

**Angola Storage/Warehouse**

1913 N Wayne St
Angola, IN 46703



1,130 SF Storage Space For Lease

Storage or warehouse space for lease on Angola's primary thoroughfare, North Wayne Street. The space is equipped with one dock door and two overhead doors and is fully heated and powered. The unit is located behind the street-facing portion of the building and is easily accessible via North Wayne Street.

Property Highlights

- ▶ 1,130 SF storage/warehouse space
- ▶ Easily accessible to North Wayne Street
- ▶ Central location in Angola, north of downtown
- ▶ One dock door and two overhead doors
- ▶ Fully heated
- ▶ **FOR LEASE: \$1,000/Mo Gross**

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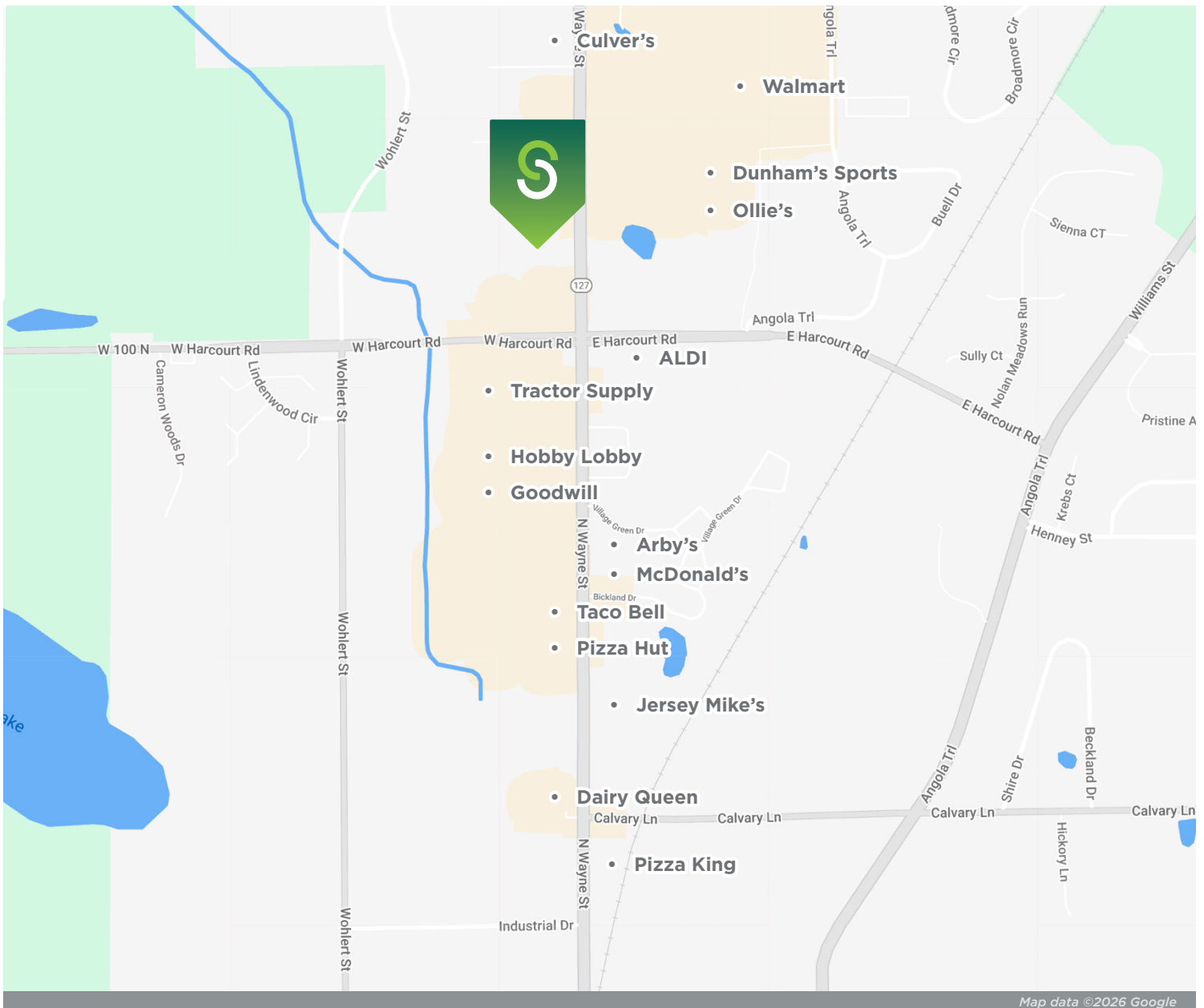
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Excellent Location

The available storage unit is located just north of Angola's city center and within the city's main retail corridor. This particular unit is located on the backside of the building, with neighboring tenants including BMV License Branch and Indiana Physical Therapy.

In the surrounding area, North Wayne Street is filled with many local and national retailers and restaurants, including but not limited to McDonald's, Goodwill, ALDI, Walmart, and Kohl's.

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Additional Photos



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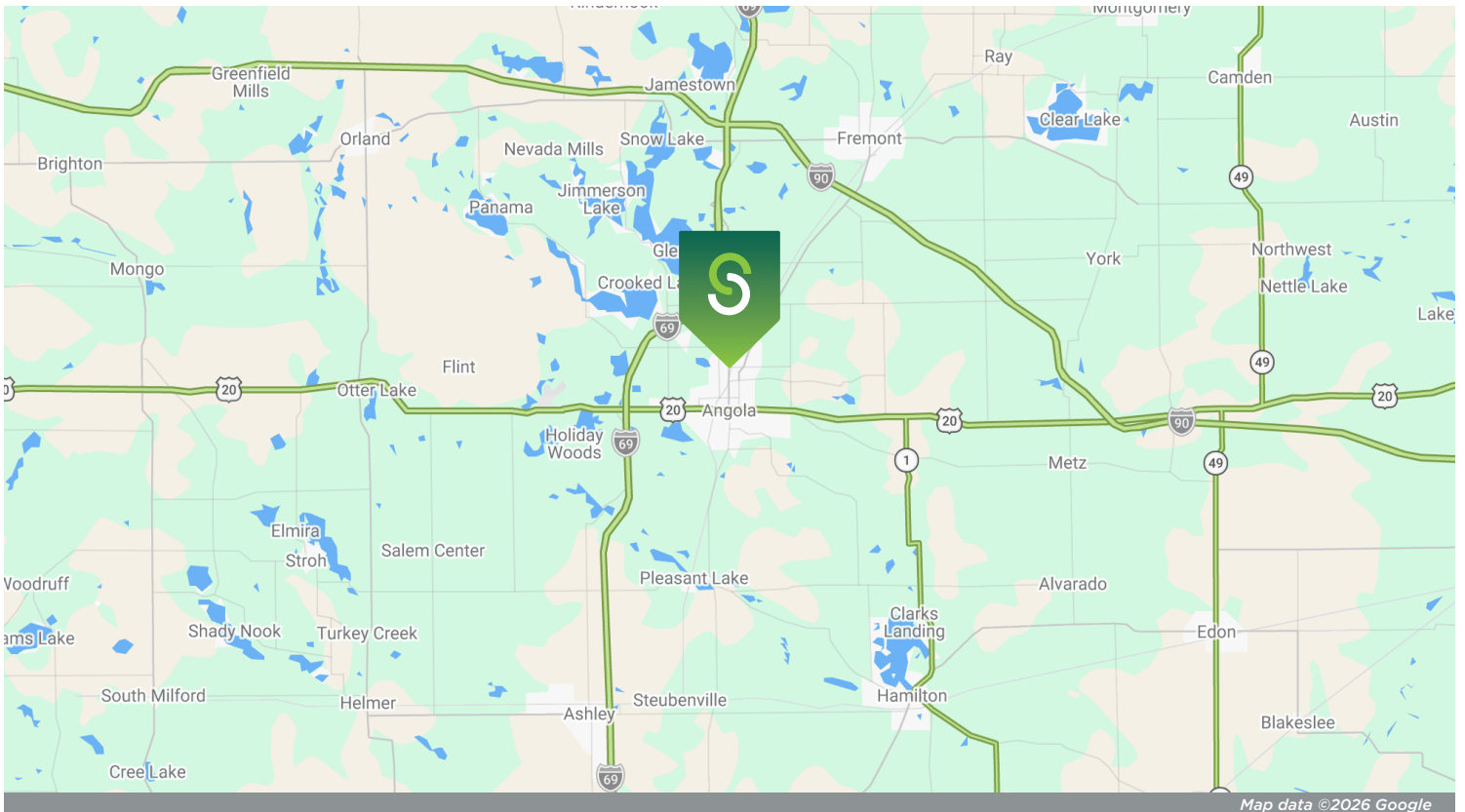
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PROPERTY INFORMATION

Address	1913 N Wayne St
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	76-06-14-340-113.000-012
2025 Tax/Payable 2026	\$8,935.92



LEASE INFORMATION

Lease Rate & Type	\$1,000/Mo Gross (\$10.62/SF/Yr)
Terms	3-5 years
Availability	Immediate

ADDITIONAL INFORMATION

- Storage/warehouse for lease
- Located on main thoroughfare

RESPONSIBLE PARTIES

Utilities	Landlord
Lawn & Snow	Landlord
Property Taxes	Landlord
Property Insurance	Landlord
Maintenance & Repairs	Landlord
Common Area	Landlord
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE UNITS

Total Building SF	11,776 SF		Total Available	1,130 RSF		
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
1913	1,130 SF	0 SF	\$10.62	\$1,000	1 - 12' x 14'	2 - 8' x 10'

BUILDING INFORMATION

Property Type	Retail/Industrial
Year Built	2004
# of Stories	1
Construction Type	Brick
Roof	Metal
Heating	Gas overhead
A/C	N/A
Sprinkler	No

SITE DATA

Site Acreage	7.496 AC
Zoning & Description	C1 - General Commercial
Nearest Interstate	I-69, 2.6 miles
Traffic Count	13,909 - N Wayne St

UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Angola

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