

Marion General Office/Retail

2509 W 2nd Street
Marion, IN 46952



OFFICE

FOR LEASE

Divisible Space Available

- 7,500 SF- Can be easily divided into smaller units
- General office or retail space available
- Great space for the cost-conscious tenant
- Private entrance with front door parking
- Multiple offices, private restrooms, conference room, and full kitchen
- Zoned- General Industry
- Paved parking available

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
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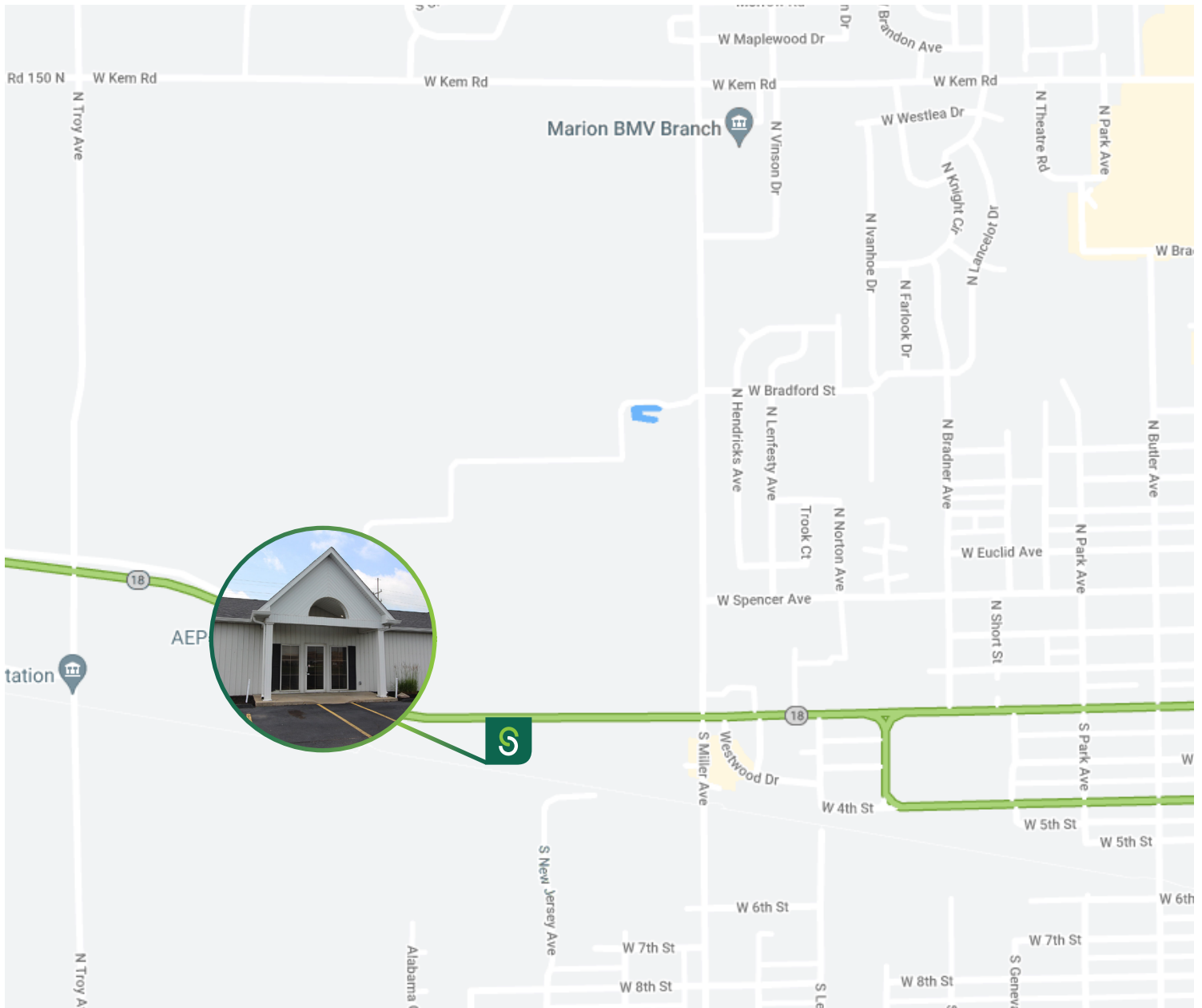
ANDREW ECKERT

Broker
260 424 8448
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Excellent Location

The Marion General Office and Retail space comprises 7,500 SF that could be separated into two or three smaller units. The floor plan can be easily modified to accommodate many layouts. With over 175' of frontage on IN-18, this could also be a great opportunity for a retailer.

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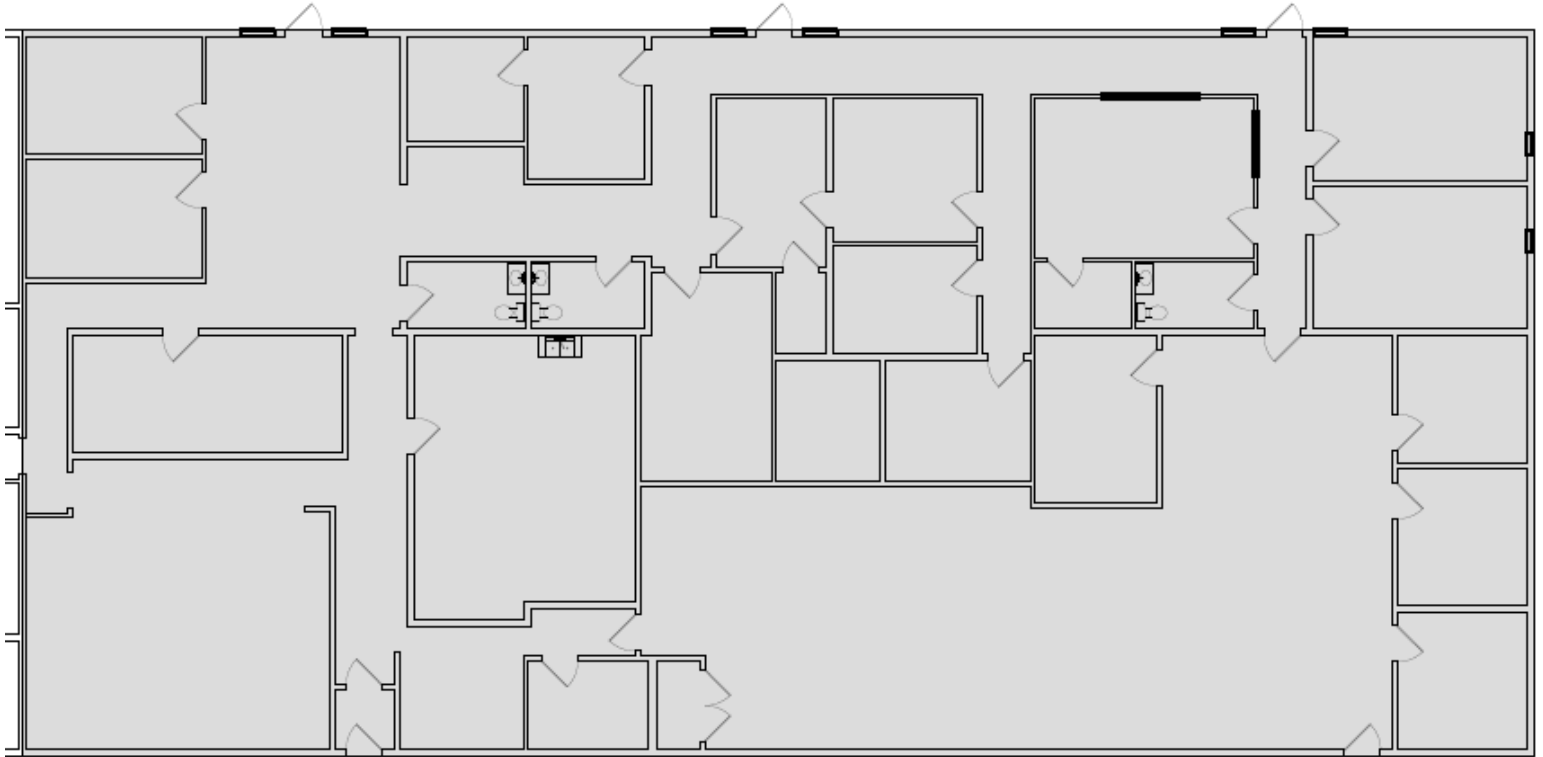
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7,500 SF Available - Contact Broker for Detailed Floor Plan



Floor Plan: Not To Scale



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OFFICE SPACE/COMMERCIAL IMPROVED FOR SALE/LEASE

Property Name	Marion General Office/Retail
Address	2509 W 2nd St.
City, State, Zip	Marion, IN 46952
County	Grant
Township	Center
Parcel No.	27-06-02-400-026-000-008



LEASE INFORMATION

Lease Rate	\$7.50/SF/Yr
Lease Type	NNN
Terms	3 Years Minimum
Availability	Immediate

RESPONSIBLE PARTIES

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

AVAILABLE SUITES

Total Building Area	11,400 SF	
Total Available	7,500 RSF	
Max. Contiguous Available	7,500 RSF	
Suites Available	RSF	Monthly Rate
- Office Building	7,500	\$6,250.00

BUILDING INFORMATION

Property Type	Office
Year Built	1993
No. of Stories	One
Construction Type	Wood Frame
Roof	Shingle
Heating	Central-Heat
A/C	Central-Air Conditioning
Sprinklered	
ADA Compliant	
Elevators	No
Signage	Exterior Facade/Monument

SITE DATA

Site Acreage	1.9 AC
Zoning & Description	12,Genreal Industry
Parking Description	Paved Parking
Parking Count/Ratio	75
Traffic Count	5,643

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	Vectren
Water & Sewer Provider	City

ADDITIONAL INFORMATION

- Office space for lease: \$7.50/SF/Yr NNN
- Multiple offices, private restrooms, conference room, full kitchen
- Space can be divided

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Listing Manager



Shelby Wilson
Project Coordinator

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260 424 8448
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Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



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