



**Xplor**

COMMERCIAL REAL ESTATE

**AVAILABLE FOR LEASE**

**111 E BROAD  
ST, SOUTH  
WHITLEY, IN**

**JAMES JAMICICH**

Broker

M: 260.452.7525

E: jjamicich@xplorcommercial.com

**KIENAN O'ROURKE**

Vice President/Broker

M: 260.450.8443

E: korourke@xplorcommercial.com

127 W Berry St Suite 700

Fort Wayne, IN 46802

**AVAILABLE** 9,546 - 85,504 SF

**LEASE RATE** \$2.50 - 4.25 SF/YR

#### PROPERTY HIGHLIGHTS

- Layout suitable to meet a large number of uses
- Heavy power (2,500 Amp/208 Volt, 3-Phase)
- Amenities include: partial air conditioned, air compressor lines, new heaters, LED lights, surge protection, fully sprinkled
- Strong surrounding industrial market
- Warehouse: 65,504 SF, 2 Docks, 2 Overhead doors, and 20'x30' Column Spacing, 12'-16' ceilings
- Office: 20,000 SF, 2 Floors, private offices, retail floor, may be separated from warehouse



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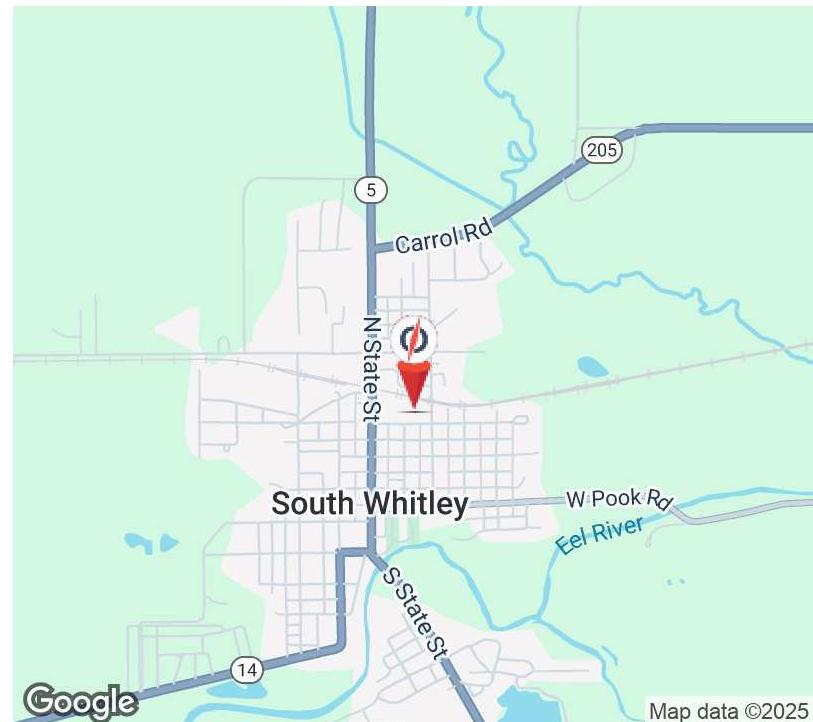
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**PROPERTY SUMMARY****PROPERTY DESCRIPTION**

This expansive 117,004 SF property, offers versatility for a range of industrial, office, and retail uses. Boasting a 2-story office building adjoined to the 97,000 SF warehouse may be sectioned off for separate uses. With an array of amenities such as air conditioning, air compressor lines, LED lighting, and comprehensive sprinkler systems, it caters to diverse operational needs. The building's 97,004 SF warehouse features 4 docks, 5 overhead doors, generous column spacing, and up to 16' ceiling height. This property has unlimited potential for industrial, office, and retail uses.

**OFFERING SUMMARY**

Lease Rate:	\$2.50 - 4.25 SF/yr (NNN)
Available SF:	9,546 - 85,504 SF
Lot Size:	4.17 Acres
Building Size:	117,004 SF



111 E BROAD ST

South Whitley, IN 46787

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EXTERIOR PHOTOS



JAMES JAMICICH

260.452.7525

[jjamicich@xplorcommercial.com](mailto:jjamicich@xplorcommercial.com)

KIENAN O'ROURKE

260.450.8443

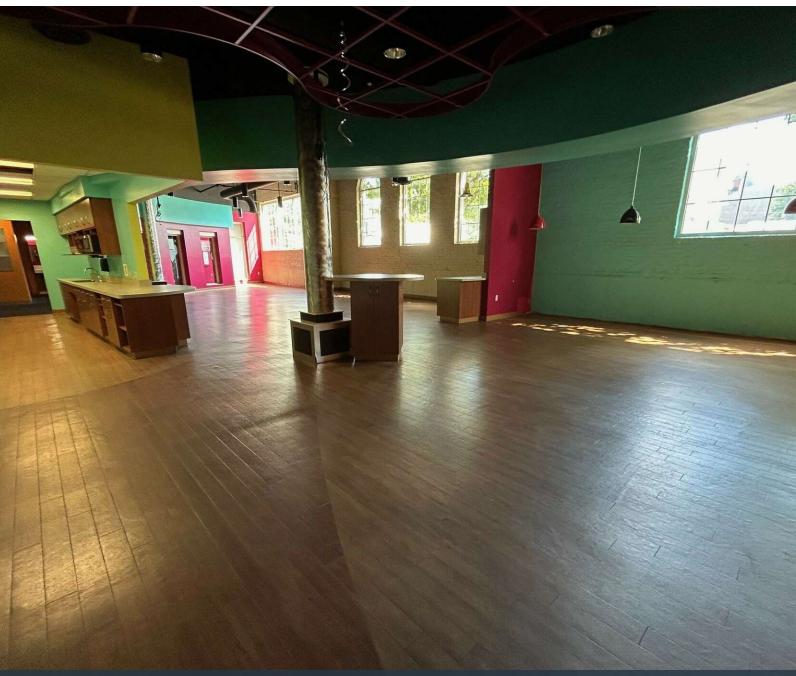
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111 E BROAD ST

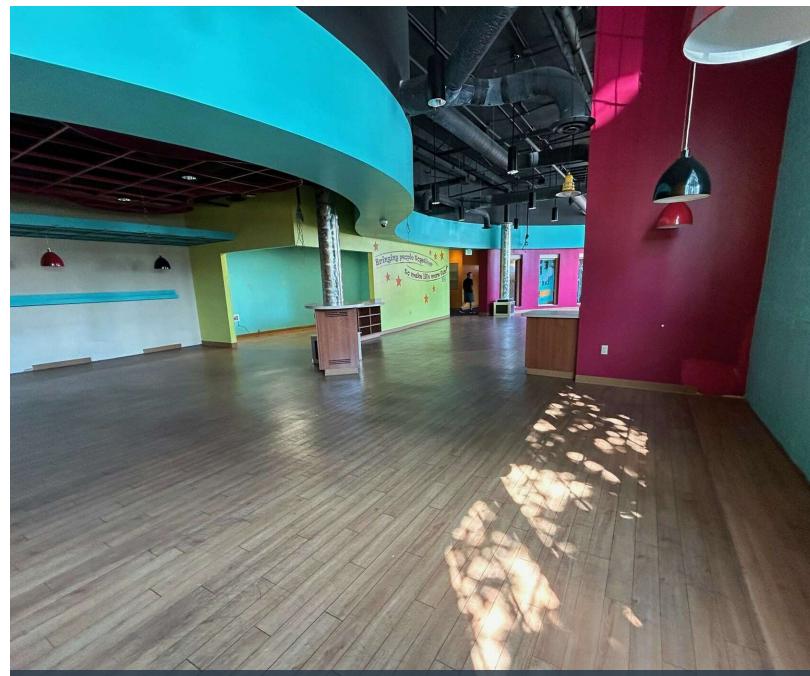
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RETAIL/OFFICE PHOTOS



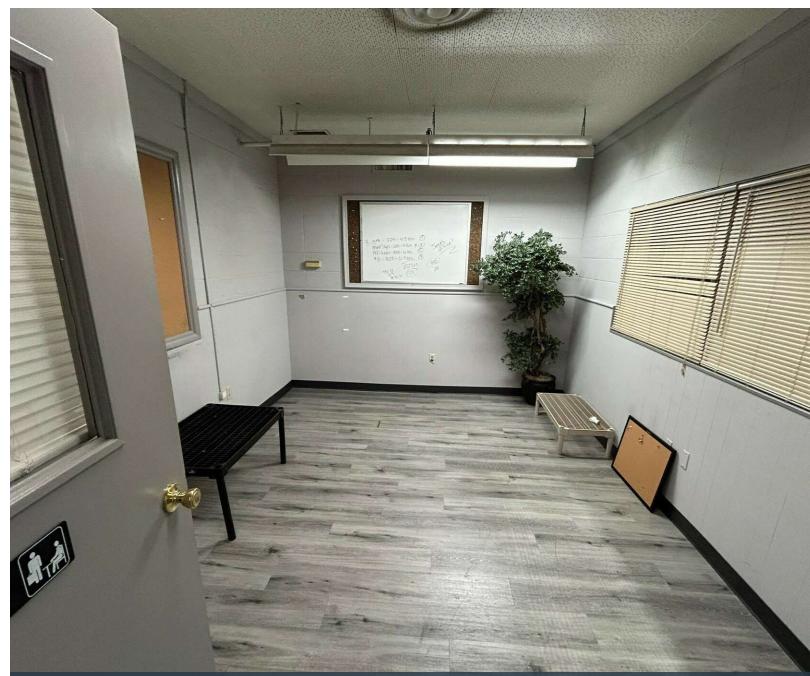
Retail Floor



Retail Floor



Break Room



Private Office

**JAMES JAMICICH**

260.452.7525

[jjamicich@xplorcommercial.com](mailto:jjamicich@xplorcommercial.com)

**KIENAN O'ROURKE**

260.450.8443

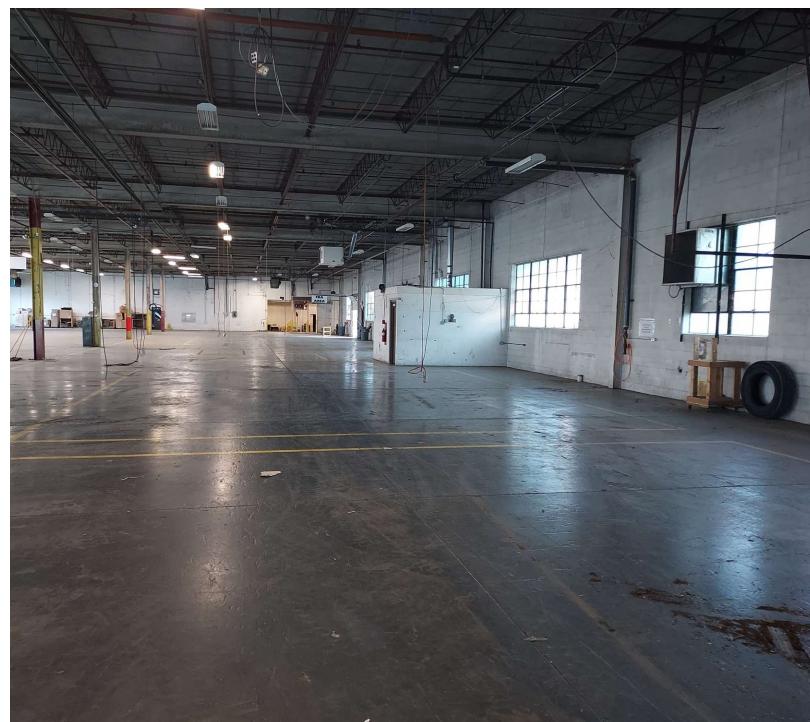
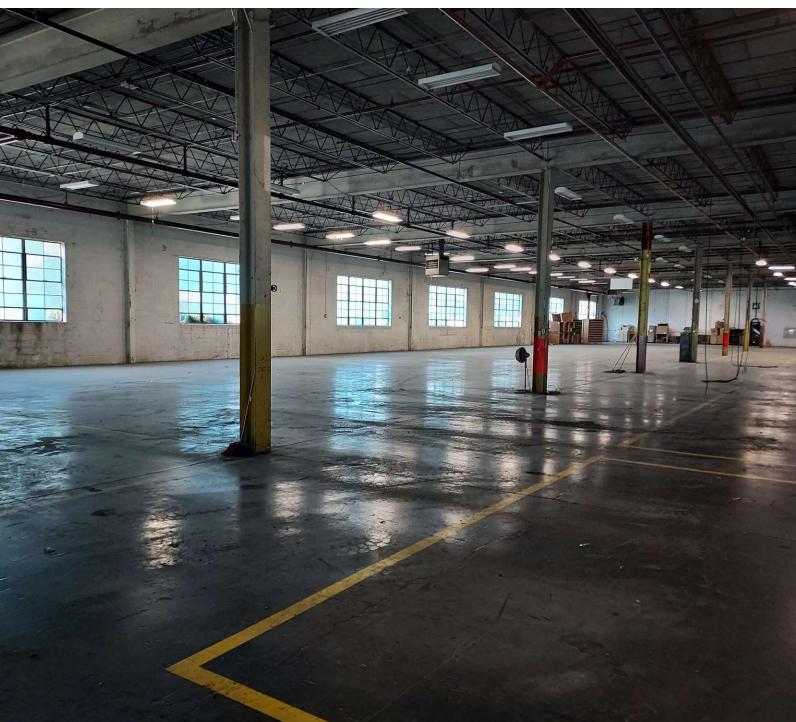
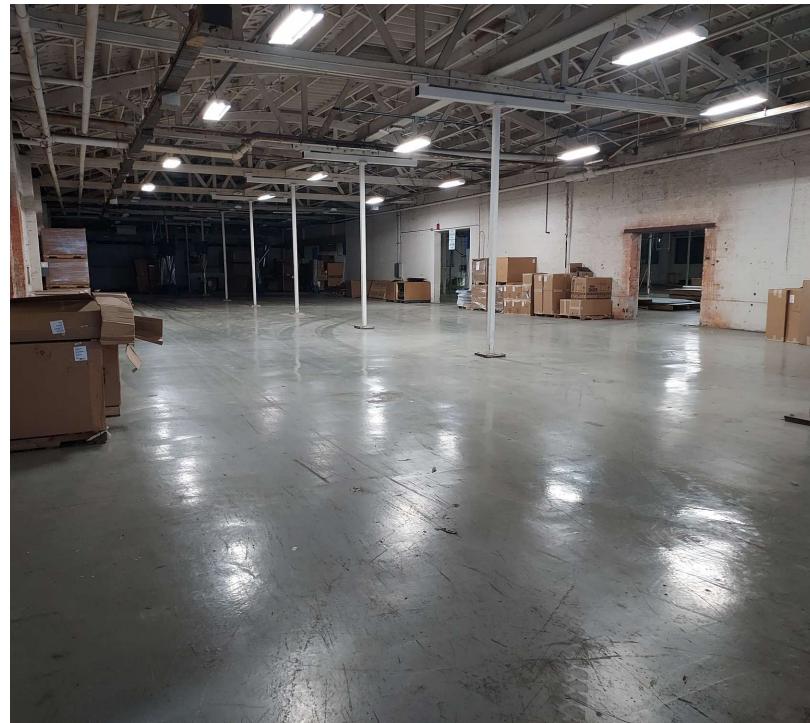
[korourke@xplorcommercial.com](mailto:korourke@xplorcommercial.com)

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South Whitley, IN 46787

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WAREHOUSE PHOTOS



JAMES JAMICICH

260.452.7525

[jjamicich@xplorcommercial.com](mailto:jjamicich@xplorcommercial.com)

KIENAN O'ROURKE

260.450.8443

[korourke@xplorcommercial.com](mailto:korourke@xplorcommercial.com)

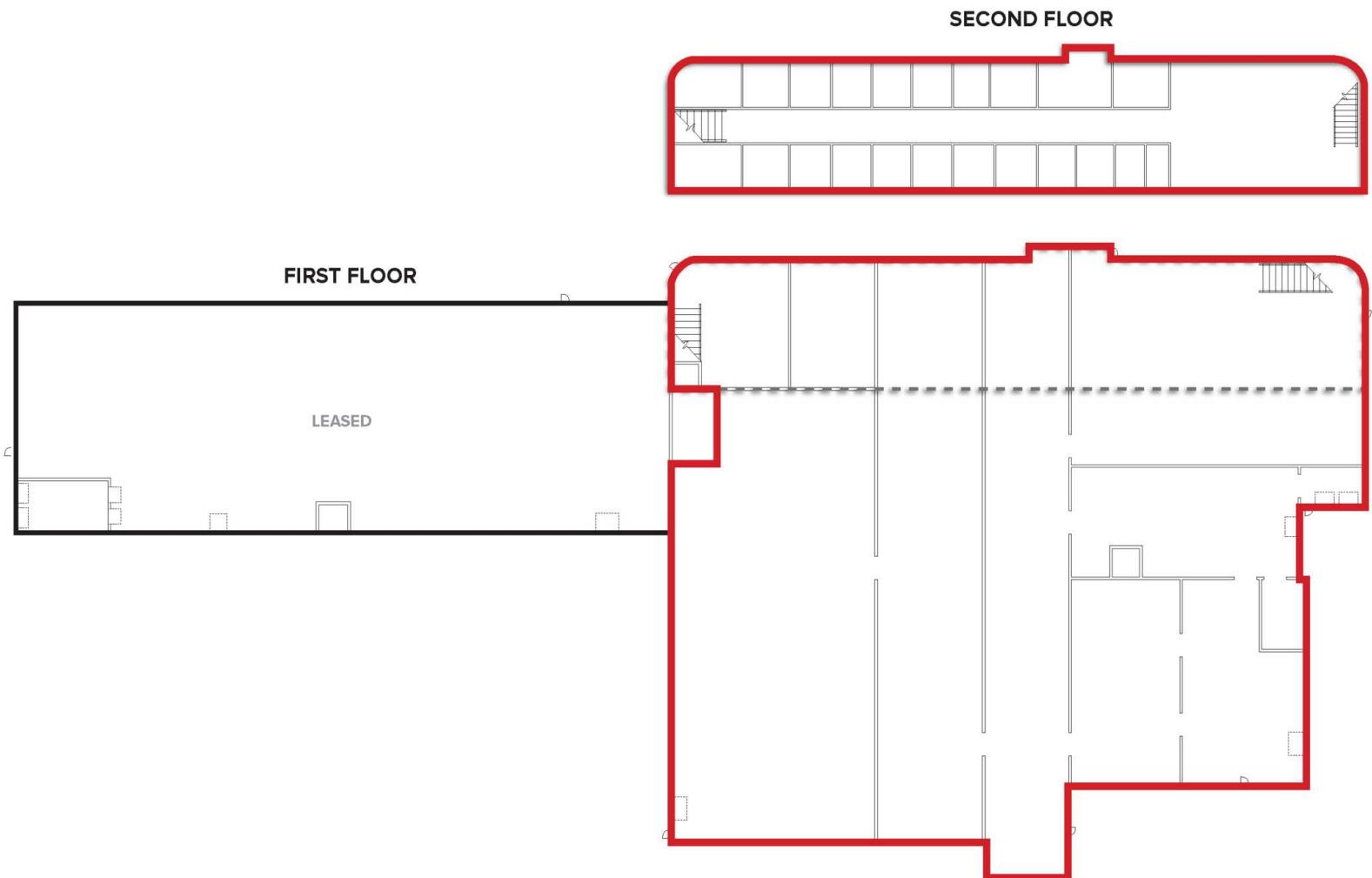
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FLOOR PLAN



JAMES JAMICICH

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[jjamicich@xplorcommercial.com](mailto:jjamicich@xplorcommercial.com)

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[korourke@xplorcommercial.com](mailto:korourke@xplorcommercial.com)

111 E BROAD ST

South Whitley, IN 46787

Xplor

CITY OF SOUTH WHITLEY



JAMES JAMICICH

260.452.7525

[jjamicich@xplorcommercial.com](mailto:jjamicich@xplorcommercial.com)

KIENAN O'ROURKE

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[korourke@xplorcommercial.com](mailto:korourke@xplorcommercial.com)

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## PROPERTY DETAILS

## LEASE RATE

\$2.50 - 4.25 SF/YR

## LEASE TYPE

TRIPLE NET

## LOCATION INFORMATION

Street Address	111 E Broad St
City, State, Zip	South Whitley, IN 46787
County/Township	Whitley/Cleveland
Side Of Street	East
Road Type	Highway
Market Type	Rural
Nearest Highway	SR 5

## PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Office Showroom
Zoning	I-1 (Limited Industrial)
Lot Size	4.17 Acres
APN#	92-08-04-118-005.900-002
	92-08-04-115-006.900-002
Lot Frontage	315'
Lot Depth	647'
Traffic Count Street	Broad St (SR 5) - 4,343 & N Calhoun St - 454 VPD

## BUILDING INFORMATION

Building Size	117,004 SF
Year Built	1959
Tenancy	Single or Multiple
Number Of Floors	2
Free Standing	Yes
Number Of Buildings	1
Office Buildout	20,000 SF

## UTILITIES &amp; AMENITIES

Restrooms	6
Sprinklers	Fully Sprinkled
Power	Yes
Utilities Description	2 Electrical Feeds 2,500 Amp/208 Volt, 3-Phase
	Partial Air Condition
	Suspended Gas Heaters
Warehouse Description	Warehouse: 65,504 SF
	Overhead Doors: (2) 10'x16', (1) 10'x8', (1) 10'x10', (1) 10'x12',
	Dock Doors: (2) 8'x8', (1) 8'x10'
	(2) Restrooms
Office Description	20,000 SF and 2-Story Private Offices, Conference Rooms, Break Room, Work Areas, Retail Floor, (4) Restrooms