

AVAILABLE



Hartford City, Indiana

117,454 SF on 13.33 ACRES

DESCRIPTION:	Original Building (1993) Office: 150' x 40' (6,000 sq. ft. per floor) Manufacturing: 250' x 200' (50,000 sq. ft.) Offset: 116' x 29' (3,364 sq. ft.) Addition (1997) Manufacturing: 250' x 200' (50,000 sq. ft.) Offset: 55' x 38' (2,090 sq. ft.)	OFFICE:	Two (2) levels totaling 12,000 square feet. There are numerous private offices and conference rooms. Finishes include carpeting and vinyl tile floors, painted sheet rock walls, acoustical ceiling tiles with recessed lighting.
SIZE:	117,454 square feet	CEILING HEIGHT:	Minimum: 21' Maximum: 29' 6"
LOT SIZE:	13.33 acres	COLUMN SPACING:	Predominantly 50' x 50'
PAVED PARKING:	170 paved, marked and lighted parking spaces	POWER:	Supplied by Indiana Michigan Power (AEP) Primary Service: 2500 KVA pad mounted transformer, owned by Indiana Michigan Power. Secondary Service: 2500 amp, Square D switchgear, 480/277V, 3 phase, 4-wire with an Aerovox power factor correcting system.
CONDITION:	Excellent	HVAC:	Office: Gas-fired roof top mounted combination heating and air-conditioning units. Manufacturing: Gas-fired radiant heaters throughout. Roof mounted fans with side wall louvers for ventilation.
DATE(S) OF CONSTRUCTION:	Original – 1993 Addition – 1997	NATURAL GAS:	Supplied by Vectren 4" Main on south side of McDonald St. 2" Line 10 psi delivery. Meter is 11M with capacity up to 18,200 CFH.
CONSTRUCTION:			
Floors:	6" reinforced concrete		
Walls:	Office: Split face block Manufacturing: 7" thick precast concrete wainscot to 8' with insulated metal above		
Columns:	12" steel I beams		
Ceiling:	Metal deck and steel joists		
Roof:	Standing seam insulated metal		

WATER: Supplied by Hartford City Water Works
Main: 12"; Line: 8"

SEWER: Supplied by Hartford City Water Works
Main: 15"; Line: 8"

SPRINKLER: 100% wet system

COMPRESSED AIR: (1) 75 H.P. Ingersol-Rand air compressor
Air lines located throughout manufacturing area

LIGHTING: Metal halide throughout

TRUCK LOADING:

South Wall:

(7) 9' x 8' truck height electrically operated overhead doors with seals, lights, levelers and trailer locks.

(1) 14' x 12' electrically operated drive-in door

North Wall:

(1) 16' x 12' electrically operated drive-in door

CRANE: (1) 10-ton pendant operated Bridge crane, 18' clear under hook, 60' travel and 18' span.

PAINT SYSTEM: Haden paint system with five (5) stage washer. Washer includes a pre-treatment system for wastewater prior to discharge into public sewer system. Paint system includes an abatement system for VOC's with roof mounted air handlers. Additional information available upon request.

AIR PERMIT: Transferable FSEOP air permit.

TAXES: \$71,225.00 (2010)

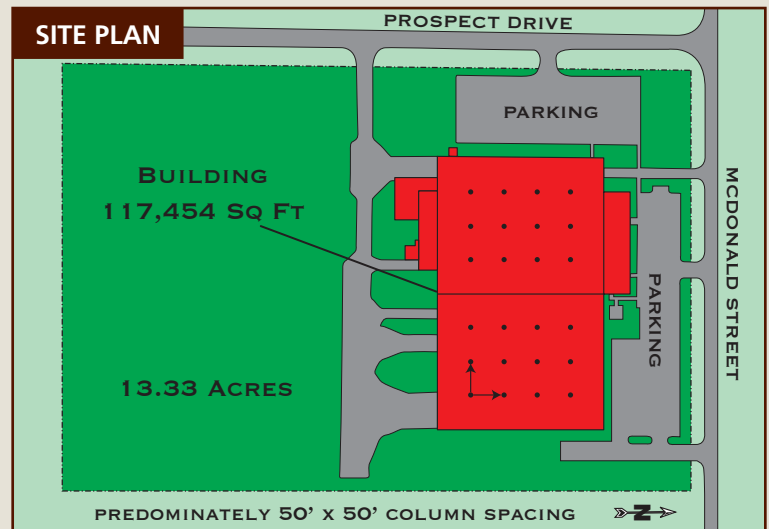
ZONING: Heavy Industrial (I-2)

LAST USE: Manufacture and paint automotive class A exterior and interior plastic parts

POSSESSION: Immediate

ADDITIONAL INFORMATION:

- Covered storage area – 2,800 square feet
- Interior plant offices and restrooms
- Chilled water system for process water
- Paint storage area with explosion-proof lights
- (2) plastic resin storage silos
- 150 H.P. Ingersol-Rand compressor (needs repair)



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