

14,416 Square Foot Warehouse with 3 Loading Docks!

75 South Main Street, Andrews, IN 46702



Questions? Contact Neal Snyder, call/text 260-358-7923

Listings 09/17/2026

Page 1 of 1

Property	COMMERCIAL		Stat	Active	CDO	30	DOM	30	Auctio	No	
MLS	202633679	75 S Main Street		Andrews	I	46702	Stat	Active	L	\$39,900	
	Are		Huntington County		Parcel		35-04-23-300-020.700-003		Ty Warehouse		
	Cross						Ag		1		
	REO		N		Short Sale		No				
	Legal		013-00207-00 ORIG PLAT LOT 6								
	Directio		From Huntington, going West on St. Rd 24, turn left onto St. Rd. 105. Continue on that road until								
Inside City		City		County		Zoning					

Remarks This spacious warehouse with a Newer Roof offers 14,416 square feet of versatile space with tons of storage area and potential! The property features 3 loading docks, plus plenty of room to create office space, a customer entry area, and more. Whether you're looking for warehouse, storage, or business space, this property offers plenty of possibilities. Roof was put on in 2022.

Agent Remarks Shrink wrapping machine is included with the sale.

Se	L	Townshi	Dallas	Lot	0.2550 / 11,108 / 75 x 130	Sr	N	
Year	1900	Ag	126	Ne	No	Years		
Const	Site Built		Total #	1	Exteri	Block, Brick,	Foundatio	Partial
Bldg #1 Total Above Gd			Total Below Gd	2,508	Storie	3.0	Total	0
Bldg #2 Total Above Gd			Total Below Gd		Story	3	Finished Office	0
Bldg #3 Total Above Gd			Total Below Gd		Story		Finished Office	
Location			Fire	City, Hydrant, Volunteer	Story		Finished Office	
Bldg Height			Roof Material	Asphalt, Flat, Shingle	Int Height	unknown		
Interior	Block, Concrete		Ceiling	unknown	Column	unknown		
Flooring	Wood		Parking	Off-Street	Water	City		
Road	City		Equipment	No	Well Type			
Currently Lsd	No		Enterprise	No	Sewer	City		
SALE INCLUDES	Building		Fuel /		Heating			
INTERNAL ROOMS	Storage, Warehouse		Cooling		Cooling	None		
SPECIAL FEATURES	Loading Dock 1, Loading Dock 2, Overhead Door 1, Overhead Door 2, Basement		Burglar		Burglar	No		
			Channel		Channel			
			Water Frtg		Water Frtg			
Water			Water		Lake Type			

SALE INCLUDES Building

INTERNAL ROOMS Storage, Warehouse

SPECIAL FEATURES Loading Dock 1, Loading Dock 2, Overhead Door 1, Overhead Door 2, Basement

Water

Water

Lake Type

Water Features

Auctio No **Auctioneer Name**

Auctioneer License

Occupancy Vacant

Owner

Financin Existing

Proposed

Excluded None

Annual \$930.0 **Exemptio**

Year Taxes 20

Assessed

Is Owner/Seller a Real Estate Licensee No

Possessio at closing

List Metzger Property Services, LLC - Off: 260-982-0238

List Agent Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939

Agent chad@metzgerauction.com

Co-List

Co-List Agent

Showing Instr Showing Time

List 8/18/202 **Exp** 12/31/20 **Publish to** Ye **Show Addr to** Ye **Allow** Y **Show** Ye

IDX Y **Contract** Exclusive Right to Sell **Special Listing** None

Seller Concessions Offer

Seller Concession

Virtual

Type of

Offer Accepted Date

Closing Date

Selling Price

How Sold

CDOM 30

Total Concessions

Sold/Concession

Sell

Sell

Sell

Co-Sell

Co-Selling

Presented Tiffany Reimer - Cell: 260-571-7910

Metzger Property Services, LLC - Off: 260-982-0238

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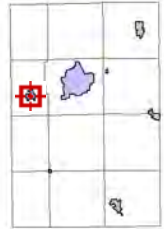


Beacon™

Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad
- Road Centerlines
 - Private Drives
 - County Roads
 - Municipal Roads
 - State Routes
 - US Route
 - Interstate

Parcel ID	35-04-23-300-020.700-003	Alternate ID	n/a	Owner Address	Castillo, Elmira Del Pilar & Christian Samuel Humberto Rivera Chajon
Sec/Twp/Rng	n/a	Class	Commercial Warehouse		3012 Vance Ave
Property Address	75 S Main St Andrews	Acreage	n/a		FORT WAYNE, IN 46805
District	ANDREWS TOWN				
Brief Tax Description	013-00207-00 ORIG PLAT LOT 6				
	(Note: Not to be used on legal documents)				

Date created: 6/25/2026

Last Data Uploaded: 6/25/2026 7:20:12 PM

Developed by SCHNEIDER
GEOSPATIAL

35-04-23-300-020.700-003

General Information

Parcel Number
35-04-23-300-020.700-003
Local Parcel Number

Tax ID:

Routing Number
13F6-1-C51

Property Class 480
Commercial Warehouse

Year: 2026

Location Information

County
Huntington

Township
DALLAS TOWNSHIP

District 003 (Local 002)
ANDREWS TOWN

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3503442-003
ANDREWS LT UTIL STORAGE

Section/Plat
23

Location Address (1)
75 Main St
Andrews, IN 46702

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026

Review Group 2023

Castillo, Elmira Del Pilar & Christ

Ownership

Elmira Del Castillo & Christian Samuel
3012 Vance Ave
FORT WAYNE, IN 46805

Legal

013-00207-00 ORIG PLAT LOT 6



75 Main St

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/12/2021	Elmira Del Castillo & C		SPE	/		I
03/11/2021	Wilmington Savings Fu		SH	/	\$47,536	I
01/01/1900	William A Lease		WD	/		I

480, Commercial Warehouse

ANDREWS LT UTIL STORA 1/4

Notes

9/16/2022 CY23: CYCLICAL REASSESSMENT
2023
CHANGED COND FROM F TO P
5/12/2021 CY19: CYCLICAL REASSESSMENT
2019
CORRECTED FRONTAGE
4-20-20 FORM 11 RETURNED
21p22 f11 returned

Commercial

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800
Improvement	\$45,700	\$40,800	\$22,200	\$22,200	\$22,700
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$45,700	\$40,800	\$22,200	\$22,200	\$22,700
Total	\$54,500	\$49,600	\$31,000	\$31,000	\$31,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$54,500	\$49,600	\$31,000	\$31,000	\$31,500

Land Computations

Calculated Acreage	0.22
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$8,800
Total Value	\$8,800

Castillo, Elmira Del Pilar & Christ 75 Main St

480, Commercial Warehouse

ANDREWS LT UTIL STORA

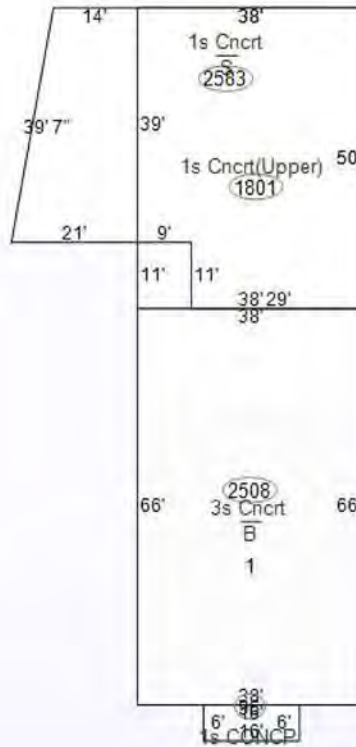
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General Information			
Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	3	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type	B: 2(208')	1: 2(344')	U: 1(208'),2(32	
Heating		2508 sqft	5091 sqft	6817 sqft
A/C				
Sprinkler		2508 sqft		

Plumbing RES/CI					Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	0	0	☐ Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Add Fixtures	0	0	13	13	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	13	13	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value
Patio, Concrete	96	\$800



Floor/Use Computations				
Pricing Key	GCM	GCM	GCI	GCI
Use	UTLSTOR	UTLSTOR	LUTLSTOR	LUTLSTOR
Use Area	2508 sqft	2208 sqft	1900 sqft	683 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	43.4%	37.3%	13.4%
Eff Perimeter	208'	344'	344'	344'
PAR	8	7	7	7
# of Units / AC	0	0	0 / N	0 / N
Avg Unit sz[dpth	-1	-1		
Floor	B	1	1	1
Wall Height	8'	12'	9'	9'
Base Rate	\$84.79	\$101.97	\$110.22	\$110.22
Frame Adj	(\$5.66)	(\$17.13)	(\$17.13)	(\$17.13)
Wall Height Adj	(\$3.78)	(\$6.24)	(\$15.60)	(\$15.60)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$75.35	\$78.60	\$77.49	\$77.49
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$75.35	\$78.60	\$77.49	\$77.49
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$3.67	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$79.02	\$78.60	\$77.49	\$77.49
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$198,182	\$173,549	\$147,231	\$52,926

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$949,484	Garages	\$
Racquetball/Squash	\$0	Fireplaces	\$
Theater Balcony	\$0	Sub-Total (building)	\$978,624
Plumbing	\$28,340	Quality (Grade)	0.90
Other Plumbing	\$0	Location Multiplier	0.90
Special Features	\$0	Repl. Cost New	\$845,530
Exterior Features	\$800		

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 01	3	Concrete	D+2	1900	1900	126 P		0.96		14,416 sqft	\$845,531	80%	\$169,110	73%	100%	1,000	1,000	0.00	0.00	100.00	\$45,700

Total all pages

\$45,700

Total this page

\$45,700

Castillo, Elmira Del Pilar & Christ 75 Main St

Floor/Use Computations					
Pricing Key	GCM	GCM	GCM	GCM	GCM
Use	GENOFF	APART	UTLSTOR	UTLSTOR	UTLSTOR
Use Area	300 sqft	1254 sqft	1254 sqft	1801 sqft	2508 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft
Use %	5.9%	29.1%	29.1%	41.8%	100.0%
Eff Perimeter	344'	326'	326'	326'	208'
PAR	7	8	8	8	8
# of Units / AC	0	0 / N	0	0	0
Avg Unit sz dpth	-1		-1	-1	0
Floor	1	2	2	2	3
Wall Height	12'	9'	9'	6'	9'
Base Rate	\$169.84	\$109.19	\$73.74	\$73.74	\$62.31
Frame Adj	(\$16.48)	(\$13.97)	(\$14.85)	(\$14.85)	(\$15.54)
Wall Height Adj	\$0.00	(\$4.45)	(\$11.34)	(\$22.68)	(\$8.64)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$153.36	\$90.77	\$47.55	\$36.21	\$38.13
BPA Factor	1.00	1.00	1.00	1.00	1.00
Sub Total (rate)	\$153.36	\$90.77	\$47.55	\$36.21	\$38.13
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A/C	(\$9.03)	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$144.33	\$90.77	\$47.55	\$36.21	\$38.13
Sub-Total					
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$43,299	\$113,826	\$59,628	\$65,214	\$95,630

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value

480, Commercial Warehouse

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[illegible]