



Kendallville Industrial Building

2154 Production Rd
Kendallville, IN 46755



Industrial Warehouse/Office Space

The Kendallville Industrial Building is an 8,000 SF steel building that sits on a 1.19-acre lot. The building consists of a 5,600 SF wide-open warehouse, as well as a 2,400 SF office area. In addition, there is an asphalt parking area that can accommodate up to 20 vehicles. The electric service provided is 3-phase 400 amp/120/208 volts. This property is in the Kendallville East Industrial Park and is zoned IR - Industrial Reserve.

Property Highlights

- ▶ 8,000 SF on 1.18 AC
- ▶ 2,400 SF - Office
- ▶ 5,600 SF - Warehouse
- ▶ High visibility from US 6
- ▶ One 14' overhead door
- ▶ **FOR SALE: \$518,000**
- ▶ **FOR LEASE: \$6.00/SF/Yr NNN**

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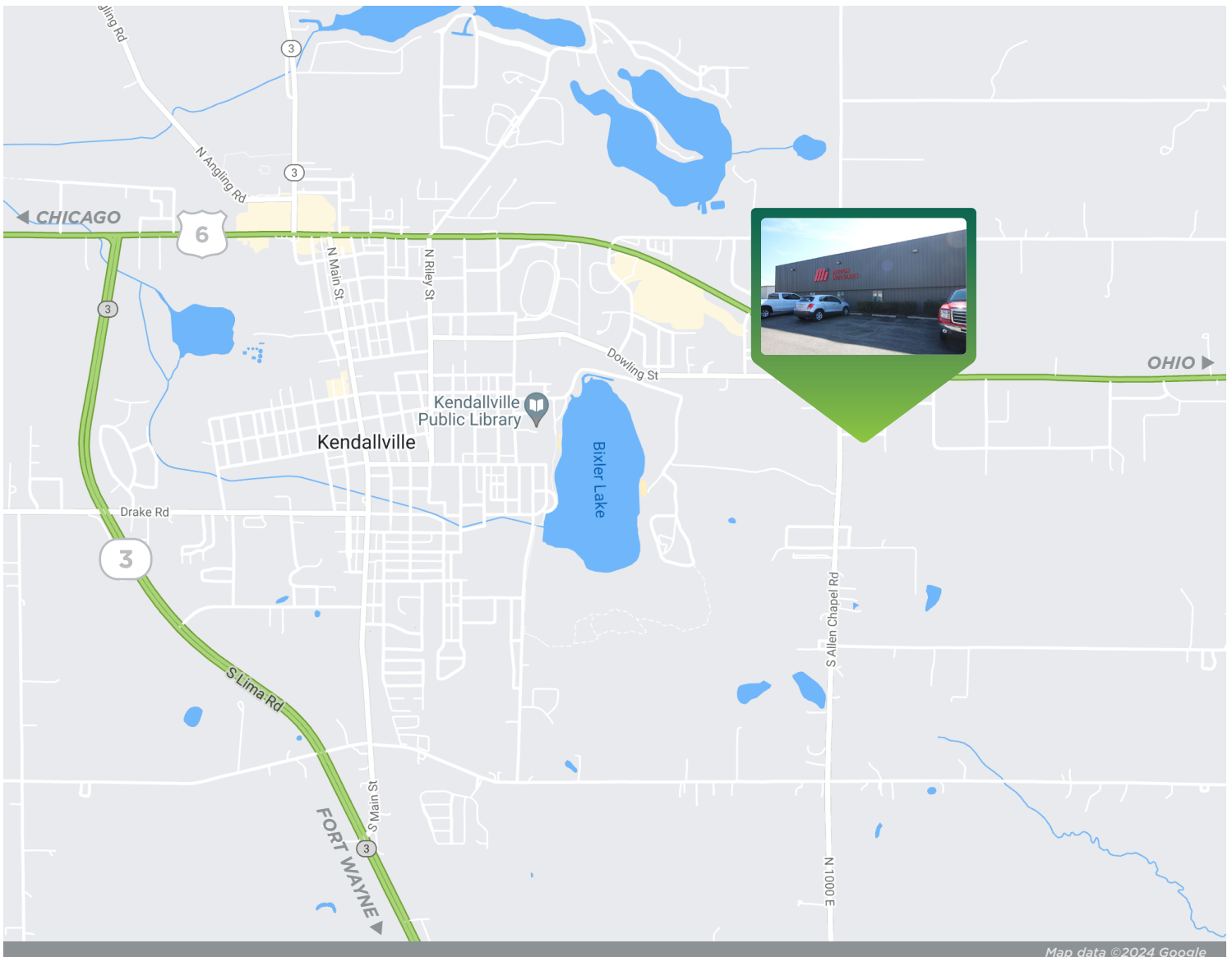
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Excellent Location

Located in Noble County, this industrial park is adjacent to US 6, a major east/west corridor, and is 10 miles from I-69 and 30 miles from I-80/90. The property is surrounded by Aluminum Recovery Technologies, Creative Liquid Coatings Inc, Hendrickson, Ashley Industrial Molding, Leaders Staffing, Pro Resources, Dow, Colwell General, and Fastenal. It's also near outdoor recreation and national retailers, like Walmart, Dollar Tree, and Rural King.

Noble County is in northeast Indiana and home to several large agricultural and manufacturing industries, as well as innovative small businesses, which all benefit from the convenient air, rail, and highway infrastructure.

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Office - 2,400 SF



Warehouse - 5,600 SF



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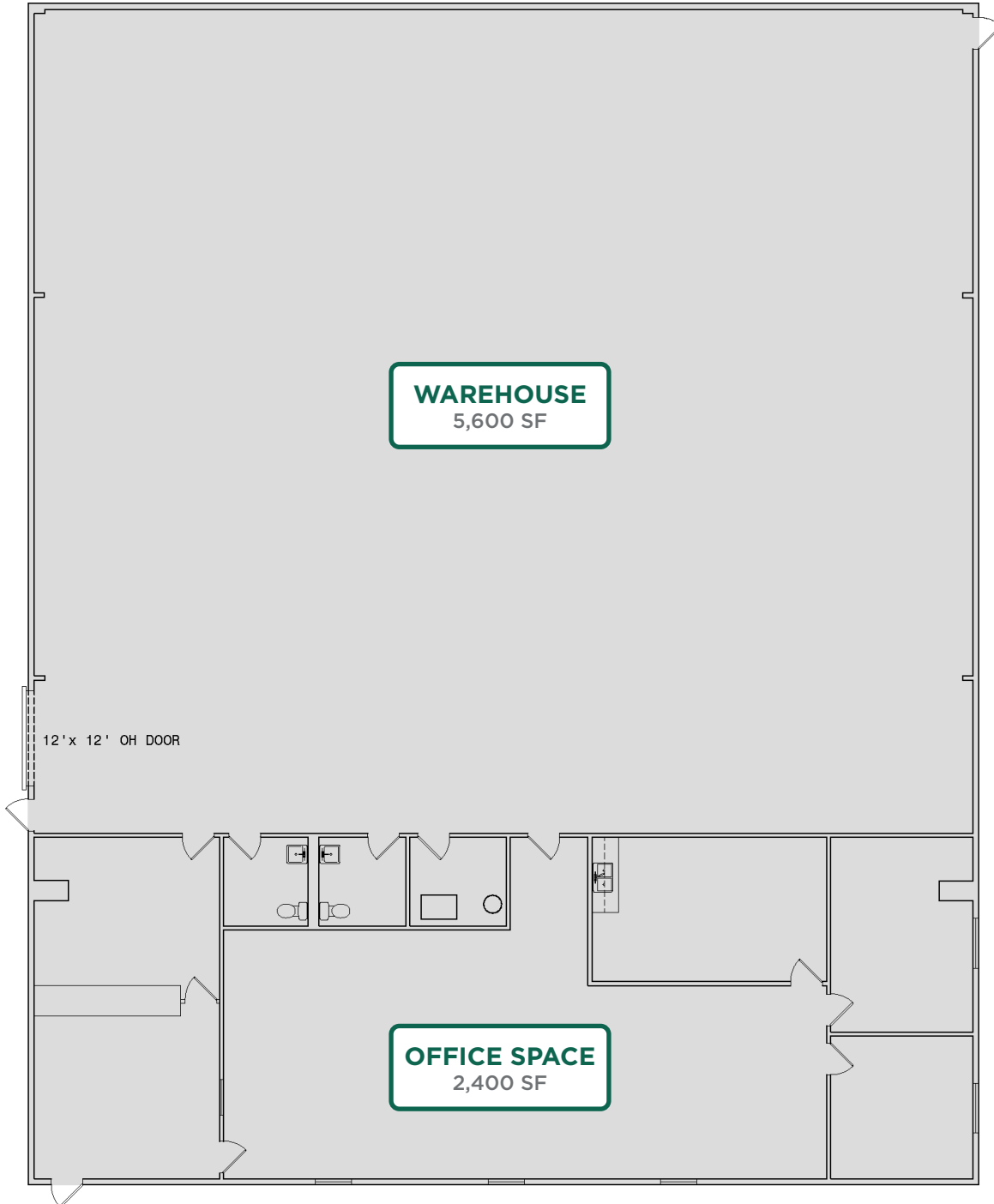


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Floor Plan

Floor plan may not be to scale. Contact broker for more details.



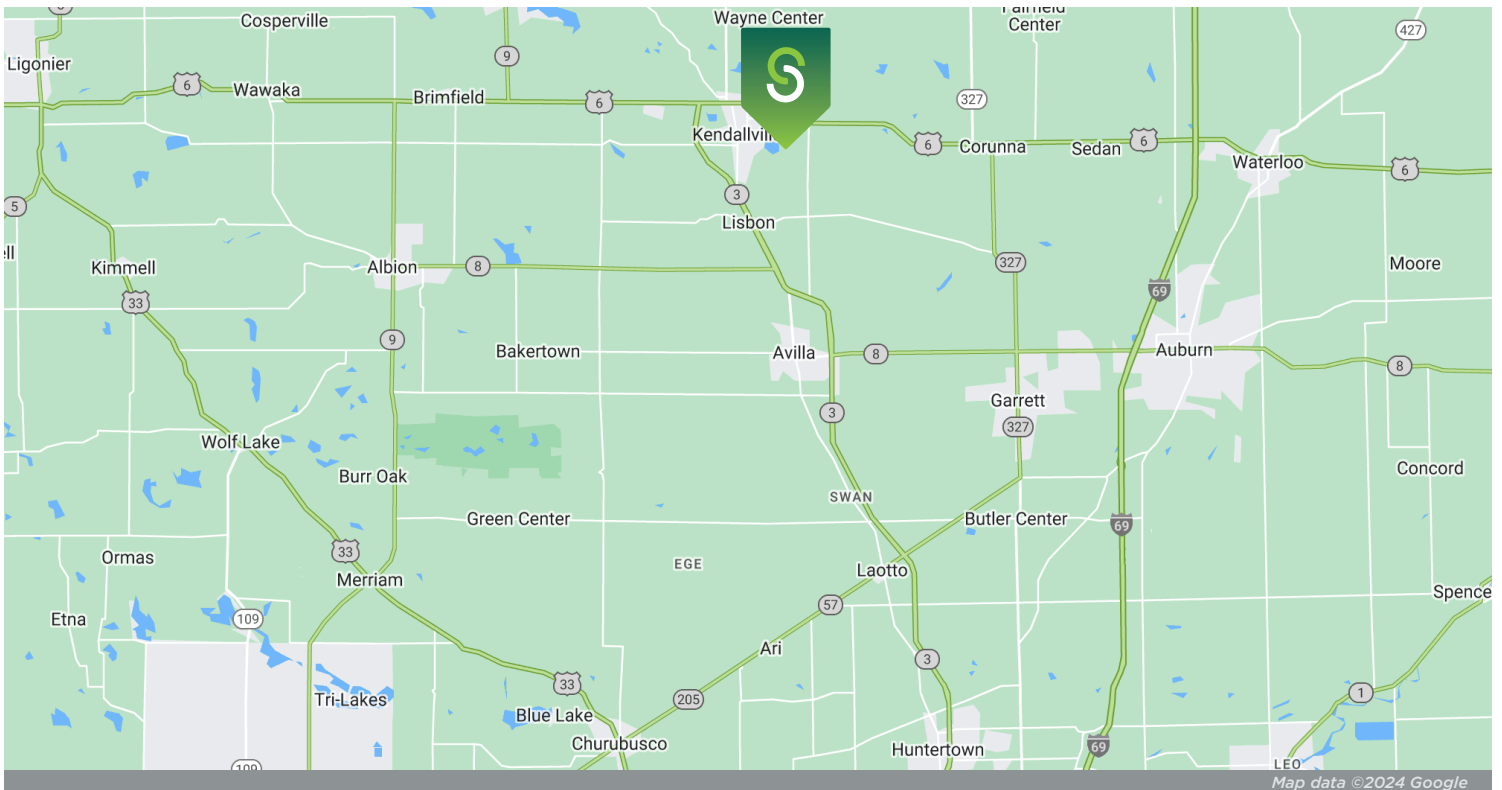
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PROPERTY INFORMATION

Address	2154 Production Rd
City, State, Zip	Kendallville, IN 46755
County	Noble
Township	Wayne
Parcel Number	57-07-35-300-030.000-020
2022 Tax/Payable 2023	\$3,774.80



SALE INFORMATION

Price	\$518,000
Terms	Cash at Closing

LEASE INFORMATION

Lease Rate & Type	\$6.00/SF/Yr NNN
Terms	3 - 5 Years
Availability	June 1, 2024

AVAILABLE UNITS

Total Building SF	8,000 SF	Total Available	8,000 SF			
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 2154	5,600 SF	2,400 SF	\$6.00	\$4,000.00	NA	1

RESPONSIBLE PARTIES

Utilities	Tenant	TBD
Property Taxes	Tenant	\$0.47/SF
Property Insurance	Tenant	\$0.36/SF
Lawn & Snow	Tenant	
Maintenance & Repairs	Tenant	
Common Area	Tenant	
Roof & Structure	Landlord	
Janitorial	Tenant	

BUILDING INFORMATION

Property Type	Industrial
Year Built	1996/2021-Renovated
# of Stories	1
Construction Type	Steel Frame
Roof	Standing Seam - Metal
Exterior Finish	Metal
Heating & A/C	Natural Gas/Central - Office Only
Sprinkler	No
ADA Compliant	Yes
Electrical Service	400 Amp/120-208 Volts/3 Phase
Ceiling Height	16'
Bay Space	Clear Span
Lighting	LED
Floor Coverings	Carpet (Office)
Restrooms	2

SITE DATA

Site Acreage	1.19 AC	Interstate	I-69, 9.4 mi
Zoning	IR	Flood Zone	No
Parking	Surface	Parking Ct	20 Spaces

UTILITIES

Electric Provider	Indiana Michigan Power
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Kendallville
High Speed Data	Mediacom

ADDITIONAL INFORMATION

- On US 6 and only 10 miles to I-69
- Trailer parking available

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260 483 3123

MaintainFortWayne.com

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260 483 1608

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