



Former Tucker Career & Tech Center

107 S Pennsylvania Street
Marion, IN 46952

COMMERCIAL

FOR SALE

Redevelopment Opportunity

Built in 1982, the former Tucker Career & Tech Center has 127,820 SF of classroom and training space on two floors. The building has large open areas on the lower back side of the structure. It also features one 10' x 10' overhead door, five 12' x 12' overhead doors, two 14' x 14' overhead doors, and one 10' x 10' dock door with a manual leveler.

A large asphalt parking lot is along Pennsylvania Street, and the building has entrances from both Pennsylvania Street and SR 18. The north end of the building has a large greenhouse attached to it, and the property also features a standing seam roof and a diesel generator at the back. The building has one personal elevator and one freight elevator. This unique property has many possibilities for redevelopment opportunities.

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Property Highlights

- ▶ Office & warehouse combination
 - ▷ 127,820 SF - main building
 - ▷ 3,120 SF - out building
 - ▷ 16.06 AC - Entire property (building & parking lot sits on 11.55 AC and additional 4.5 AC of woodland at rear of site)
- ▶ Eight grade-level doors of various sizes up to 14' x 14'
- ▶ One - 10' x 10' dock with manual leveler
- ▶ One freight elevator and one personal elevator
- ▶ Large commercial kitchen with hood systems
- ▶ Convenient access to I-69, 5 miles away!
- ▶ Contact broker for detailed floor plans
- ▶ **FOR SALE: \$3,323,000**



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Pole Building

A second building is at the rear of the property built in 2004. It is 30' x 104', which totals 3,120 SF. This building is pole-built with metal skin and roof. Two overhead doors (7'5" x 8' and 11'6" x 8') equip it.



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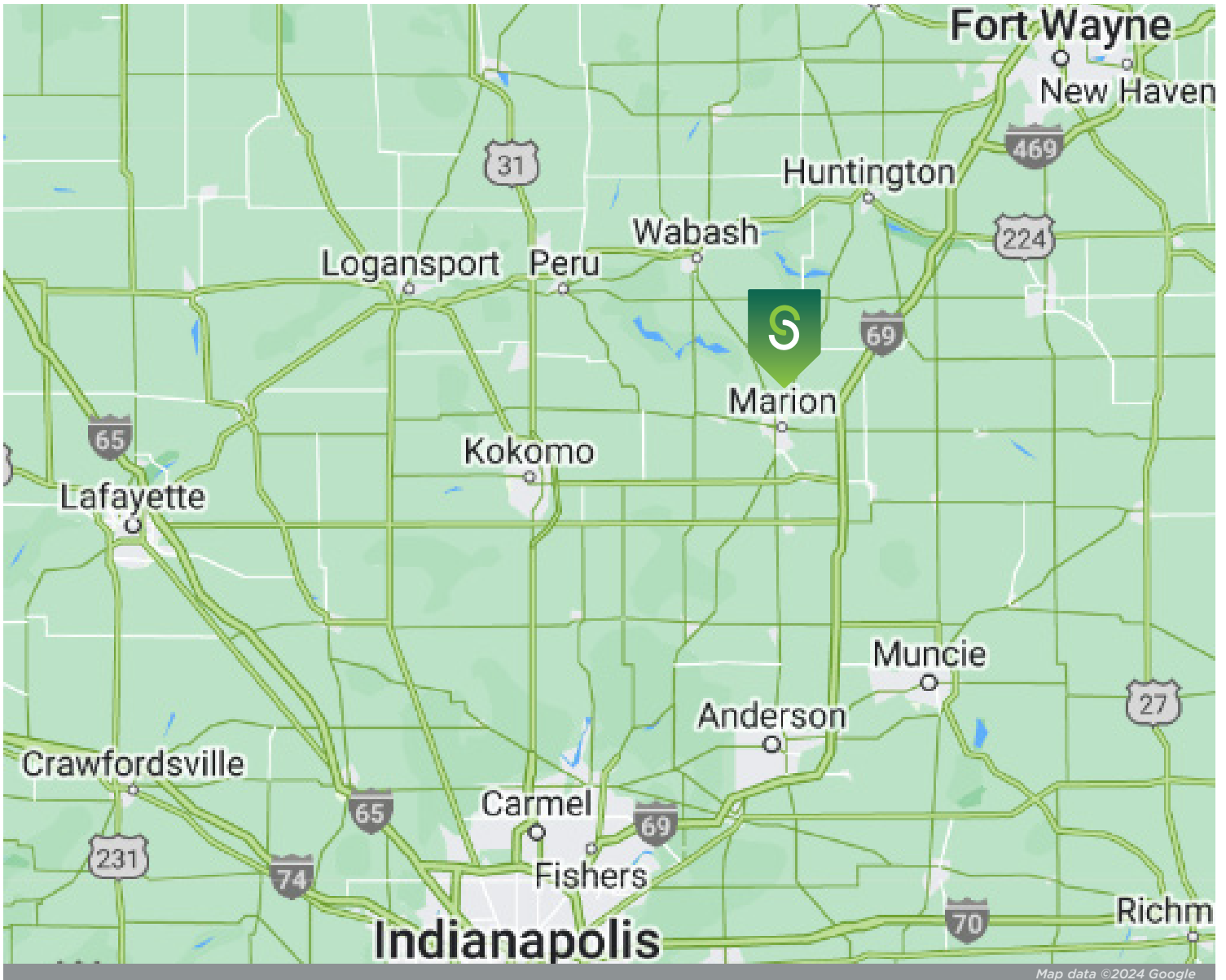
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Excellent Location

The former Tucker Career & Technology Center is on Pennsylvania Street and SR 18, which is the primary east/west route that connects to I-69. Marion is located in the east-central part of Indiana, between Indianapolis and Fort Wayne, along the I-69 corridor. It is 50 miles away from Fort Wayne and 85 miles from Indianapolis.



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PROPERTY INFORMATION

Address	107 S Pennsylvania St
City, State, Zip	Marion, IN 46952
County	Grant
Township	Center
Parcel Number	02-07-05-103-027.000-002
2023 Tax/Payable 2024	TBD



SALE INFORMATION

Price	\$3,323,000
Terms	Cash at Closing

SITE DATA

Site Acreage	16.06 AC
# of Parcels	1
Zoning & Description	R3, Residential
Nearest Interstate	I-69
Nearest Rail Service	NA
Parking Description	Surface/Asphalt
Cross Streets	Pennsylvania Street/SR 18
Topography	Rolling
Land Access	2 - Access Points
Site Dimensions	Irregular
Nearest Interstate	5 miles to I-69
Traffic Count	9,067 VPD - SR 18 4,146 VPD - Pennsylvania Street

UTILITIES

Electric Provider	Indiana & Michigan Power
Natural Gas Provider	Vectren Energy
Water & Sewer Provider	City of Marion
High Speed Data	AT&T, Spectrum, Frontier

BUILDING INFORMATION

Property Type	Commercial/Flex
Main Bldg Total SF	127,820 SF
Out Bldg Total SF	3,120 SF
Occupancy Rate	0%
Year Built	1982 2004 Renovated
# of Floors	2
Construction Type	Masonry
Roof	Metal
Heating	Natural Gas - Boiler
A/C	Package System
Sprinkler	Yes
Lighting	Fluorescent/LED
Electric Service	8200Amp/600Volts/3 Phase
Elevators	1 Personal/1 Freight
Overhead Doors	8 - Various Sizes
Docks	1 - 10' x 10'
Dock Notes	Manual Leveler
Outside Storage	Yes
Trailer Parking	Yes
ADA Compliant	Yes
Security	No
Restrooms	4 Lower Level / 14 Upper Level
Signage	Yes
Floor Coverings	Carpet
Ext Finish	Brick

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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Sturges Development

260 426 9800

SturgesDevelopment.com

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