



INDUSTRIAL

FOR SALE

## Two Auburn Industrial Buildings

1109 West Auburn Drive is a two-building package on the south end of Auburn, IN. Building 1 is a 12,000 SF steel-frame insulated building with 14'-16' ceiling heights. It includes one interior-truck dock and one large-overhead door. Building 2 is pole built with 10,000 SF of cold storage. Both are clear span, allowing for great storage, production, or manufacturing space. With one acre of undeveloped ground, there is room for expansion or outdoor storage.

## Property Highlights

- Two buildings for sale
  - › Building 1: 12,000 SF
  - › Building 2: 10,000 SF
- Shared driveway
- Only 1.5 miles to I-69
- **FOR SALE: \$850,000**

### JOHN CAFFRAY

Vice President of Brokerage  
260 424 8448  
john.caffray@sturgespg.com

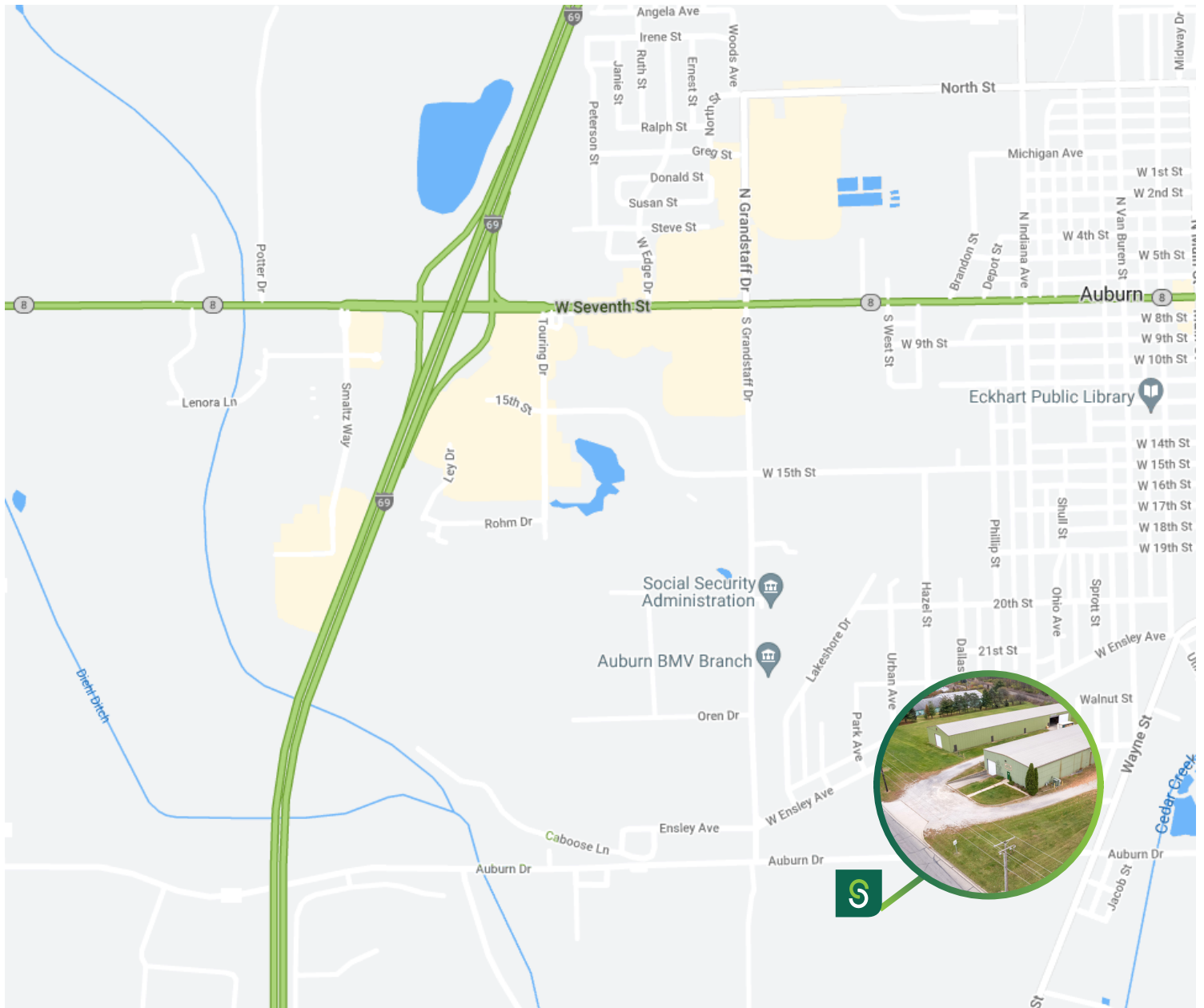
### ANDREW ECKERT

Broker  
260 424 8448  
andrew.eckert@sturgespg.com



## Auburn Industrial

1109 W Auburn Dr  
Auburn, IN 46706



### Excellent Location

Auburn Industrial is located south of US 8, the major east-west thoroughfare in Auburn, just over a mile from I-69 Exit 329, and 20 miles north of Fort Wayne. This property is minutes from downtown Auburn offering museums, restaurants, coffee shops, banks, and boutique shopping. Neighboring businesses include Hydrotech Building Solutions, Inc., Hoham Smith & Co., Revelation Medical Devices, and Auburn Manufacturing.

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### Auburn Industrial Buildings Near I-69

#### – BUILDING 1

- › 12,000 SF
- › Insulated steel frame
- › One overhead door & one dock
- › Ceiling heights 14' - 16'
- › Radiant heat
- › 3 Phase/400Amp



Building 1 - Exterior

#### – BUILDING 2

- › 10,000 SF
- › Pole frame
- › Two overhead doors
- › Ceiling heights 16'
- › Cold storage



Building 2 - Exterior



Building 1 - Interior



Building 2 - Interior

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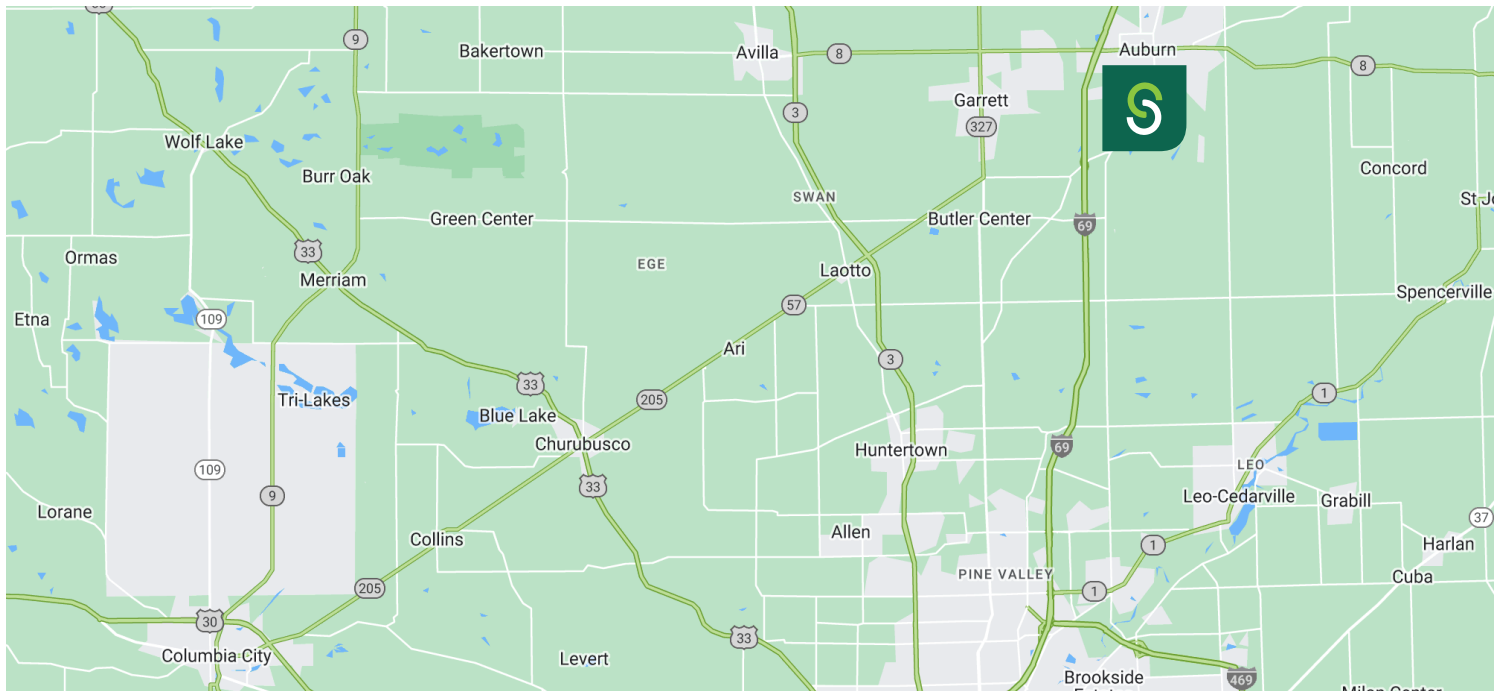
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## Auburn Industrial

1109 W Auburn Dr  
Auburn, IN 46706

## INDUSTRIAL IMPROVED FOR SALE

Property Name	Auburn Industrial
Address	1109 West Auburn Drive
City, State, Zip	Auburn, IN 46706
County	DeKalb
Township	Jackson
Parcel No.	21-10-06-201-002
2022 Tax/Payable 2023	2022/2023
Annual Tax	\$5,521.06



## SALE INFORMATION

Price	\$850,000
Terms	Cash at Closing

## BUILDING INFORMATION

Property Type	Industrial
Total Area SF	22,000 (Combined)
Vacant SF	22,000
Occupancy Rate	0%
Year Built	1984 & 1987
No. of Stories	1
Construction Type	Steel/Wood Frame
Roof	Metal
Heating	B1: Radiant / B2: NA
A/C	B1: Window Unit Office / B2: NA
Sprinklered	NA
Ceiling Height	14' - 16'
Lighting	Fluorescent/Halide
Restrooms	Yes, 2
Signage	Yes
Power	3 Phase/400Amp
Overhead Door	B1: One / B2: Two
Docks	B1: One / B2: NA
Dock Size	8' x 14'

## SITE DATA

Site Acreage	3 AC
Zoning & Description	I1 - Industrial
Parking Description	Paved/Gravel
Parking Count/Ratio	Multiple
Nearest Interstate	I-69
Rail Service	Potential

## UTILITIES

Electric Provider	City of Auburn
Natural Gas	NIPSCO
Water & Sewer	City of Auburn
Internet Service	AES

## ADDITIONAL INFORMATION

- Two buildings - 10,000 SF & 12,000 SF
- Easy access to I-69, downtown Auburn
- 1 acre of undeveloped land for expansion or storage

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**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

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**260 424 8448**  
**SturgesProperty.com**

## STURGES AFFILIATE COMPANIES

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**Sturges Property Group**  
**260 424 8448**  
SturgesProperty.com

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



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SturgesDevelopment.com

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