

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

Price: Contact Broker for Price

Number of Buildings: 2

Total Square Footage: 31,000 SF Land size: 39.93 +/- AC

Property Type: 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

COMMERCIAL REAL ESTATE

STATE OF THE ART CHEESE MANUFACTURING FACILITY 7916 S. WARREN RD., WARREN, IN 46792







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

COMMERCIAL REAL ESTATE

STATE OF THE ART CHEESE MANUFACTURING FACILITY

7916 S. WARREN RD., WARREN, IN 46792

REAL ESTATE INFORMATION

Date of Construction:	2019
Building Size:	31,000 SF
Property Type:	Industrial/Manufacturing
No. Buildings:	2
Foundation:	Slab
Heating:	Gas Forced Air (Showroom)
Cooling:	Central Air (Showroom)
Lot Size:	39.93 +/- AC
Overhead Dock Door:	Yes Automatic

Trailer Parking:	Yes
Vehicle Parking Lot:	Yes, Paved
Zoning:	M2 - Heavy Manufacturing
Taxes: 57,26	8.00 - Annual Taxes (2022 tax year)
Exemptions:	None
Parcel #:	
Sewer:	City
Water:	City - Public
Roof:	Rubber Membrane

OVER \$15,500,000.00 IN DEVELOPMENT COST

Land Purchase:	\$622,937.00
Facility Construction:	\$8,982,841.00
Asphalt and Paving:	\$150,00.00
Refrigeration:	\$400,000.00

Cheese Manufacturing Equipment:	\$3,980,000.00
Pre-Treatment:	\$636,000.00
Factory Equipment / Furniture:	. \$800,000.00

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.



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

COMMERCIAL REAL ESTATE

STATE OF THE ART CHEESE MANUFACTURING FACILITY

7916 S. WARREN RD., WARREN, IN 46792















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

COMMERCIAL REAL ESTATE

STATE OF THE ART CHEESE MANUFACTURING FACILITY

7916 S. WARREN RD., WARREN, IN 46792















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

COMMERCIAL REAL ESTATE

STATE OF THE ART CHEESE MANUFACTURING FACILITY

7916 S. WARREN RD., WARREN, IN 46792















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

COMMERCIAL REAL ESTATE

STATE OF THE ART CHEESE MANUFACTURING FACILITY

7916 S. WARREN RD., WARREN, IN 46792

FLOOR PLAN



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

GOLFO DI NAPOLI, LLC

Town of Warren, Indiana



GENERAL CONTRACTOR
THE HAMSTRA GROUP
12028 N. 200 W.
WHEATFIELD, IN 46392
TEL 219-956-3311
FAX 219-956-3570
CONTACT: PHIL RADIN

CONTACT: ROBERT PPPUN

SAMBATE

12800 WHITEWANTER DRIVE, SUITE 300
MININETONICA, MN 55343

TEL 153-476-5010

FAX 753-476-5322

CONTACT: ROBERT PPPUN

1450 ENERGY PARK DRIVE, SUITE 300 EAST ST. PAUL, MN 55108 TEL 651-634-0775 CONTACT: CHUCK WOJACK

ARCHITECT
COLLABORATIVE DESIGN GROUP, INC.
125 MAIN STREET SE, SUITE 240
MINNEAPOLIS, MN 55414
TEL 612-323-2654
FAX 612-323-2655
CONTACT: JAMES O'SHEA

TRUCTURAL, MECHANICAL &

CONSULTANT CONTACT LIST:

OWNER
GOIGS DI NAPOLI, LLC.
STATE ROAD 5
WARREN, IN 46792
TEL 260-504-1164
CONTACT: ANTONIO SOMMA

OWNERS REPRESENTATIVE
ATTORNEY, CARSON LLD
301 W. JEFFERSON BLVD., SUITE 200
FORT WAVNE, IN 46802
TEL 75-34-65010
FAX 753-476-6832
CONTACT: CHRISTOPHER NUSBAUM

VICINITY MAP NO SCALE

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN THE WITHIN THE SITE, HE GR SHE SHALL NOTTRY THE OWNER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTURE, 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.



	T CONTINUE OF THE PARTY OF THE
SHEET	DESCRIPTION
G-1.01	TITLE SHEET
C01	SITE PLAN
A01	MILK RECEIVING PLAN
A02	MILK RECEIVING SECTIONS
	FLOOR PLAN
\$1-\$3	MILK RECEIVING FOUNDATION PLANS
	CEILING PLAN
	FLOOR DRAIN PLAN
A01	WWT FLOOR PLAN



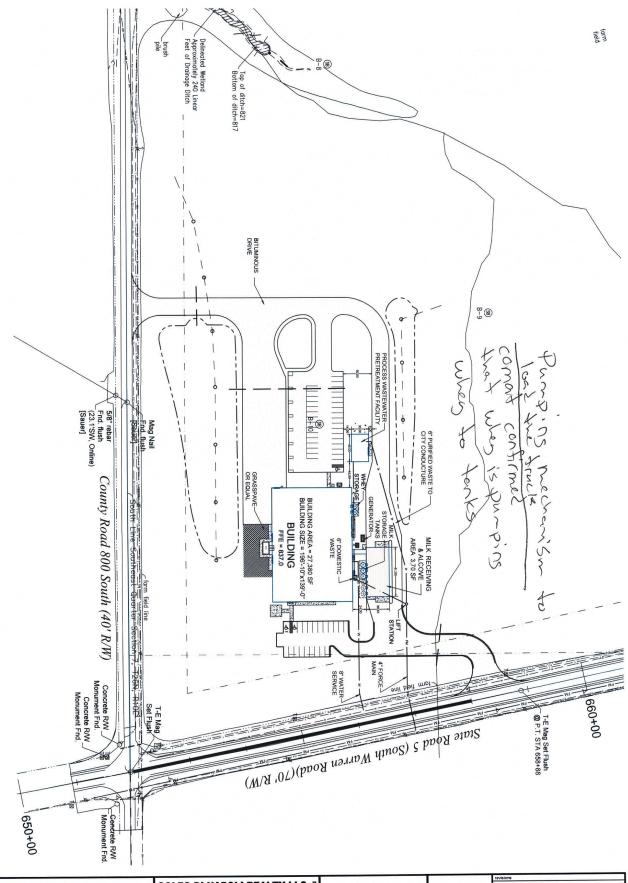


PROJECT MANAGER: GREG HAMSTRA

SHEET G-1.01 OF

PROJECT MANAGER:

		REMH	REVISIONS	20	
	12/07/2018	OFFICE PROPERTY Serving Flaming Emittermental	REMINES	DATE BY	8
TITLE SHEET	PERMIT				-
	DEPO MATERIAL PROPERTY.	100			1
GOLFO DI NAPOLI, LLC, WARREN, IN	21220	MIR			

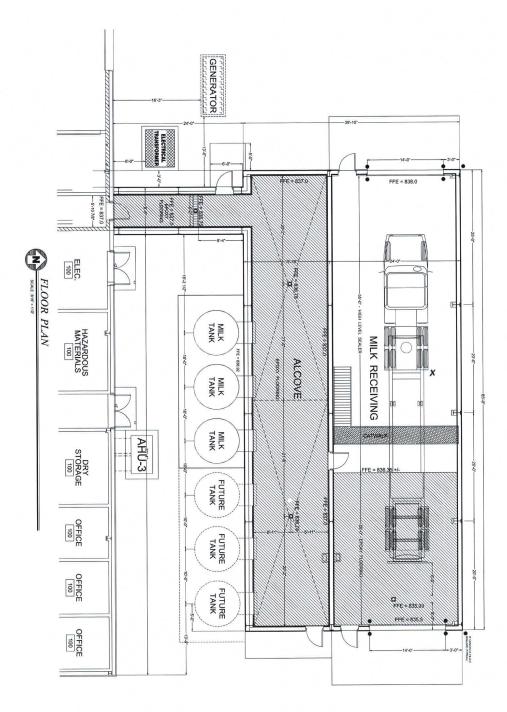


HAMSTRA
BUILDERS, INC.
CONTRACTORS & DEVELOPERS
1026 MOTHE, 200 WST - MEMORIFIED, MOUNA 4502
MER SITE: http://www.mamstractorus.com/

ន

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

date scale drawn by checked by 1207/2018 AS SHOWN RE O COPYRIG IT Modern Architects / Hamstra Belisters, Inc.



ALCOVE

1. Ceiling same specs as plant

Fully enclosed
 St long
 St ventilation
 Unit heater or 2
 St long
 Ventilation
 Unit heater or 2
 St long from entrance to exit. Exit is high end.
 St long from entrance to exit. Exit is high end.
 St long from entrance to exit. Exit is high end.
 St long from entrance to exit. Exit is high end.
 St long from entrance to exit. Exit is high end.
 Interpretable or rest
 Interpretable or r

FLOOR PLAN

MILK RECEIVING / ALCOVE DESIGN CRITERIA

Golfo di Napoli Cheese Plant

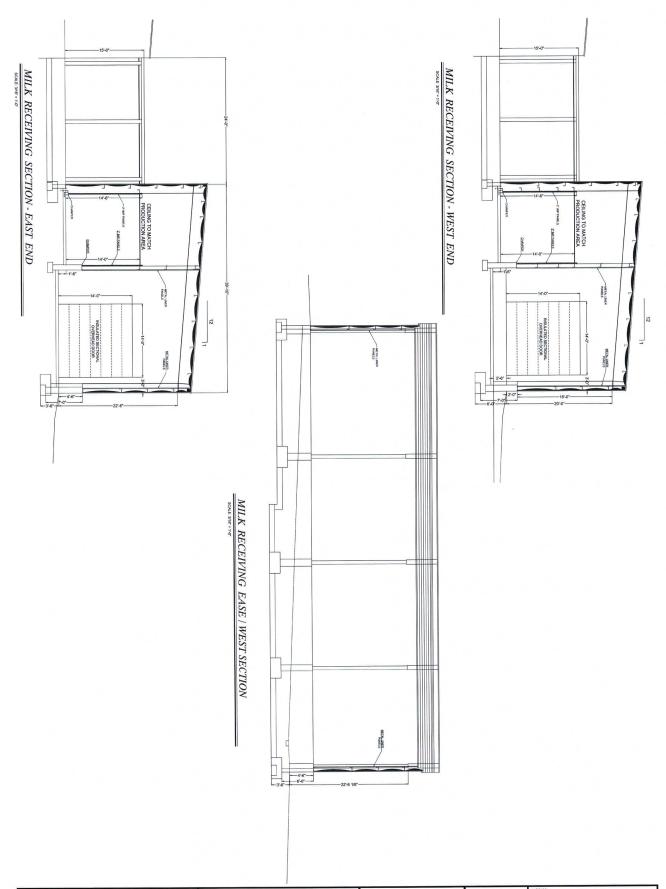
HAMSTRA
BUILDERS, INC.
CONTRACTORS & DEVELOPERS
1008 WORTH 20 WEST - WESTERD, PROMA 45012
1008 WORTH 20 WEST - WESTERD, PROMA 45012
1008 WORTH 20 WEST - WESTERD, PROMA 45012
1008 WORTH 20 WESTERD, PROMA 45012
1008 WORTH 20 WESTERD - FAX (219) 567 - 2570 WEB SITE: http://www.hamstragroup.com

GOLFO DI NAPOLI REALTY LLC MILK RECEIVEING FACILITY **7915 S WARRREN RD WARREN, INDIANA 46792**

ARCHITECTS A Professional Corporation
Architects - Engineers - Interior Designers
U.S. Pout Malers: P.D. But th. Leferen: Indiana (700);
Support Address: South South South Oct. Leferen: Indiana (700);
Procee: (765) 742 (255); 1 Fac. (766) 807-3009
Emill Minibilatoric comit. 1976 Sec. www.lebouler.com

MOHLER

date scale drewn by checked by 120/1/2018 AS SHOWN RE COPYRIGHT Mebber Architects / Hamstra Builders, Inc. PRODUCTION OF THE PRODUCTION O



HAMSTRA
BUILDERS, INC.
CONTRACTORS & DEVELOPERS
1028 SORTI. 20 WEST - MEGITED. BOUNG 4502
POPOLE (219) SEATI - FAC(219) MG-2790
WEB SITE: http://www.hamstragroup.com

A02

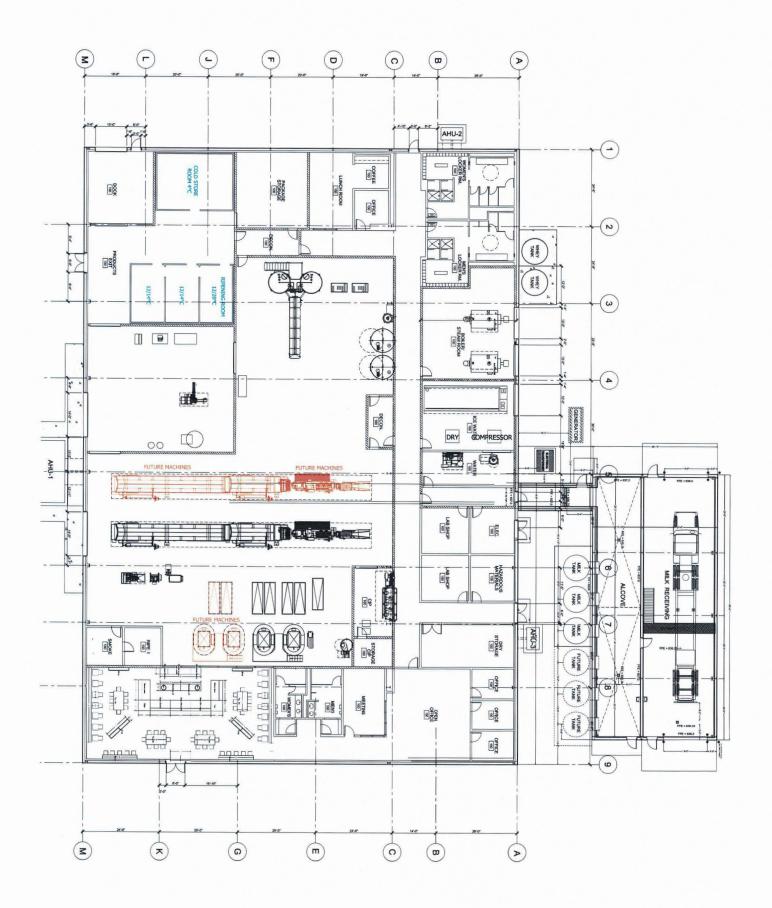
GOLFO DI NAPOLI REALTY LLC MILK RECEIVEING FACILITY 7915 S WARREN RD WARREN, INDIANA 46792

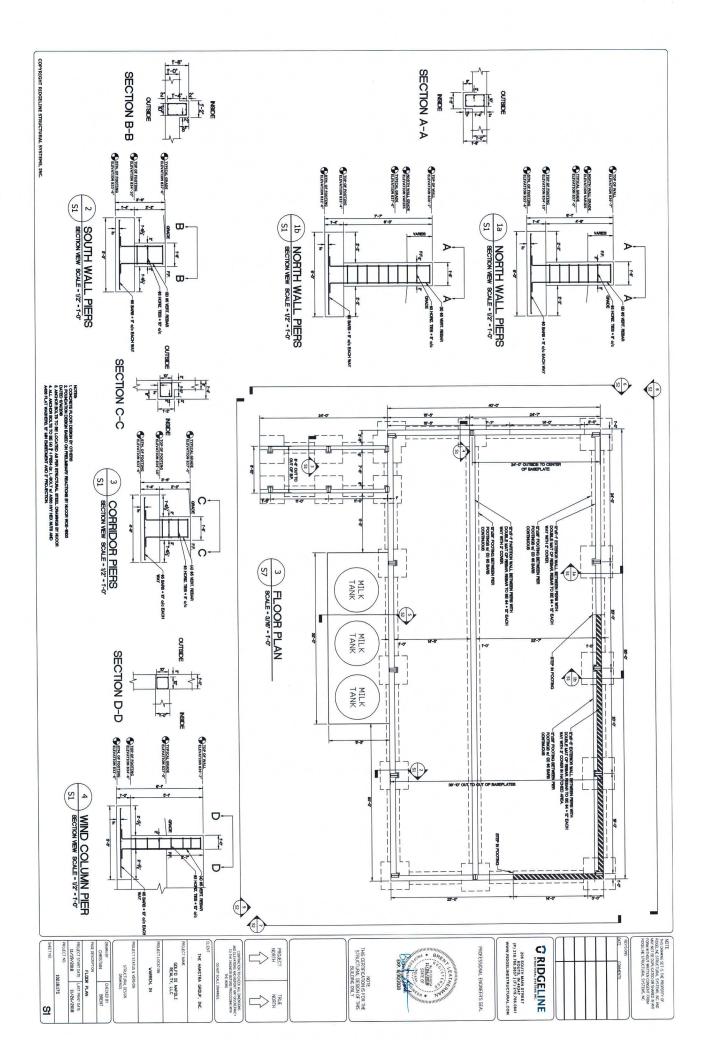
SECTIONS

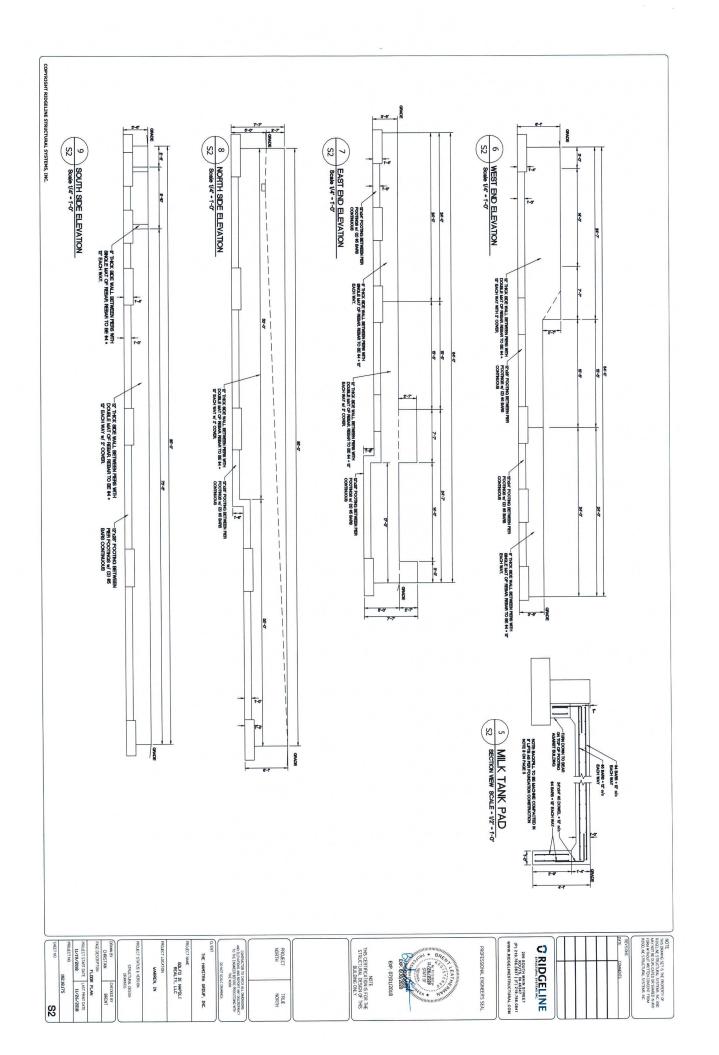


A Professional Corporation
Architects - Engineers - Interior Designers
(U.S. Possi Address: P.O. Box 8t. Luferen; Indiana 4790)
Inprine Address: 600 South Street, Studies 621, Leferen; Indiana 47991
Phone: (1967) 742 6232 7 Fac. (1967) 877-3999

	revisions			
	date	scale	drawn by	checked by
	12/07/2018	AS SHOWN	RE	unconcu by
'n	-0.000.000.000.000.000.000.000.000.000.	-0.0000000	COMPANIES COMPAN	DE CHICA DE DESCRIPTORIOS DE COMPONIDO DE COMPONIDO COMPONIDO DE COMPO







- WI WALL.

 DURING CONSTRUCTION THAT WILL BE EMPOSED TO REEZING TEMPERATURES
 FOR ALL POUNDATION CONSTRUCTION, THE SOFTION OF ALL FOOTINGS (INTERIOR AND EXTERIOR) SHALL
 EXTERIO A MINIONIAN OF 3° DE ELONG MADIO CONTRACTOR SHALL CONTRACT THE SIGNERS. OF
 BECCODE FOR APPROVAL TO LOWER FOLHOLATIONS AND OBTAIN CONCRETE PER SIZES, IF
 BESCHOOL FOR APPROVAL TO LOWER FOLHOLATIONS AND OBTAIN CONCRETE PER SIZES, IF

AST IN PLACE CONCRETE CONSTRUCTION

ALCONER HONG SHA ON GRADURE AND ACT IN, BUADING COSE
REQUESIENTS OR EMPOSED ONCERT, LITEST DITTIN, MAD ACT 31, STATEMENT
FOR TRICKING CONCRETE, ONE STATEMENT STOTEM, AND ACT 31, STATEMENT
FOR TRICKING CONCRETE OR SALDIANG, LITEST DITTIN, MAD ACT 31, STATEMENT
FOR THE CONCRETE SALDIANG, AND ACT STOTEMENT
FOR THE CONCRETE SALDIANG, AND ACT STOTEMENT
WITH THE COLOMBIA SEQUESIENTS.

TYPE OF CONSTRUCTION	MIN. 28-DAY COMP. STRENGTH	MAX. W/C RATIO	TYPE 1 PORTLAND CEMENT	SLUMP RANGE*
(1) Footings, Interior slabs-on-grade <= 4" thk., & slabs-on-deck:	3,000 PSI	0.53	6 BAGS	3" - 6"
(2) Interior slabs-on-grade > 4" thk.	4,000 PSI	0.45	6 BAGS	3" - 6"
(3) Stem walls, piers and Exterior slabs	4,000 PSI	0.45	6 BAGS	3" - 6"

- ON ERROPCIONEN SOUTH EN ANAFORMERS IN PROPERT, MOS CHAPTON SOUTH EN ANAFORMER SOUTH EN AN

- A STRAING ALE ON THICK.

 SINCE AND A THICK.

 S

TOP & BOTTOM
THICK
TOP OF FOOTING
TOP OF STEEL
TOP OF WALL

- THIS STEEL SHALL BE DEFORMED, BILLET-STEEL CONFORMING TO ASTM ASIS-GRADE 60.

 THIS STEEL SHALL BE DEFORMED BY THE BINGLINES AND SHALL BE
 OF RESHOOLING STEEL MUST BE APPROVED BY THE BINGLINES AND SHALL BE
 OFFICE SHALL BE
- WHICH SECTION PRECEDING HEAD CONTROLL OR WALLS NO DERED IN RAT SHEET CALL HAD CHANGE HEER ERQUIRAD AT HEER EXPONENCES SHALL FOR STRACHBAK. BEITH SCHOOL HEIGHAMER IF HE RETURNED SHEETS. BEITH SCHOOL SHEET SHALL HAD HER HEAD HEET SCHOOL HEER HEET SCHOOL HEER HEET SHALL HAD HEER HEET SCHOOL HAD HEER SHALL HAD HEER HEET SHALL HAD HEER SHALL HAD HEER

SI SET NIMER

- SECTION NUMBER

- POUNDATION CONSTRUCTION

 POUNDATION CONSTRUCTION

 REGISTRO, ASSESSED AS CONSTRUCTION REGISTROS ON CONTRACTOR SMALL

 STREET, ESSASPITION AND SMALL PREMIANTE, NOTIFICATION SHOWN

 THE POUNDATION OF RESEARCH AND THE ARTHOUGH AS CONSTRUCTION SHOWN

 REGISTROS CONSTRUCTION OF SMALL PREMIANTE, NOTIFICATION OF SMALL PREMIANTE OF SMALL PRIMIANTE OF SMALL PREMIANTE OF SMALL PREMIANTE OF SMALL PREMIANTE
- RECESSANY. RROYJOE A CONSTRUCTION GRADE EXTENDING 10 FEET BEYOND BUILDING EXTERIOR WALL FINAL GRADING TO SLOPE AWAY FROM THE BUILDING.

- "AUSTICIZESS (ASTM COM TYPE FOR 6) MAY BE ADDED TO COMCRETE TO INCESSEE LIMIT TO 7 1/2". ONLY ADD TO COMCRETE THAT IS < 95" F AND MAS ZO 11 MICH SLIPP AIRED AIR = 5 TO 7% FOR CONCRETE BUTOSED TO FREEZING AND THAWRING, 2 TO 4% AIRED AIR = 5 TO 7% FOR CONCRETE BUTOSED TO FREEZING AND THAWRING, 2 TO 4%
- THE CONTROL OF THE CONTROL OT THE CONTROL OF THE CO
- IS MUST BE LASER-SCREEDED, U.N.O.
 LABS-ON-METAL DECK:
 N SPECIFIED AS TEMPERATURES AND

BOTTOM OF FOOTING
BEAUTICS
BEAUTICS
CHEINER
CHEINER
COSTI, HANGE
CHEINER
COSTI, HANGE
COLUMN
COSTI, HANGE
COLUMN
C

- A SECTION OF LIGHTNAMENT AND SHIRWAGE RETRACTORY OF SPACE OR APPROXIMENT SET SECTION OF THE PROMISE AND SHIRWAGE REPORT OF SPACE OR APPROXIMENT AT A HORIZON HAND OF STATE OF SPACE OR AND SHIRMAGE OF SPACE OR AND SHIRWAGE RETRACTORY OF SPACE OR APPROXIMENT OF SPACE OR APPROXIMENT AND SHIRWAGE RETRACTORY OF SPACE OR APPROXIMENT AND SHIRWAGE AND SHIR

- THE STATE OF THE S

COPYRIGHT RIDGELINE STRUCTURAL SYSTEMS, INC.

- OUST-TH-PLACE CONCERTE CONSTRUCTION (CONTINUED)

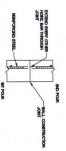
 ROSIT-COME (SEE CONCERTE CONSTRUCTION (CONTINUED)

 ROSIT-COME (SEE CONCERTE CONTINUE SERVICE)

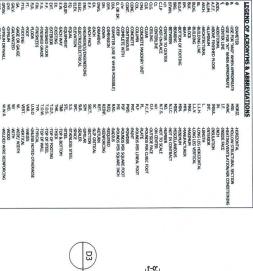
 IN INSTITUCIONES CONTINUE CONTINUE SERVICE (SEE CONTINUE CONFERE LE
 IL INSTITUCIONES CENTRATORIO CONTINUE SERVICE (SEE CONTINUE CONFERE LE
 IL INSTITUCIONES CENTRATORIO CONTINUE SERVICE (SEE CONTINUE CONFERE LE
 IL CONTINUE CON
- THOMPING 1. HONOTES LATERIAL 2 PRINCES ALL ORDERS, LIAND.

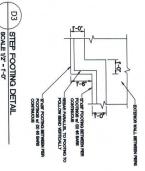
 CONCRETE TERS 2. IN DECES MARKET \$2. PRINCES ALL ORDERS, LIAND.

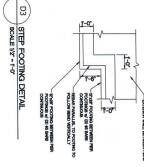
 LE MOCTELL SHALL REPLICATE ANGESTE FORT WHATE STRUCKHOLD'S WHILE HE MOCTELL SHALL STRUCKHOLD'S WHILE AND ALL ORDERS ALL ORDERS AND ALL ORDERS ALL ORDERS AND ALL ORDERS ALL O
- GRADE SHALL BE PLACED IN ACC MANCE WITH THE REQUIREMENTS OF
- AGE PRINCIPADO COPRATIONS SPALL METÉ NG LOSS 5 1000 REQUIREMENTS NI MACINEMENT PROPRIÉMENT DE LOSS 6 MACINE RECURRIEMENTS. SE COMME REQUIREMENTS NI MOTIMAN PLOCA MACINES DE LOS ES CAUDE REQUIREMENTS. SE COPRATE SENT DE MOTIMAN PLOCA MACINES DE LOS ES CAUDE SE CAUDE DE MOTIMAN PLOCA MACINES DE LOS CAUDE DE MOTIMAN PLOCA MACINES DE LOS CAUDES DE MOTIMAN PLANTE DE LOS CAUDES DE LOS CAUDES DE MOTIMAN PLANTE DE LOS CAUDES DE LOS CAUDES DE MOTIMAN PLANTE DE LOS CAUDES DE LOS CAUDES DE MOTIMAN PLANTE DE LOS CAUDES DE LOS CAUDES DE MOTIMAN PLANTE DE LOS CAUDES DE LOS CAUDES DE MOTIMAN PLANTE DE LOS CAUDES DE MOTIMAN PLANTE DE LOS CAUDES DE MOTIMAN PLANTE DE MOTIMA
- 212 SWATT CONTROL XAINS HEST BE COMMETTED WITHIN 1 TO 4 HOURS OF PRESIDEND AND 212 SWATT CONTROL XAINS HEST BE COMMETTED WITHIN 1 TO 4 HOURS OF PRINCE WHEN THE TO 4 HOURS OF THE THE THREE SWATT WHEN THE THREE SWATT SWATT WHEN THE THREE SWATT SWAT
- D1 REBAR CORNER TIE IN SCALE 1/2" = 1-0"











NOTE
THIS DRAWNA' SET IS THE PROPERTY OF
ROCEL ME STRUCTURAL SISTEMS, MC AND
ROCEL ME STRUCTURAL SISTEMS, MC AND
ROCEL ME STRUCTURAL SISTEMS, MC
ROCEL ME STRUCTURAL SISTEMS, MC

RIDGELINE

206 SOUTH MAIN STREET KOUTS, IN 46347 (P) 219.766.0837 | (F) 219.766.0841 WWW.RIDGELINESTRUCTURAL.COM

PROFESSIONAL ENGINEERS SEA

EXP. 07/01/2018

NOTE
THIS CERTIFICATION IS FOR THE
STRUCTURAL DESIGN OF THIS
BUILDING ONLY

PROJECT TRUE

ONTRACTOR TO CHECK ALL DIMENSIONS ELEVATIONS AND REPORT ANY DISCREPANCY THE ENCHREIR REFORE PROCEEDING WITH THE WORK

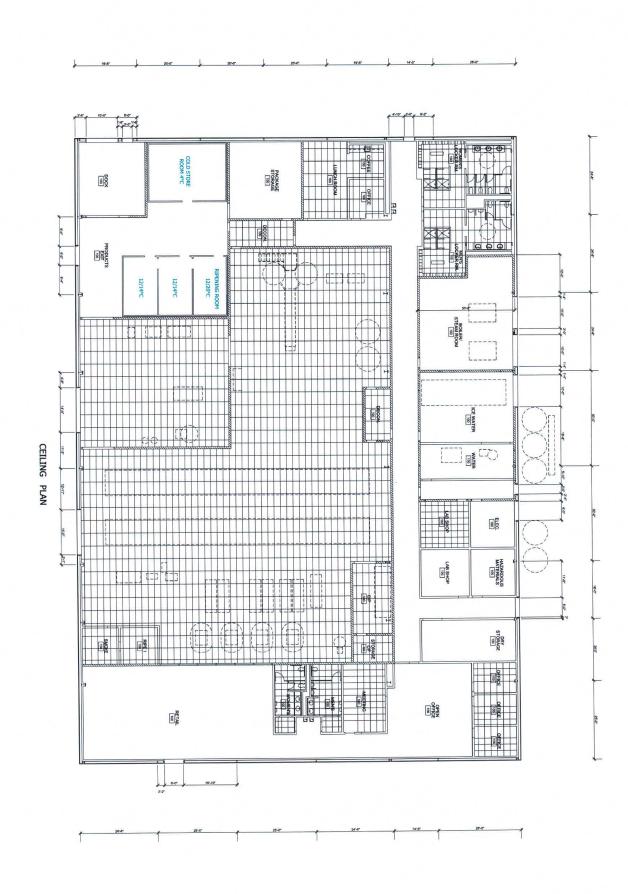
THE HAMSTRA GROUP, INC.

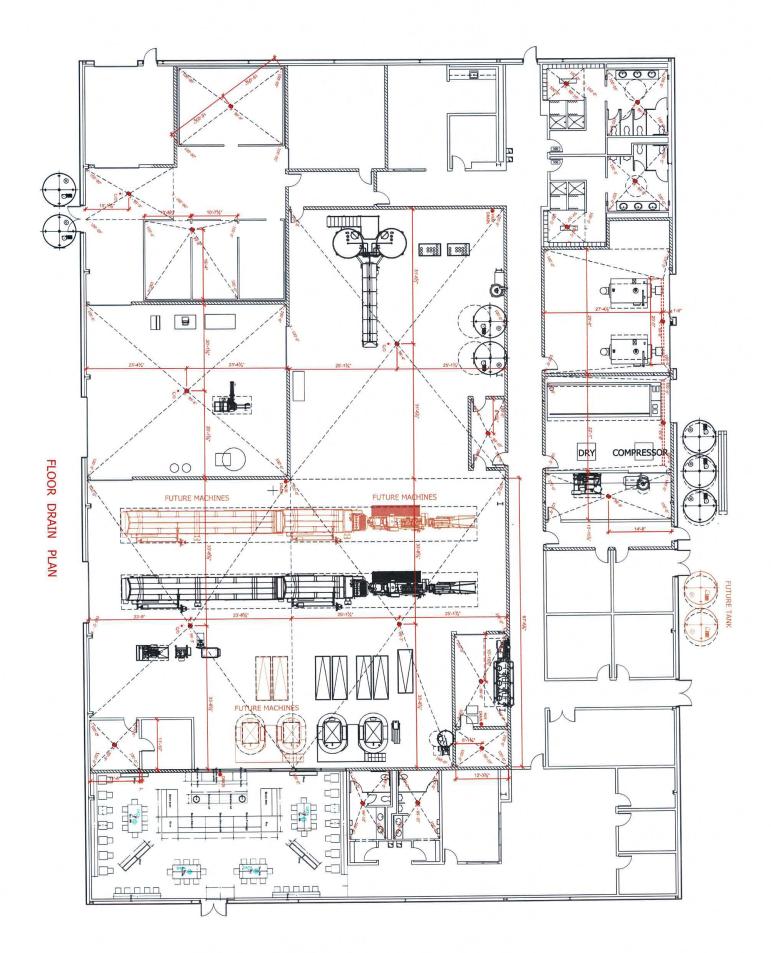
VARREN, IN GOLFO DI NAPOLI REALTY, LLC

STRUCTURAL DESIGN DRAWNGS

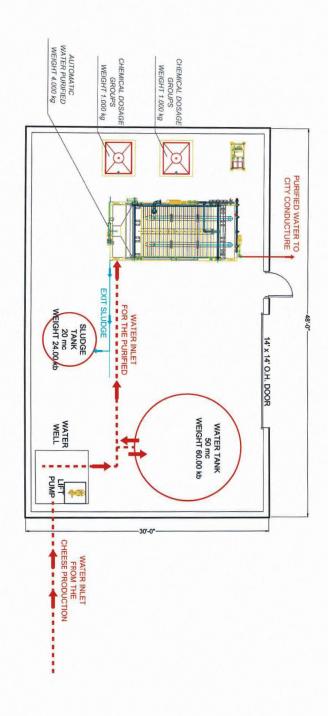
| PAGE DESORPTION | CENERAL NOTES | 11/19/2018 | LAST PRINT ONTE | LAST PRINT ONTE | 11/26/2018 | 11/26/2018 ANN BY CHECKED BY CHRISTIAN BRENT

102.18.175 တ္သ











GOLFO DI NAPOLI REALTY LLC WWT FACILITY 7915 S WARREN RD WARREN, INDIANA 46792 project no. 38-035

MOHLER ARCHITECTS

Harry L. Mohler

	ofessional Corporation - Engineers - Interior Designers
Shipping Address	l Address: P.O. Box 86, Lefeyete, Indiana 47902 : 630 South Street, Studio 632, Lefeyetic, Indiana 47901
	(765) 742-0252 / Fax: (765) 807-3009

date 12/06/2018	AS SHOWN	drawn by RE	checked by
O COPY	EL COCO MILO OMMAND DO P	COURS IN EMPLOYED IN	nstra Builders, Inc. 20 0 00000 0 202 000000 20 0000000 0 000000 20 00000000