

# Waterloo Industrial Building

3375 County Road 427 Waterloo, IN 46793

Industrial  
47,440 SF



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Corporate Commercial Group  
11495 N Pennsylvania Street Ste. 225  
Carmel, IN 46032



## Property Details

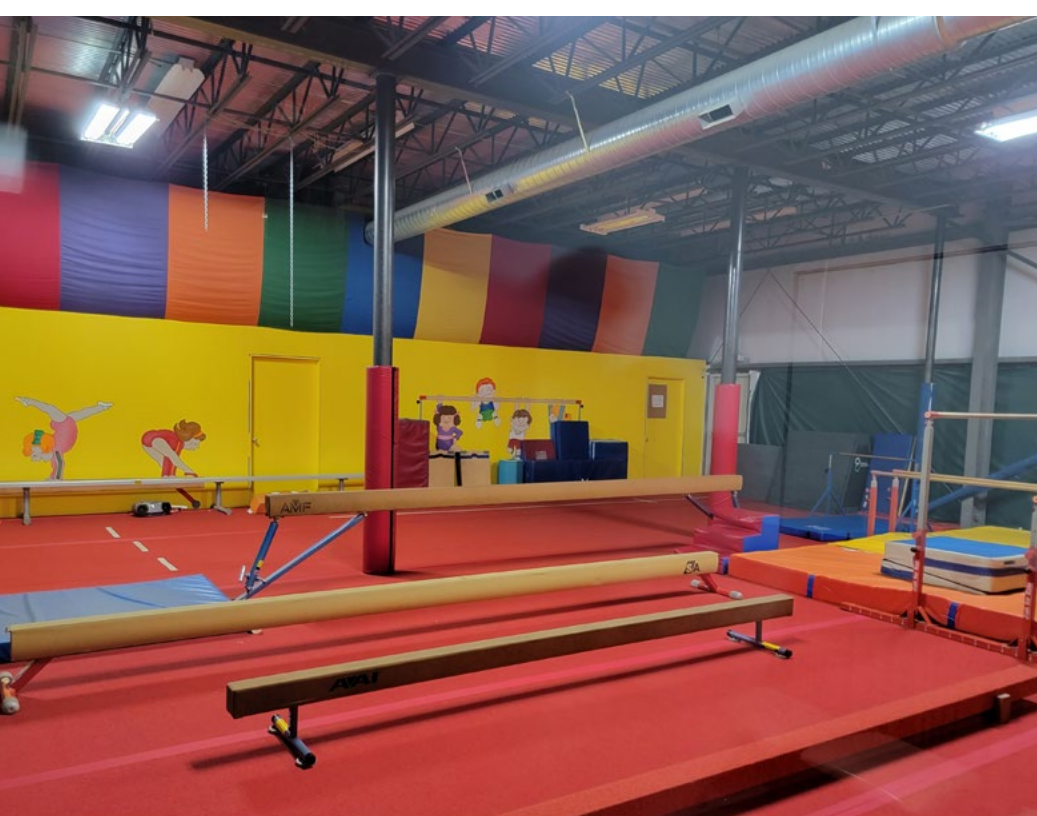
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Asking Price:	\$2,200,000.00
Building SF:	47,440 SF
Mezzanine SF:	6,000 SF
Total Acreage:	13.3 Acres
Zoned:	ETJ (Extra Territorial Jurisdiction)
Year Built:	2001
Parcel ID:	17-06-16-127-002.000-007
Building Type:	Industrial
Township:	Grant
County:	DeKalb
Highway Access:	I-69 exit 334







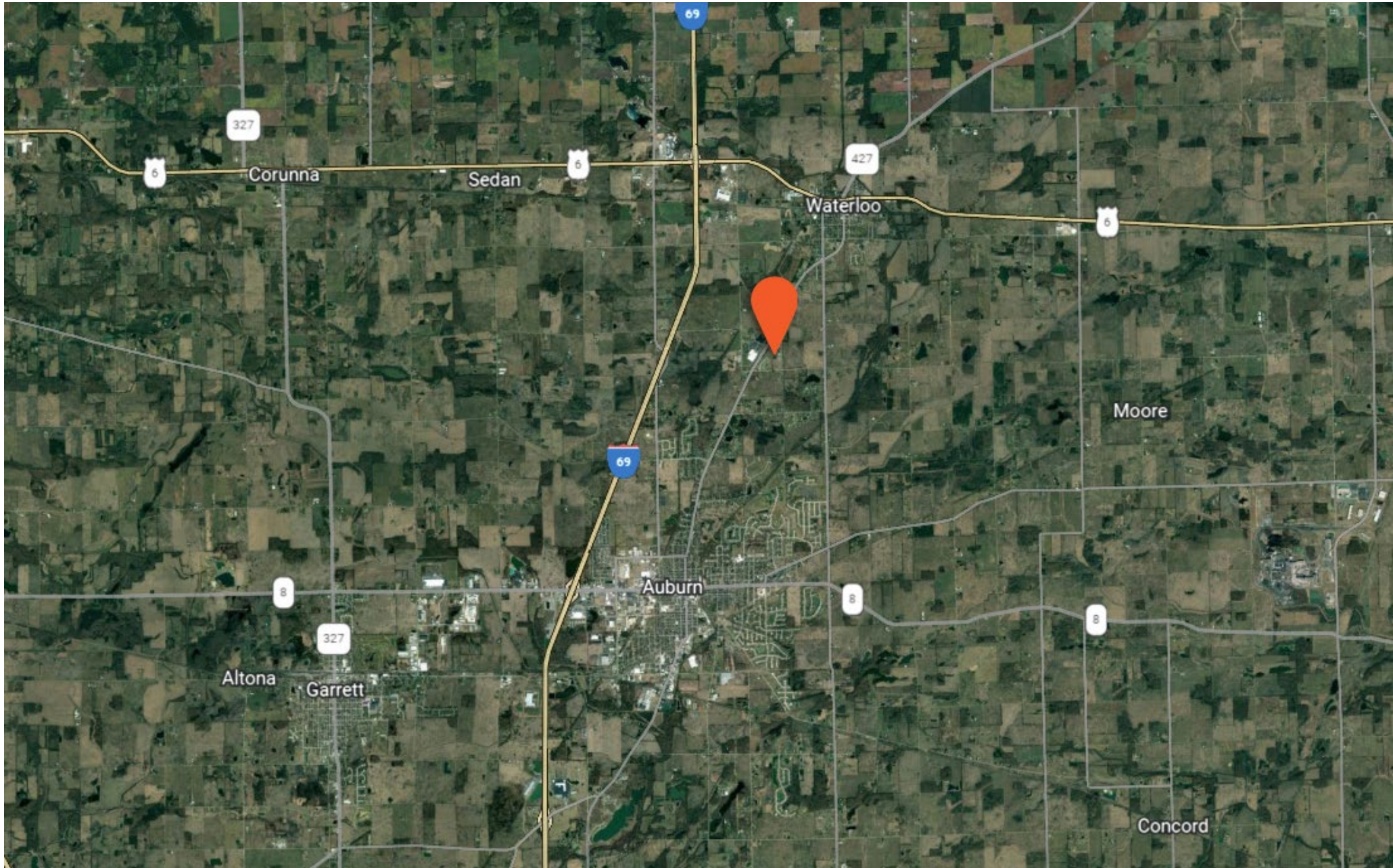




# Aerial



# Aerial





# Demographics

## KEY FACTS

5 miles



19,909  
Population



Median Age



Average Household Size

## HOME VALUES

5 miles



\$136,128  
2021 Median Home Value (Esri)



\$162,382  
2021 Average Home Value (Esri)



\$149,265  
2026 Median Home Value (Esri)



\$177,682  
2026 Average Home Value (Esri)

## BUSINESS

5 miles



857  
Total Businesses



11,051  
Total Employees

## EMPLOYMENT

5 miles



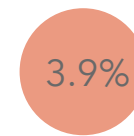
White Collar 54%



Blue Collar 38%



Services 8%



Unemployment Rate

## INCOME

5 miles



\$55,044  
Median Household Income



\$29,678  
Per Capita Income



\$137,059  
Median Net Worth

Variables	1 mile	3 miles	5 miles
2022 Total Population	580	10,186	19,909
2022 Total Households	198	4,099	8,015
2022 Average Household Size	2.85	2.44	2.44
2022 Median Household Income	\$80,723	\$52,482	\$55,044
2022 Median Age	43.1	39.9	40.0