

AVAILABLE



Logansport, Indiana

141,600 SF on 23.39 ACRES

TOTAL SQ. FT: 141,600 square feet

TOTAL LOT SIZE: 23.39 acres

PARKING: Approximately 200 paved, marked and lighted spaces

CONDITION: Very good

DATE(S) OF CONSTRUCTION: 1977 – 64,000 sq. ft.
1983 – 17,000 sq. ft.
1993 – 60,600 sq. ft.

CONSTRUCTION:

Floors: 1977 – 5" concrete with 4x4w1.4x1.4 over a 6 mil vapor barrier.
1993 – 5" concrete with 6x6-6/6wvm over 6 mil vapor barrier over 6" sand bed compacted fill.

Roof: Rubber membrane system with rock ballast.

Walls: Original – Concrete block
Addition – 6' metal sandwich panel

OFFICE: 6,900 sq.ft. of offices divided as follows:
8 private offices, 1 general work area,
2 conference rooms, 1 break room/lunch room area. The office features painted walls with tile floors and fluorescent lighting.

86' x 30' quality control and lab area built into plant adjacent to the offices.
This can be removed, if not needed.

CEILING HGTS: 1977 – 16' clear under structural
– approx. 88,000 sq. ft.
Remodeled in 1983
1993 – 19' clear under structural
– approx. 54,000 sq. ft.

COLUMN SPACING: 1977 – 50' x 20'
1993 – 60' x 45' & 45' x 45'

POWER: Supplied by Logansport Municipal Utilities
Two separate 13,800 volt power sources feed primary switchgear to an inter-plant system of 4 pad mounted transformers providing 277/480 secondary voltage with a total of 8,000 KVA. Distribution is provided by buss duct throughout the manufacturing area.

HEAT: (4) Roof-top Modine units
(7) Heating air make-up units and
(8) air make-up units

SPRINKLER: 100% wet system except for scrap area, which is 3,330 sq. ft. and is a dry system. Sprinkler density is .3 over the most remote 2,000 sq. ft. @ approx. 80 lbs. psi.

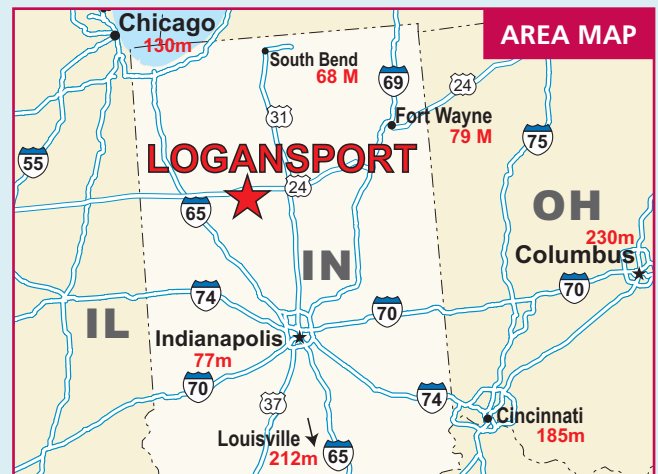
WATER: Supplied by Logansport Municipal Utilities
An 8" looped water main system with 2 separate 8" fire sprinkling mains.
A separate 2" metered water service provides domestic and process capacity.

SEWER: Supplied by Logansport Municipal Utilities
Main – 12"

GAS: Supplied by NIPSCO
Main – 4"

AIR COMPRESSORS: (1) 200 hp Ingersoll Rand Nirvana
(1) 250 hp Ingersoll Rand
(2) 30 hp high pressure back-up units
(2) Aero air dryers

- A/C:** Offices
- LIGHTING:** Metal halide supplemented by fluorescent in original section.
- VENTILATION:** Powered exhaust fans – wall mounted
- ALARM SYSTEM:** Fire protection
- CRANES:** (1) 3-ton monorail crane in former shipping area. 10' under hook with 34' travel and 20' span.
- TRUCK LOADING:**
- East Side
- (6) Truck docks with 8' x 8' overhead doors with load levelers, seals and dock locks electrically operated.
 - (1) 7'7" x 7'3" drive-in door electrically operated.
- West Side
- (1) 12' x 12' overhead drive-in door electrically operated.
 - (1) 8' x 8' drive-in door electrically operated.
 - (1) 8' x 10' drive-in door electrically operated.
 - (3) 9' x 20' overhead doors electrically operated to 40' x 90' offset that was formerly used for scrap retrieval.
- South Side
- (2) Truck docks with 8' x 10' overhead doors electrically operated with load levelers, seals and dock locks.
 - (1) 10' x 14' drive-in door electrically operated.
- ZONING:** Industrial
- TAXES:** 2010-2011 Real Estate Taxes - \$81,060
- PLANS:** Available for the 1983 remodel and the 1993 addition.
- LAST USE:** Oil coolers used for the commercial and automotive business.
- MISC.:** 2,000 sq. ft. metal outbuilding used for oil and paint storage.
Pollution control system used to treat production water.



HART CORPORATION

INTERNATIONAL INDUSTRIAL REAL ESTATE

CORPORATE HEADQUARTERS
900 Jaymor Road
Southampton, PA 18966-3820
Phone: (800) 368-4278
FAX (215) 322-5840/41

Web Site - <http://www.hartcorp.com>

E-Mail - hart@hartcorp.com

REGIONAL OFFICES

ATLANTA • CHARLOTTE • HARTFORD • KANSAS CITY • PHILADELPHIA

