

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.



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