

OFFERING MEMORANDUM

INDUSTRIAL - FOR SALE

610 S Adams St, Marion, IN 46953



45,561 SF | THREE BUILDINGS | SIX PARCELS ON 2.07 ACRES

CONTACTS

State Broker:

CHRIS COCKERHAM

Cockerham Commercial, LLC

812.340.3083 | 812.333.7568

chris@cockerham.us

AIDAN CLEGHORN

BellCornerstone

315.565.8302

acleghorn@bellcornerstone.com

OFFERING MEMORANDUM

610 S ADAMS ST

Marion, IN 46953

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





Table of Contents

EXECUTIVE SUMMARY	4
MARKET OVERVIEW	5
DEMOGRAPHICS	6
LOCATION OVERVIEW	7
SITE OVERVIEW	8
PARCEL MAP	9
FLOOR PLAN	10
PICTURES	12

EXECUTIVE SUMMARY

610 S ADAMS ST

Marion, IN 46953

This offering presents a unique opportunity to acquire a portfolio of six parcels in the heart of Marion, IN, comprised of three buildings and three parking lots on 2.07 Acres. Previously home to the local newspaper's production and distribution operations, this vacant property offers significant potential for redevelopment, adaptive reuse, or investment.



MARKET OVERVIEW

Marion, IN

Marion, Indiana, is a mid-sized city in Grant County, known for its rich industrial history, vibrant cultural scene, and strategic location in the heart of the Midwest. Historically a manufacturing hub, Marion has long been associated with the automotive and glass industries, with companies such as General Motors maintaining a presence in the area. Today, the city's economy is diversified, with healthcare, education, and logistics playing key roles. Indiana Wesleyan University, one of the largest private universities in the state, contributes significantly to the local economy and workforce development. Culturally, Marion embraces its deep-rooted arts and music traditions, hosting events like the Quilters Hall of Fame Celebration and the Marion Philharmonic Orchestra performances. The city also boasts a strong sports legacy, being the hometown of basketball legend James Dean and featuring one of the most successful high school basketball programs in Indiana. Its historic downtown is undergoing revitalization, with local businesses, art galleries, and eateries adding to the community's charm. Located along the Mississinewa River, Marion is positioned conveniently between Indianapolis and Fort Wayne, offering residents and businesses access to major transportation routes while maintaining a small-town feel. The city's affordability and ongoing economic development efforts make it an attractive location for businesses and families looking to invest in a growing yet historically rich community.



POPULATION

Marion
28,105

State: Indiana 6.92 Million

MEDIAN AGE

Marion
36 Years

State: Indiana 37.4 Years

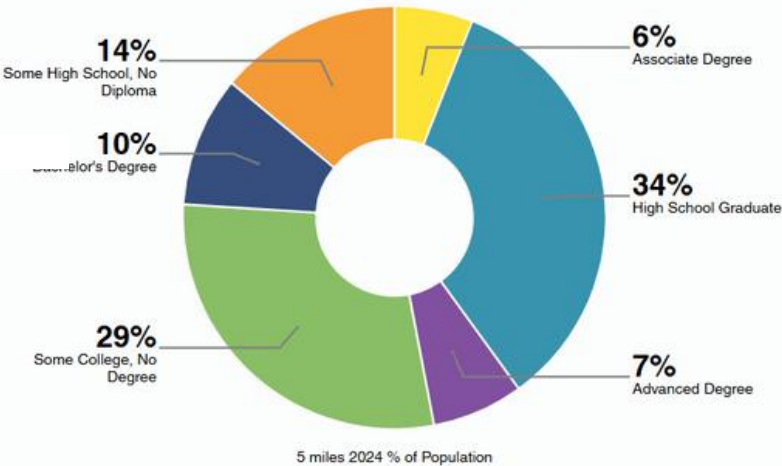
MEDIAN HOUSEHOLD INCOME

Marion
\$43,349

State: Indiana \$66,800

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Indiana at large.



2024 STATISTICS

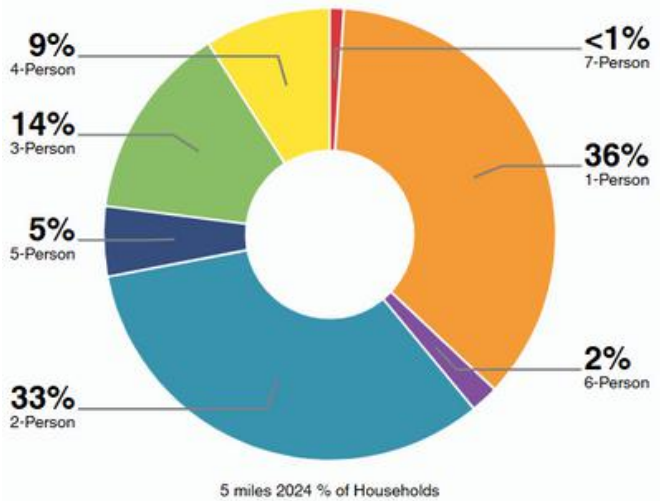
	2 Mile	5 Mile	10 Mile
Population 2024	23,150	39,390	59,294
Total Households	9,882	15,985	24,138
Avg Household Size	2.2	2.2	2.3
Avg Household Income	\$52,602	\$58,667	\$61,585

ECONOMIC INDICATORS

4.1% Marion Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



Marion
10,855

State: Indiana 2.654 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

Interstate 69 (I-69): While I-69 does not pass directly through Marion, it is the primary interstate serving the region. The nearest access points are about 15–20 miles east of the city via State Road 18 or State Road 22, providing direct routes to Indianapolis (south) and Fort Wayne (north).

U.S. Route 35 (US-35): This highway runs through northwestern Marion, connecting the city to Kokomo (southwest) and Gas City (southeast). It eventually links to major routes heading toward Ohio and beyond.

State Road 9 (SR-9): Running north-south through the heart of Marion, SR-9 provides a direct route to Anderson and Columbia City while intersecting key east-west highways.

State Road 18 (SR-18): This highway cuts east-west through Marion, providing an important link to I-69 (east toward Fort Wayne) and Delphi (west toward Lafayette).

State Road 22 (SR-22): Another east-west route, SR-22 connects Marion to Kokomo and I-69 to the east.



AIRPORT PROXIMITY

Marion Municipal Airport (MZZ): Located approximately 6 miles southwest of downtown Marion, MZZ is a general aviation facility, offering services such as aircraft rental, maintenance, and fuel. Complimentary transportation is available for business day trips.

Fort Wayne International Airport (FWA): Located about 45 miles northeast of Marion in Fort Wayne, Indiana, FWA is a major airport offering domestic flights.

Indianapolis International Airport (IND): Located approximately 100 miles southwest of Marion in Indianapolis, Indiana, IND is an international airport. Offering a wide range of domestic and international flights.

SITE OVERVIEW

SITE

Property Type:	Office/Industrial
Building Class:	C
# of Parcels:	6
# of Buildings:	3
Building SF:	Main Building: 39,471 SF Circulation Building: 4,092 SF Curran Building: 1,998 SF
Acres:	2.07
Floors:	3
Parking:	3 Surface Lots
Docks:	3
Drive Ins:	3

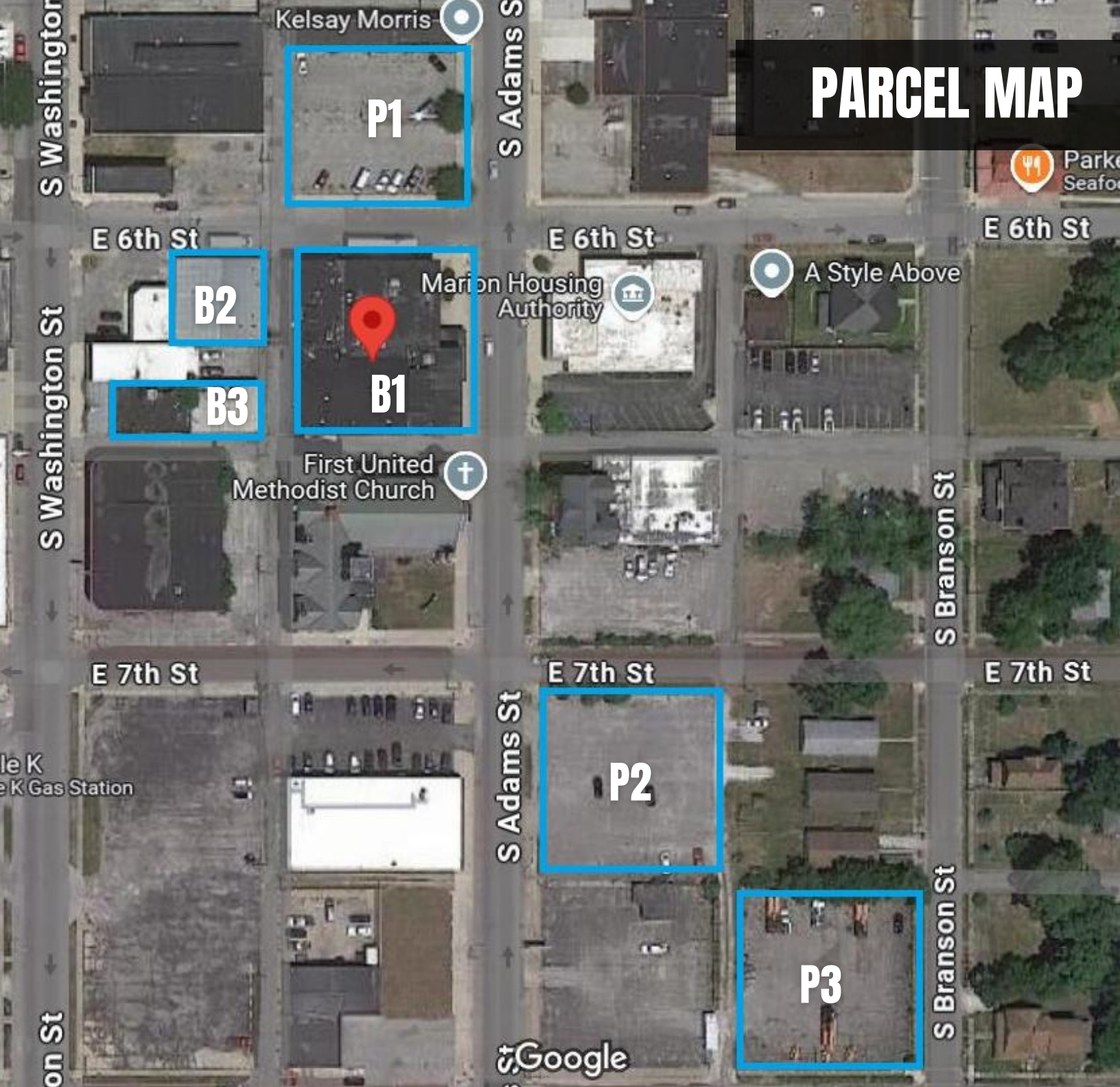
OPERATING EXPENSES (2025 YTD)

Property Taxes (all 6 parcels):	\$8,842.50
Utilities:	\$8,750
Maintenance & Repairs:	\$1,730

ZONING: LIMITED COMMERCIAL/TZ

The purpose of the General Commercial (GC) district is to provide for commercial developments that are typically 3 acres or larger depending on the character of the site, including surrounding land uses and the design and intensity of the site. This designation is for properties in commercial retail, office and service uses primarily along portions of major roadway corridors within the community for high visibility and accessibility.

PARCEL MAP

**B1**

610 S Adams St
Parcel #:16-1021-70;
16-1021-80; 16-1022-30

B2

110 1/2 E 6th St
Parcel #:16-1021-90

B3

609 S Washington St
Parcel #:16-2018-10; 16-2018-11

P1

6th & Adams St
Parcel #:16-9002-30;
16-9002-40; 16-1018-70

P2

7th & Adams St
Parcel #:16-2008-00;
16-2008-10; 16-2008-20

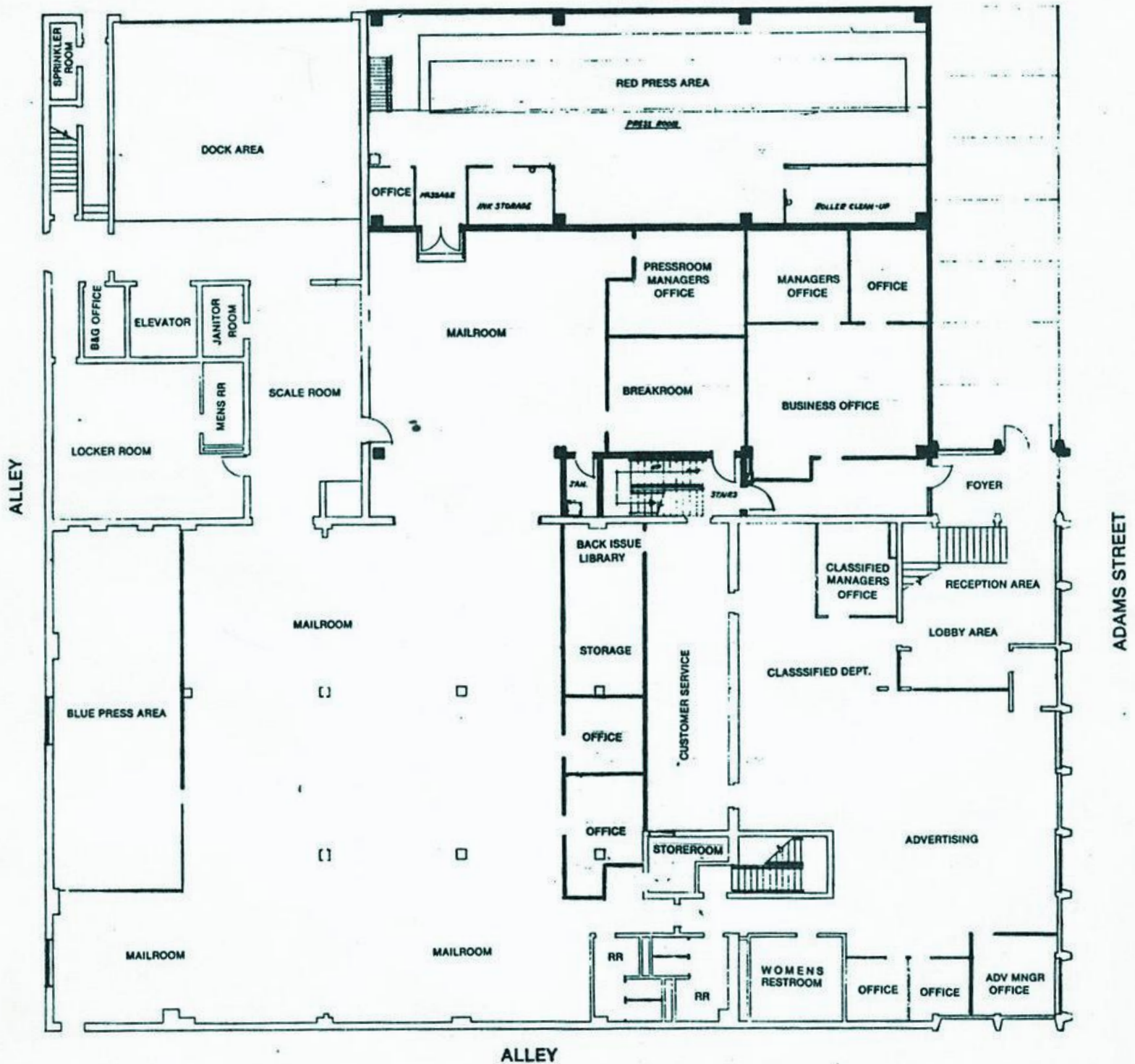
P3

8th & Branson St
Parcel #:16-2007-30;
16-2007-40;16-2007-50

FLOOR PLAN

CHRONICLE-TRIBUNE BUILDING

SIXTH STREET



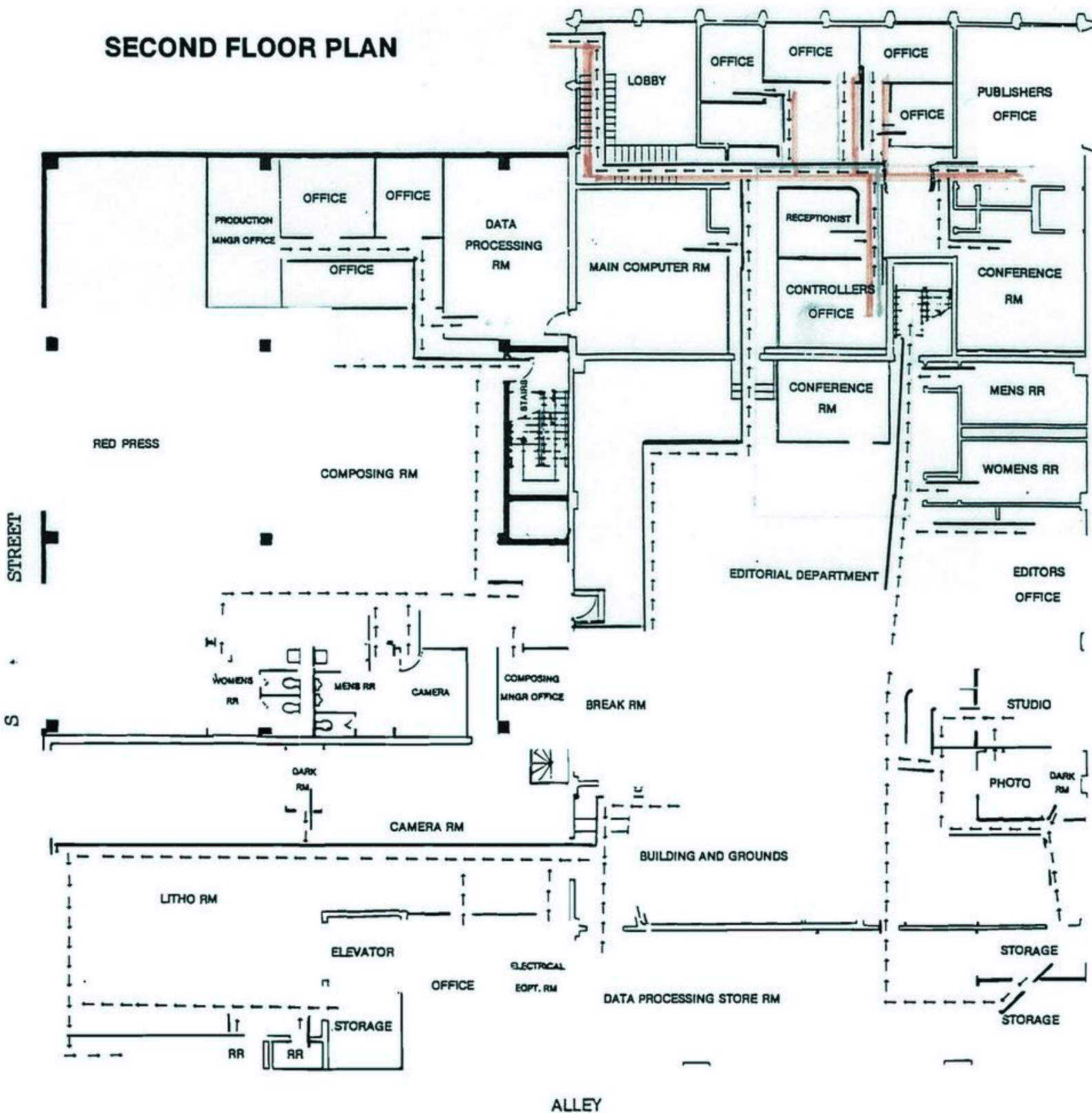
FIRST FLOOR PLAN

FLOOR PLAN

CHRONICLE-TRIBUNE

ADAMS STREET

SECOND FLOOR PLAN









5X TOP SALES
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BROKER

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Commercial Real Estate

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2022 2023

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