



# FOR SALE

## COMMERCIAL REAL ESTATE

### STATE OF THE ART CHEESE MANUFACTURING FACILITY

7916 S. WARREN RD., WARREN, IN 46792

#### DESCRIPTION

Located 35 Miles South of Fort Wayne, Indiana, you will find this "state of the art" 31,000 square foot organic cheese manufacturing facility situated on 40 acres +/- acres. This facility can be purchased as a complete turn-key operation.

#### OVERVIEW

<b>Price:</b>	Contact Broker for Price
<b>Number of Buildings:</b>	2
<b>Total Square Footage:</b>	31,000 SF
<b>Land size:</b>	39.93 +/- AC
<b>Property Type:</b>	Industrial/Manufacturing

#### FEATURES

- Over 15 million in development costs
- Ability to repurpose facility for general manufacturing
- State of the art equipment

• EXPLORE THE POTENTIAL •

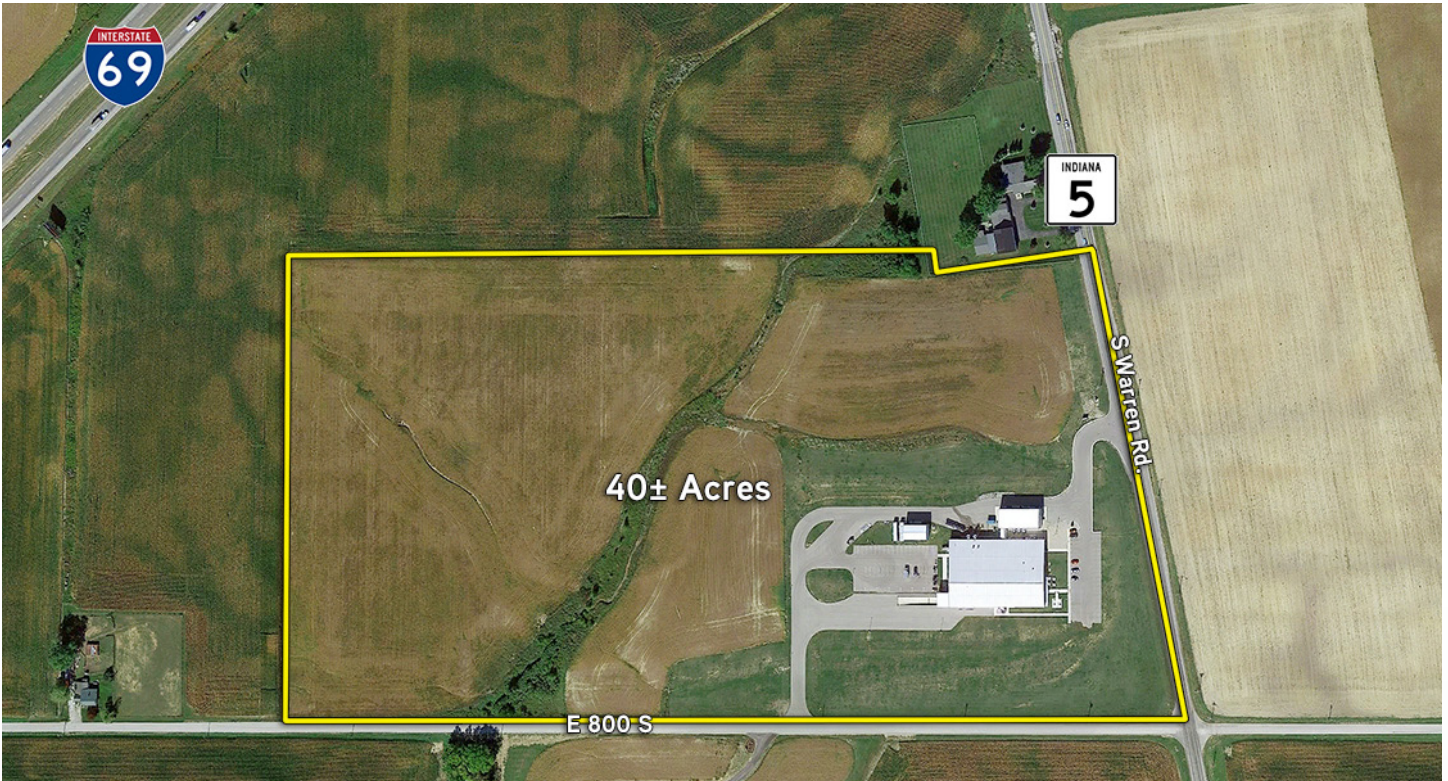


**BRANDON STEFFEN** REAL ESTATE BROKER  
260.710.5684 | BRANDON.STEFFEN@STEFFENGRP.COM

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**STEFFEN GROUP**  
REAL ESTATE & AUCTIONS

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#### REAL ESTATE INFORMATION

<b>Date of Construction:</b> .....	2019	<b>Trailer Parking:</b> .....	Yes
<b>Building Size:</b> .....	31,000 SF	<b>Vehicle Parking Lot:</b> .....	Yes, Paved
<b>Property Type:</b> .....	Industrial/Manufacturing	<b>Zoning:</b> .....	M2 - Heavy Manufacturing
<b>No. Buildings:</b> .....	2	<b>Taxes:</b> .....	57,268.00 - Annual Taxes (2022 tax year)
<b>Foundation:</b> .....	Slab	<b>Exemptions:</b> .....	None
<b>Heating:</b> .....	Gas Forced Air (Showroom)	<b>Parcel #:</b> .....	35-12-07-400-012.500-016
<b>Cooling:</b> .....	Central Air (Showroom)	<b>Sewer:</b> .....	City
<b>Lot Size:</b> .....	39.93 +/- AC	<b>Water:</b> .....	City - Public
<b>Overhead Dock Door:</b> .....	Yes, Automatic	<b>Roof:</b> .....	Rubber Membrane

#### OVER \$15,500,000.00 IN DEVELOPMENT COST

<b>Land Purchase:</b> .....	\$622,937.00	<b>Cheese Manufacturing Equipment:</b> .....	\$3,980,000.00
<b>Facility Construction:</b> .....	\$8,982,841.00	<b>Pre-Treatment:</b> .....	\$636,000.00
<b>Asphalt and Paving:</b> .....	\$150,000.00	<b>Factory Equipment / Furniture:</b> .....	\$800,000.00
<b>Refrigeration:</b> .....	\$400,000.00		

#### MILK STORAGE AND PROCESSING CAPACITY

Silos for milk storage: 33,000.00 lbs - Full Production Capacity: in one shift of 8 hours, three milk trucks per day with the processing of 150,000,00 lbs of milk.

#### DAILY PRODUCTION CAPACITY

- Cheese Balls:** Full capacity (1oz, 4oz, 8oz, 16oz): 20,000 lbs per hour
- Shredded Cheese:** 500 lbs per hour; Log of 5lb each: 20,000 lbs per hour
- Specialty Cheese full capacity:** 1,400 lbs per hour
- Ethnic Cheese:** Each machine can produce 180 five ounce per hour
- Other Cheese:** The process requires 2 days, one for curd drying and another for day for product processing.



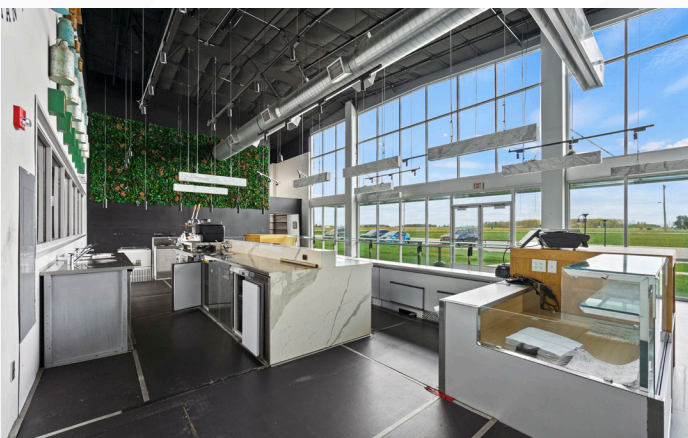
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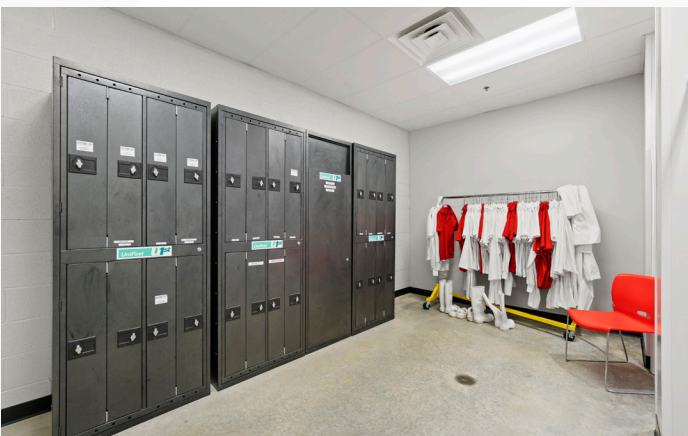
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## FLOOR PLAN

 **STEFFEN GROUP**  
REAL ESTATE & AUCTIONS

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# GOLFO DI NAPOLI, LLC

## Town of Warren, Indiana

**CONSULTANT CONTACT LIST:**

**OWNER**  
**GOLFO DI NAPOLI, LLC**  
 3000 MERIDIAN BLDG., SUITE 200  
 WARREN, IN 46792  
 TEL: 260-504-1164  
 CONTACT: ANTONIO SOMMA

**GENERAL CONTRACTOR**  
**THE HAMSTRA GROUP**  
 13028 N. 200 W.  
 WARREN, IN 46792  
 TEL: 260-504-1111  
 FAX: 219-995-3570  
 CONTACT: PHIL RADIN

**STRUCTURAL, MECHANICAL & ELECTRICAL ENGINEER**  
**NVS**  
 121 ENERGY PARK DRIVE, SUITE 300 EAST  
 ST. PAUL, MN 55108  
 TEL: 651-694-0775  
 CONTACT: CHUCK WOJACK

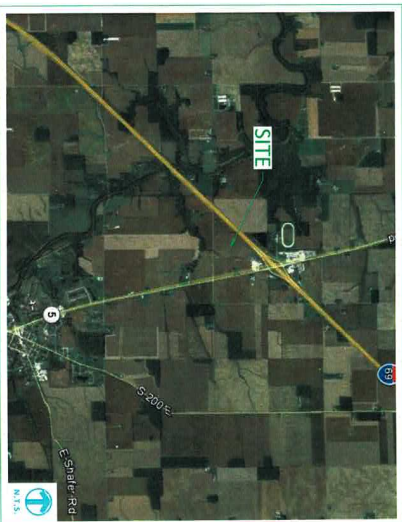
**ARCHITECT**  
**COLLABORATIVE DESIGN GROUP, INC.**  
 123 MAIN STREET SE, SUITE 280  
 WARREN, IN 46792  
 TEL: 612-332-8654  
 FAX: 612-332-8626  
 CONTACT: JAMES O'SHEA

**CIVIL ENGINEER**  
**SAMBATEK**  
 12800 WHITEWATER DRIVE, SUITE 300  
 WARREN, IN 46792  
 TEL: 763-476-6010  
 FAX: 763-476-8532  
 CONTACT: ROBERT PERPUN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DETECTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE DETECTION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTRACTING THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, INVERT AND IF THE TILE LINE IS ACTIVE, NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE OWNER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP  
NO SCALE

SHEET INDEX	
SHEET	DESCRIPTION
G-1.01	TITLE SHEET
-	-
001	SITE PLAN
401	MILK RECEIVING PLAN
402	MILK RECEIVING SECTIONS
-	FLOOR PLAN
51-53	MILK RECEIVING FOUNDATION PLANS
-	-
-	CEILING PLAN
-	FLOOR DRAIN PLAN
401	WATER FLOOR PLAN



**PROJECT MANAGER:**  
**HAMSTRA BUILDERS, INC.**  
 CONTRACTORS & DEVELOPERS  
 1200 W. WHEATFIELD, INDIANA 46392  
 PHONE: (219) 956-3111  
 FAX: (219) 956-3170  
 WEB SITE: <http://www.hamstrabuilders.com>

**PROJECT MANAGER: GREG HAMSTRA**

DATE	BY	REVISIONS	ISSUED TO	PROJECT NO.	PRODUCT LINE	PROJECT PERIOD	SHEET
			MAJB	21220	PERMIT	12/07/2018	G-1.01
			DD				OF
			RRPH				



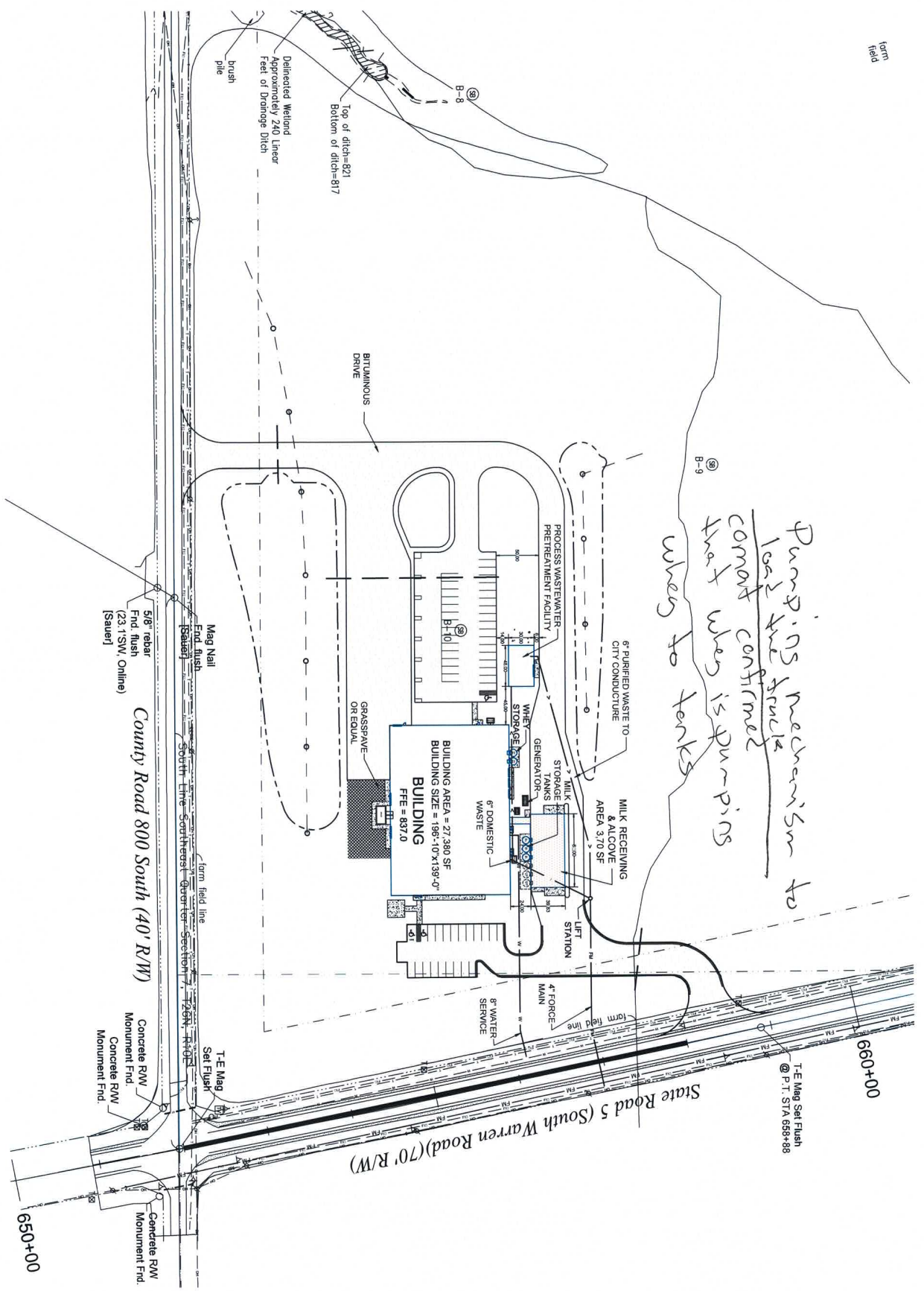
GOLFO DI NAPOLI, LLC, WARREN, IN

TITLE SHEET

SHEET G-1.01  
OF



form field



*Pumps mechanism to lead the trucks cannot confirm that why is pumps why to tanks*

**HAMSTRA BUILDERS, INC.**  
 CONTRACTORS & DEVELOPERS  
 12028 NORTH 200 WEST - WHEATFIELD, INDIANA 46382  
 PHONE: (219) 956-3111 - FAX: (219) 956-3570  
 WEB SITE: <http://www.hamstragroup.com>

**GOLFO DI NAPOLI REALTY LLC**  
 WWT FACILITY  
 7915 S WARREN RD  
 WARREN, INDIANA 46792

Project No. 30025

**SITE PLAN**

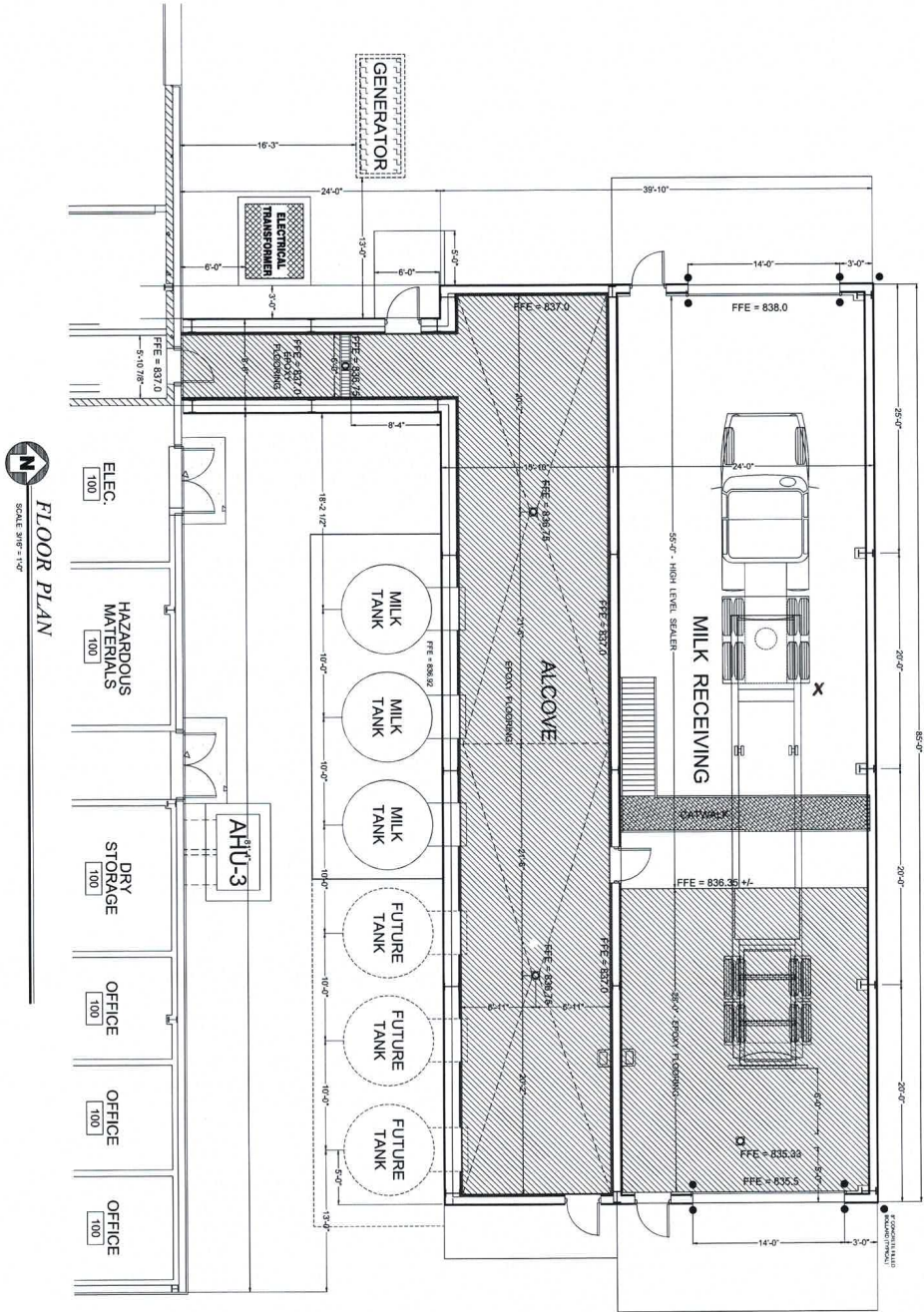
**MOHLER ARCHITECTS**  
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 Architects • Engineers • Interior Designers  
 211 East Adams, P.O. Box 88, Liberty, Indiana 47629  
 Phone: (765) 742-8222 | Fax: (765) 867-3999  
 Email: [info@mohler.com](mailto:info@mohler.com) | Web Site: [www.mohler.com](http://www.mohler.com)

revisions			
date	scale	drawn by	checked by
12/07/2018	AS SHOWN	RE	

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C01



N  
SCALE 3/16" = 1'-0"  
FLOOR PLAN

**Golfo di Napoli Cheese Plant  
MILK RECEIVING / ALCOVE DESIGN CRITERIA**  
11-21-18

1. Fully enclosed
  2. 85' long
  3. Ventilation
  4. Unit heater or 2
  5. 3% slope from entrance to exit. Exit is high end.
  6. 6 feet behind truck install trench drain
  7. First 1/3rd going in needs epoxy
  8. High level sealer on rest
  9. IMP panels
  10. 18' tall clear
  11. 14' high door regular garage doors
  12. 40 foot candles
  13. No floor heat
  14. No liner on ceiling
- ALCOVE  
1. Ceiling same specs as plant

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CONTRACTORS & DEVELOPERS  
12028 NORTH 200 WEST • WHEATFIELD, INDIANA 46032  
PHONE: (219) 856-3111 • FAX: (219) 856-3570  
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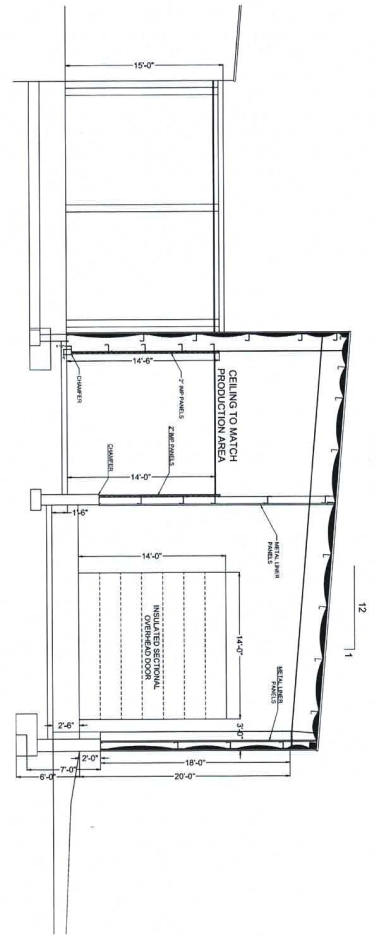
**GOLFO DI NAPOLI REALTY LLC**  
MILK RECEIVING FACILITY  
7915 S WARRREN RD  
WARREN, INDIANA 46792

FLOOR PLAN

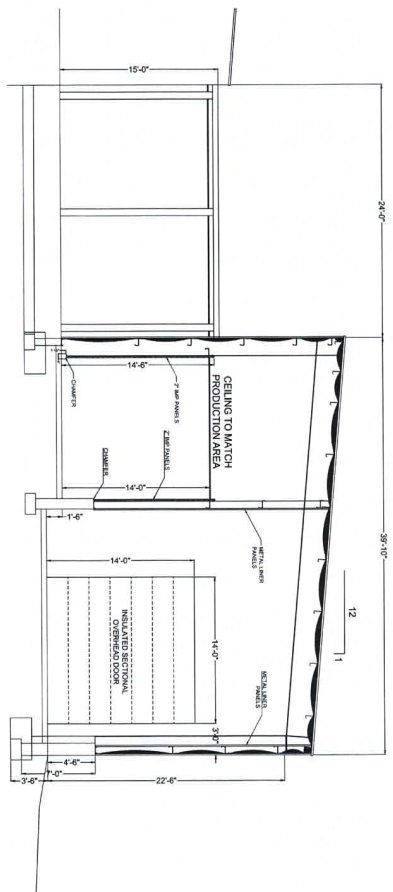
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Architects • Engineers • Interior Designers  
11111 E. 10th Avenue, P.O. Box 96, Tolson, Indiana 46062  
300 West Main Street, Suite 100, Ellettsville, Indiana 47404  
Phone: (716) 742-8252 | Fax: (716) 887-3000  
Email: [hamstrabuilders.com](mailto:hamstrabuilders.com) | Web Site: [www.mohler.com](http://www.mohler.com)

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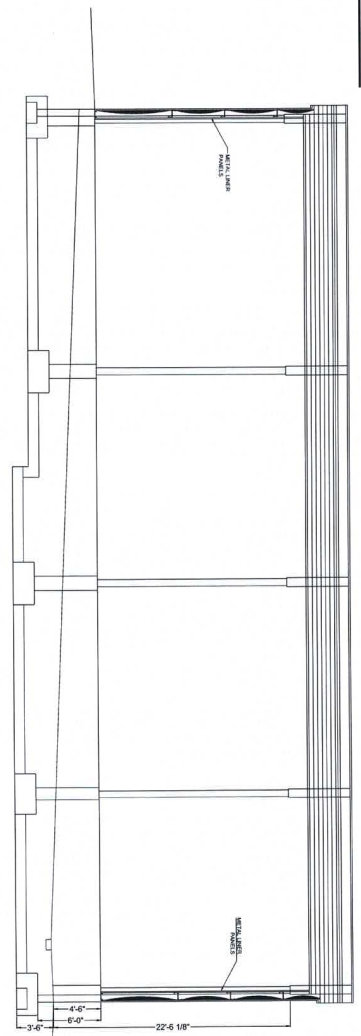
Harry L. Mohler



MILK RECEIVING SECTION - WEST END  
SCALE 3/8\"/>



MILK RECEIVING SECTION - EAST END  
SCALE 3/8\"/>



MILK RECEIVING EASE / WEST SECTION  
SCALE 3/8\"/>

A02  
FRONT DRAWINGS

**HAMSTRA BUILDERS, INC.**  
CONTRACTORS & DEVELOPERS  
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PHONE: (219) 556-3111 - FAX: (219) 556-3270  
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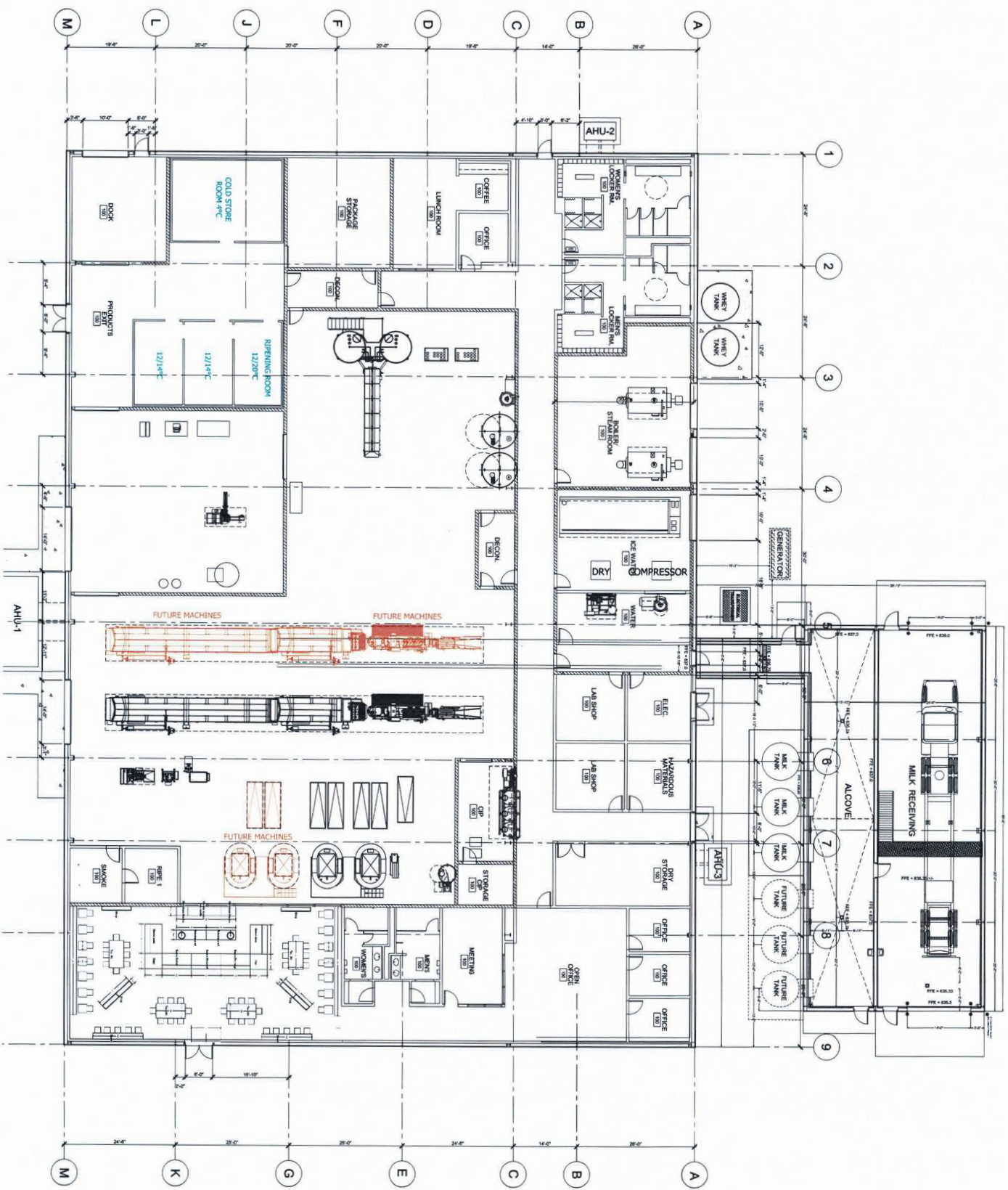
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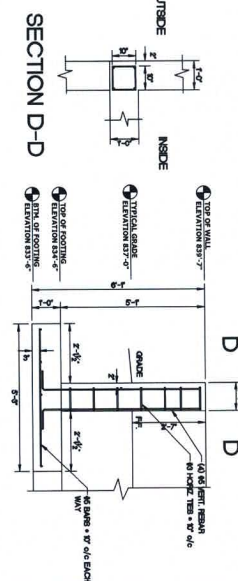
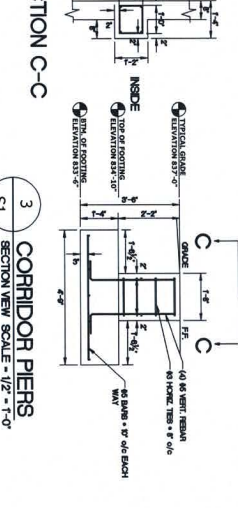
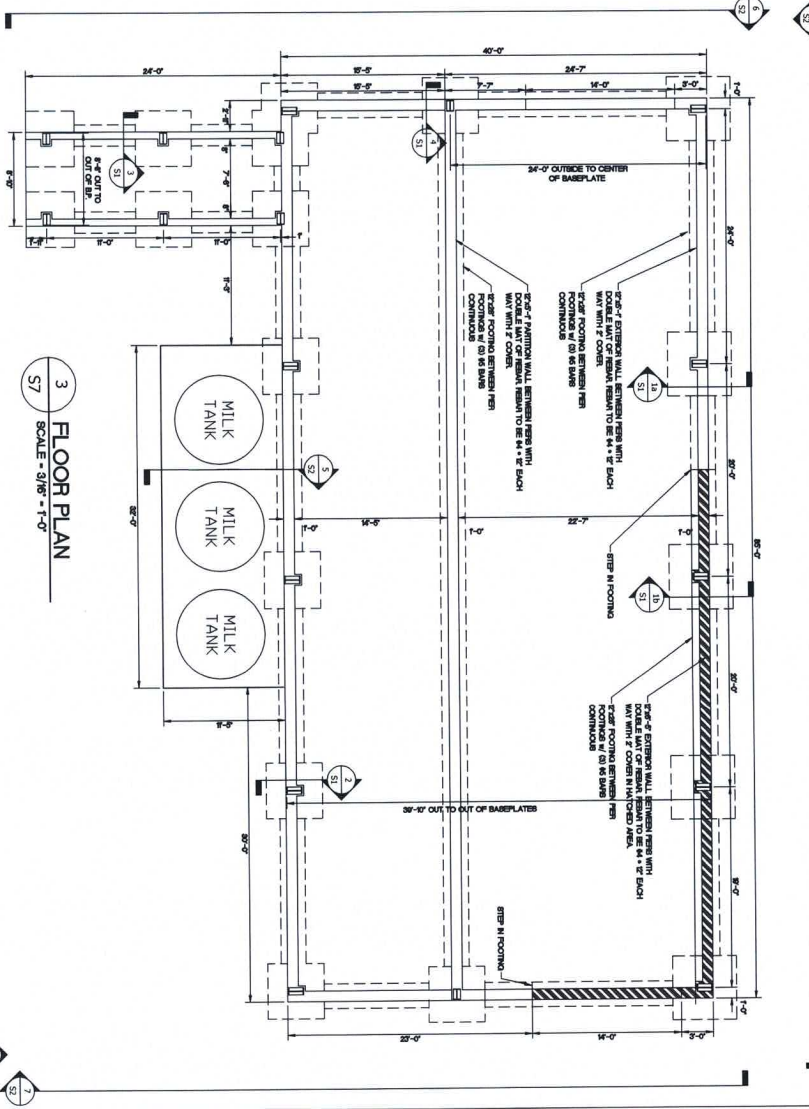
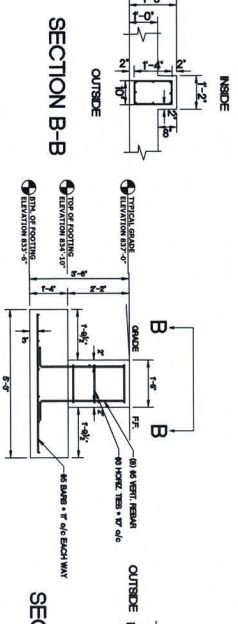
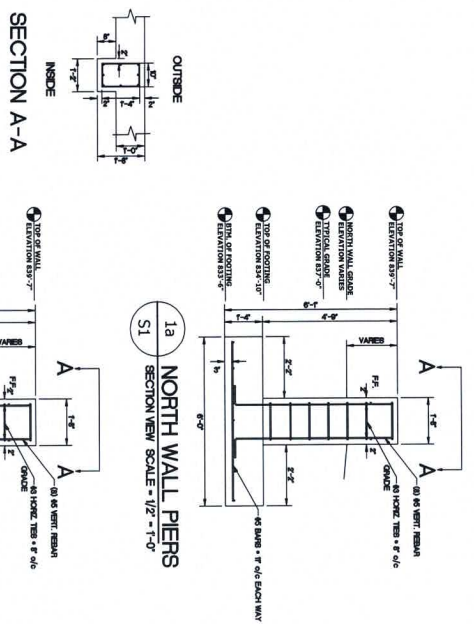
SECTIONS

**MOHLER ARCHITECTS**  
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117 Park Avenue, 7th Floor, Indianapolis, Indiana 46202  
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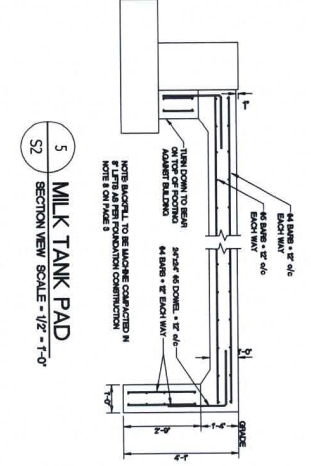
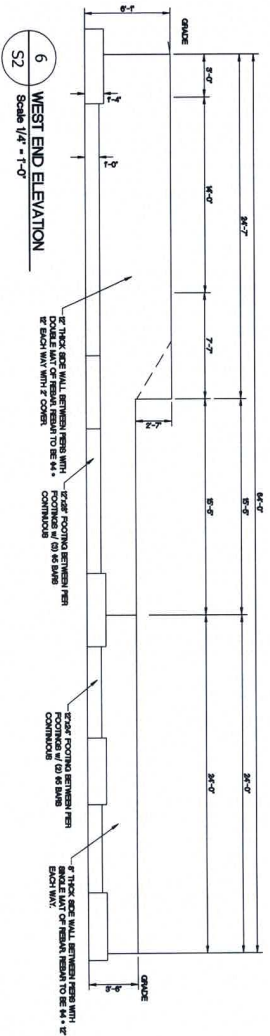
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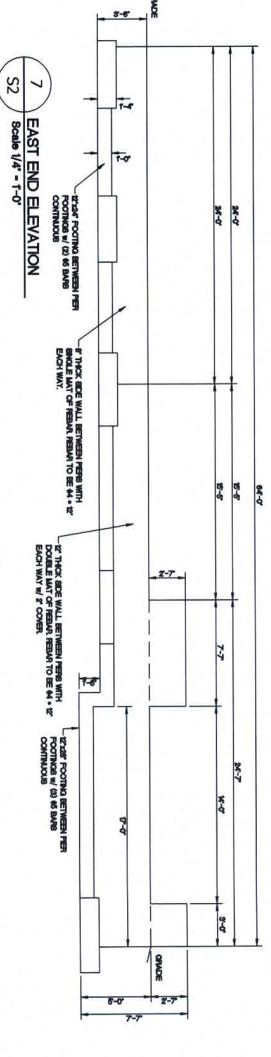


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2. ALL REINFORCING BARS TO BE LOCATED AS PER STRUCTURAL STEEL DRAWINGS BY ARCHITECT UNLESS OTHERWISE NOTED.  
3. ALL REINFORCING BARS TO BE LOCATED AS PER STRUCTURAL STEEL DRAWINGS BY ARCHITECT UNLESS OTHERWISE NOTED.  
4. ALL REINFORCING BARS TO BE LOCATED AS PER STRUCTURAL STEEL DRAWINGS BY ARCHITECT UNLESS OTHERWISE NOTED.  
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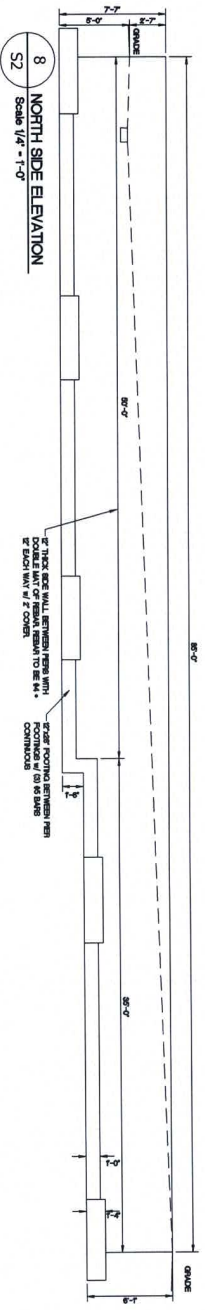
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<p>NOTE: THIS CERTIFICATE IS FOR THE STRUCTURAL DESIGN OF THIS BUILDING ONLY.</p>	<p>PROJECT NO. 10281173</p>
<p>PROJECT NAME: GOLF DI MANOLI</p> <p>PROJECT LOCATION: VARENEN, IN</p>	<p>DATE: 11/19/2018</p> <p>LAST PRINT DATE: 11/28/2018</p>
<p>CLIENT: THE HANSTON GROUP, INC.</p>	<p>FORM: 10/15/13</p> <p>SCALE: 1/2" = 1'-0"</p>
<p>PROJECT NO. 10281173</p>	<p>PROJECT NO. 10281173</p>
<p>PROJECT NO. 10281173</p>	<p>PROJECT NO. 10281173</p>



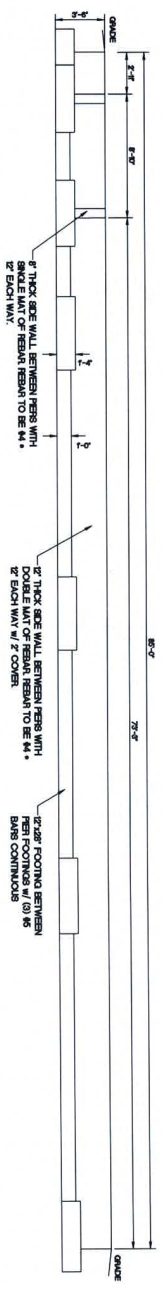
**5**  
MILK TANK PAD  
SECTION NEW SCALE = 1/2" = 1'-0"



**7**  
EAST END ELEVATION  
Scale 1/4" = 1'-0"



**8**  
NORTH SIDE ELEVATION  
Scale 1/4" = 1'-0"



**9**  
SOUTH SIDE ELEVATION  
Scale 1/4" = 1'-0"

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DATE	COMMENTS

**RIDGELINE**  
STRUCTURAL SYSTEMS, INC.  
280 SOUTH MAIN STREET  
P.O. BOX 1000  
GREENSBORO, NC 27402-1000  
WWW.RIDGELINESTRUCTURAL.COM

PROFESSIONAL ENGINEER'S SEAL



NOTE:  
THIS CERTIFICATION IS FOR THE  
STRUCTURAL DESIGN ONLY.  
DATE: 07/01/2018

CONTRACTOR TO VERIFY ALL DIMENSIONS  
AND ELEVATIONS AND REPORT ANY DISCREPANCIES  
IN THIS DRAWING TO THE ARCHITECT IMMEDIATELY  
IN THE FIELD.

CLIENT: THE HANSTRA GROUP, INC.

PROJECT NAME: GALTUS II MARSH  
REHABILITATION, LLC

PROJECT LOCATION: WARREN, IN

PROJECT STATUS & VERSION: STRUCTURAL DESIGN  
DRAWINGS

DATE	BY	REVISION

DESIGNED BY: [Blank]  
CHECKED BY: [Blank]  
SCALE: AS SHOWN

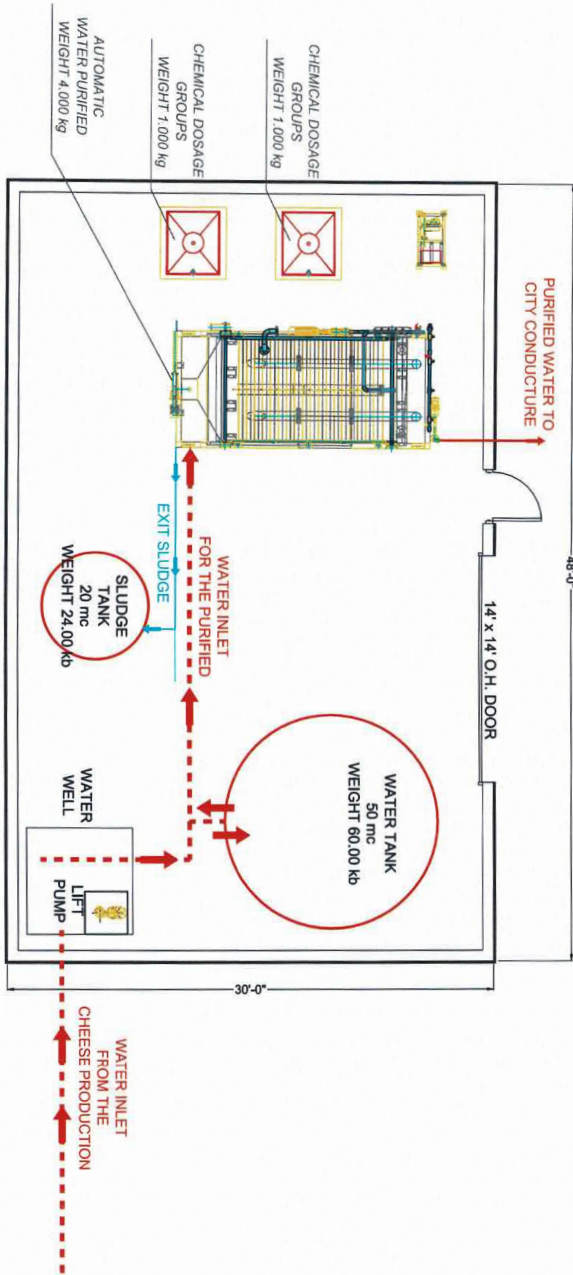
PROJECT NO.: 10218175  
SHEET NO.: **52**











**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

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 Email: [info@mohler.com](mailto:info@mohler.com) / Web Site: [www.mohler.com](http://www.mohler.com)

**GOLFO DI NAPOLI REALTY LLC**  
**WWT FACILITY**  
**7915 S WARREN RD**  
**WARREN, INDIANA 46792**  
 project no. 38-3055  
**FLOOR PLAN**

**HAMSTRA BUILDERS, INC.**  
 CONTRACTORS & DEVELOPERS  
 12028 NORTH 200 WEST • WHEATFIELD, INDIANA 46392  
 PHONE: (219) 956-3111 • FAX: (219) 956-3570  
 WEB SITE: <http://www.hamstragroup.com>

A01  
 PRELIM DRAWING

Harry L. Mohler