

FOR SALE

INDUSTRIAL PROPERTY



710 BURLINGTON AVE.
LOGANSPORT, IN 46947

PROPERTY HIGHLIGHTS

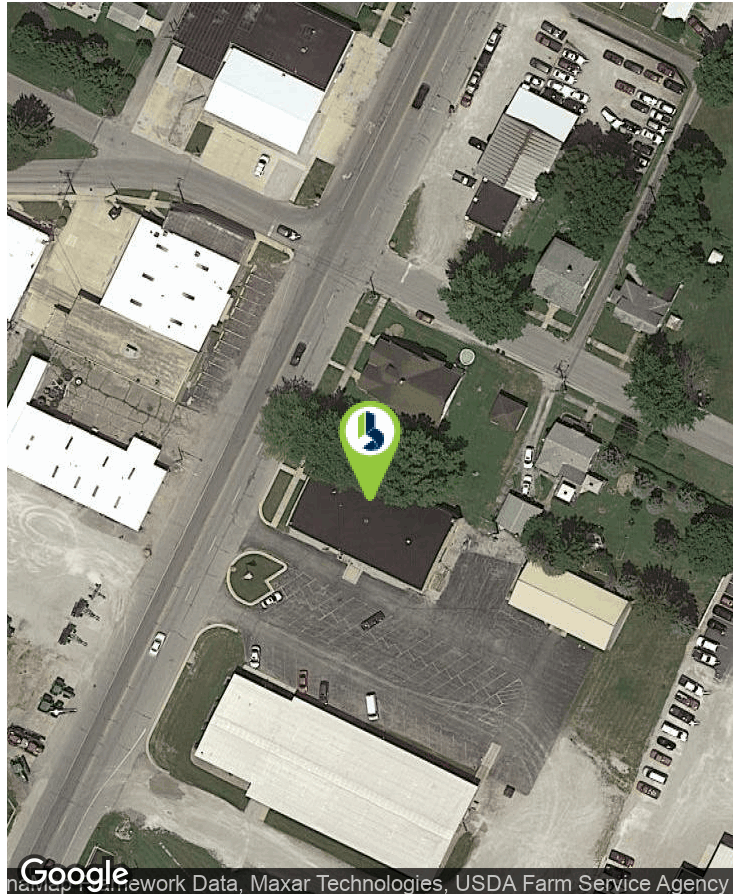
- Ideal location South of downtown Logansport, with good accessibility to regional markets via U.S. Route 24 & 35 and State Road 25.
- Industrial facility ideal for small machine/fabrication shop.
- The facility is fully air-conditioned, open shop with air compressor & airlines throughout and good electrical distribution.
- Small paint room with exterior grade level door access.
- 1,920 SF of 2nd-floor mezzanine storage.
- Leaseback terms are negotiable.

SALE PRICE

\$299,900

OFFERING SUMMARY

Building Size:	9,980
Lot Size:	0.66 Acres
Year Built:	1948 & 1994
Zoning:	LI-Light Industrial
Price / SF:	\$30.05
Taxes:	\$2,928/YR (\$0.21 PSF)



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PROPERTY DETAILS

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SALE PRICE

\$299,900

LOCATION INFORMATION

Street Address 710 Burlington Ave.
City, State, Zip Logansport, IN 46947
County Cass
Parcel ID: 09-17-57-201-001.000-010

PROPERTY INFORMATION

Site Acreage 0.66 Acres
Zoning & Description LI-Light Industrial
Parking Count/Ratio 8,700 SF asphalt lot

UTILITIES

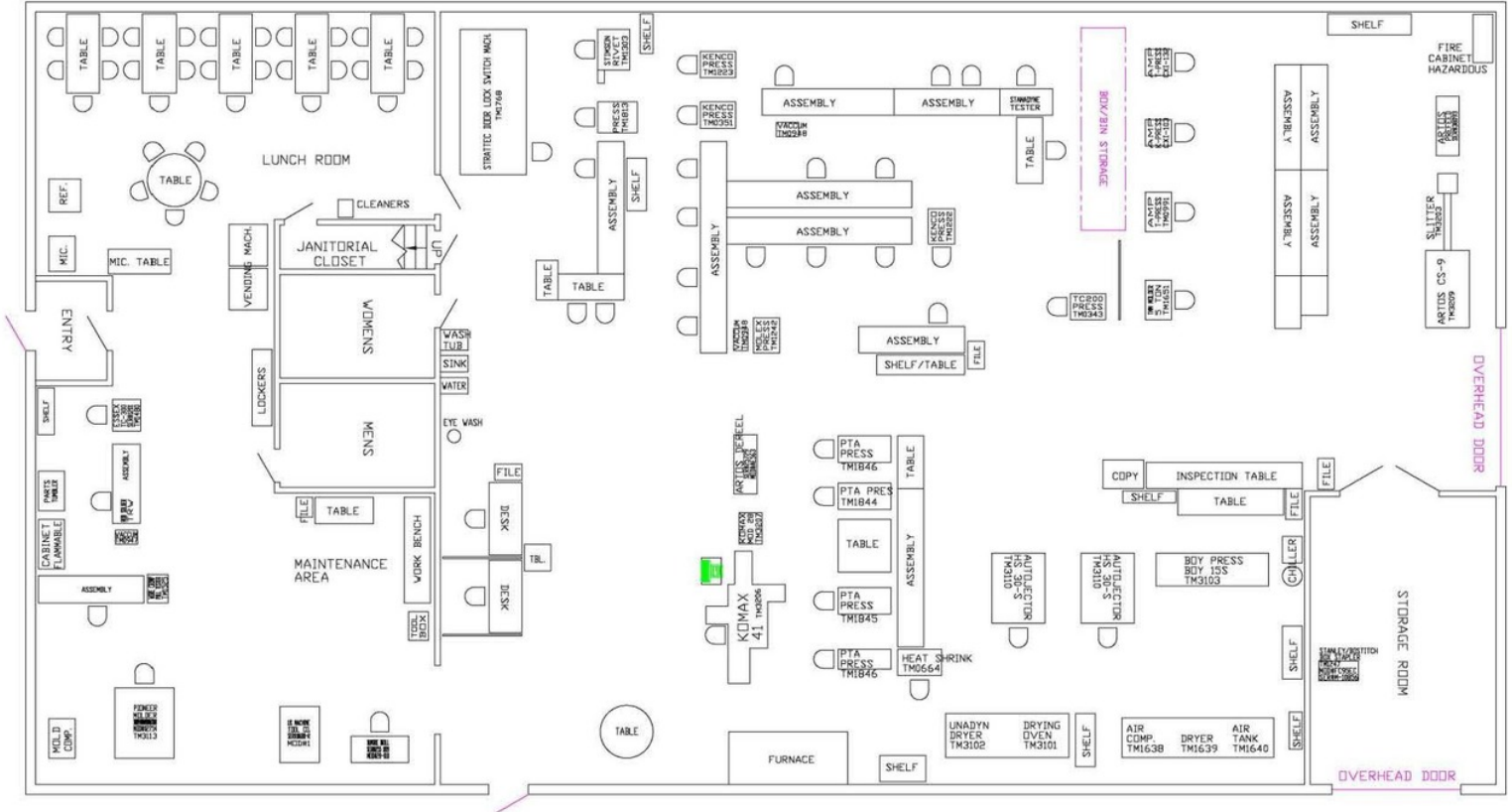
Electrical Supplier City Utilities
Natural Gas Source NIPSCO
Water & Sewer Source City Utilities

BUILDING INFORMATION

Property Type Industrial
Year Built 1984 & 1994
Front Building 6,780 SF
Out Building 3,200 SF
Construction Type Concrete block, out building, wood pole frame
Office HVAC Package unit
Shop HVAC GFA units & air conditioned
Signage Building
Grade Level Doors (1) 12'x12', (1) 10'x10'
Ceiling Height 12'
Dock Door None
Bay Spacing Clear span, 60'
Electronic Services 400A | 208-240V | 3Ph
Other Air compressor & air lines throughout
Out Building 100A electrical service, (2) 10'x10' grade level doors, & electric openers

FLOOR PLAN

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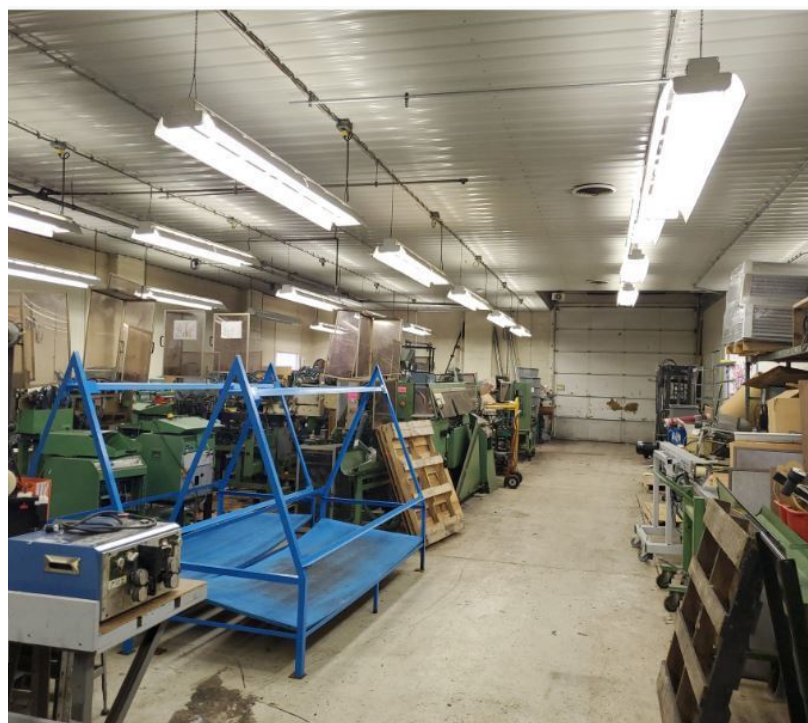
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PROPERTY PHOTOS

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