



TYPE Industrial
BSMT/FNDN Slab, None
APX TOTAL AG SQFT 11,250
APX YEAR BUILT 1978
SALE INCLUDES Building
ASSESSED VALUE
ANNUAL TAXES \$5,829.00

AREA Allen County
LOCATION
SUBDIVISION None
TOWNSHIP Washington
PARCEL # 02-07-22-452-004.000-073

GROSS MONTHLY RENT
GROSS MONTHLY EXPENSES

CURRENTLY LEASED No
LEASE AVAILABLE No
LEASE TERM REMAINING none

LEGAL DESCRIPTION

PUBLIC UTILITIES	LOT DIMENSIONS 180x277x183x277	# PARKING SPC 57
OCCUPANCY Occupied	# ACRES 1.1500	# RESTROOMS 3
EXTERIOR Brick, Metal	FLOOD ZONE No	CEILING HEIGHT 13'
ROOF Metal	WATER FRONTAGE	INTERIOR WALLS Block, Metal
FLOORING Concrete, Tile	WATERFRONT N	HEAT/FUEL Gas, Forced Air, Multiple Heating
BASEMENT No	LAKE TYPE	COOLING Central Air, Multiple Cooling Units
	SEWER Public	WATER UTILITY Public
	SPECIAL FEATURES Three Phase, Handicap Access, Office Space, Overhead Crane(s) Incl	WATER HEATER Yes

FIRE PROTECTION City
PARKING Lot, Private
INTERNAL ROOMS Office
DOCUMENTS AVAILABLE Aerial Photo, Legal Description
FENCE Chain Link

	Building 1	Building 2	Building 3
Above Grd SqFt	11,250		
Below Grd SqFt	0		
Fin Office SqFt	360		
Story	1		

Remarks ***All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). The highest offer will be reviewed Tuesday, October 13 @ 3:00 pm. There will be two viewing dates held on Thursday, October 1 from (3-5) and Thursday, October 8 from (3-5). The Tool & Die Inventory will be auctioned off Online and Bidding Ends on Thursday, October 15 @ 11:00am.*** 11,250 sqft Building sitting on 1.15 Acres in Interstate Industrial Park. Includes 3 Offices (17x12, 12x8, 12x5), 4 warehouse rooms (50x35, 50x47, 50x23, 50x73), 2 bathrooms (stalls, shower, handwashing station), 2 Loading Docks (doors are 9x8, 12x12), Garage is 29x50, Wood Deck (25x25) for employee lunches, 2 water heaters, 8 gas heaters, 5 a/c units. 14,090 sqft Paved Parking Lot with 2 entrances. Zoned I2 Industrial Small Shops. ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Directions to Property From Glenbrook Square Mall in Fort Wayne, Head West on Coliseum Blvd., Turn right on Executive Blvd., Turn right on Production Rd., property is on the right.