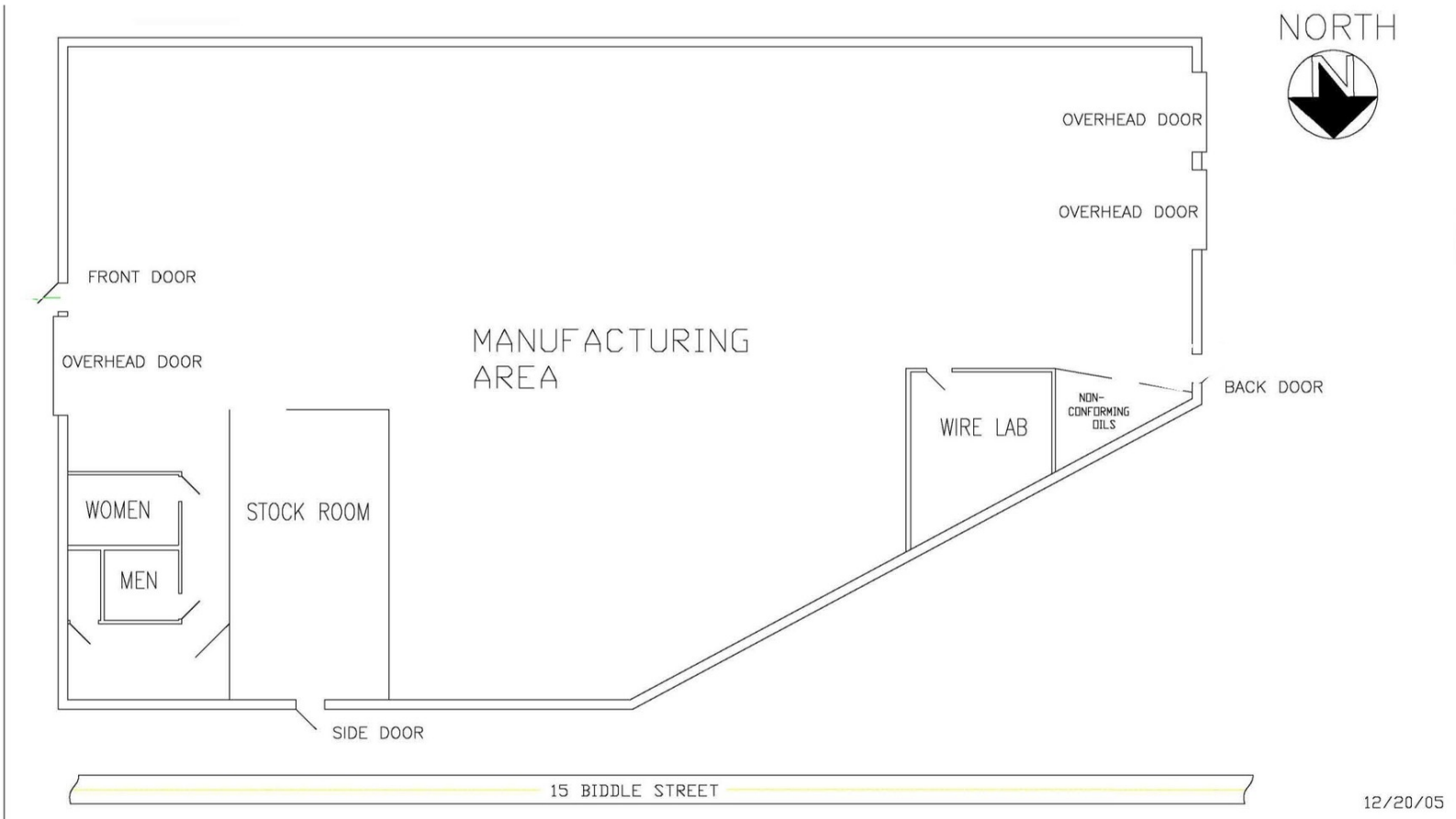
Electric Supplier	City Utilities
Natural Gas Source	NIPSCO
Water & Sewer Source	City Utilities

BUILDING INFORMATION

Property Type	Industrial
Year Built	1977
Construction Type	Cement block & steel deck
Office HVAC	Window unit
Shop	GFA Units
Signage	Building
Grade Level Doors	(1) 10'x10'
Ceiling Height	12' 6"
Dock Doors	(2) 8'x8', manual level door & dock light
Bay Spacing	70' wide, clear span
Electronic Service	400A 208-204V 3Ph
Other	Air compressors & airlines throughout, tool cage

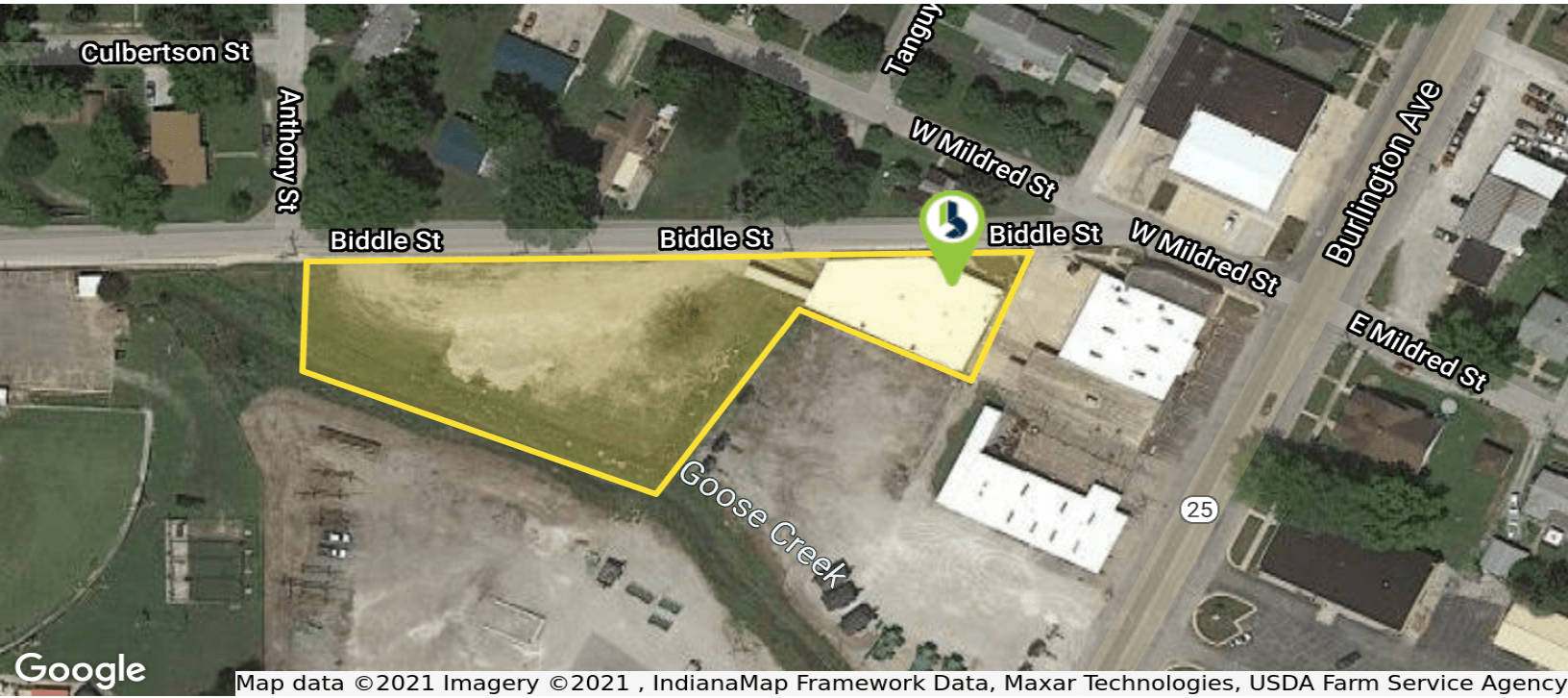
FLOOR PLAN

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PROPERTY PHOTOS

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