

BND

COMMERCIAL

FOR LEASE > WILL BUILD-TO-SUIT
1.61 ACRES
MERCHANTS DRIVE - LOT 4
LAOTTO, INDIANA



HIGHLIGHTS:

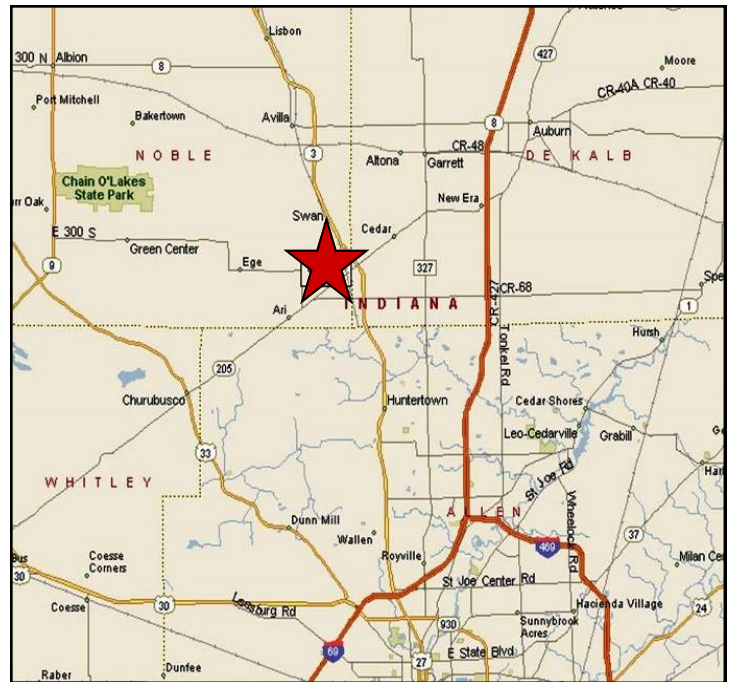
Land Size: 1.61 Acres

Zoning: Current: Commercial or Office Use
Possible: Rezone for Industrial Use

Location: Laotto Business Park
Merchants Drive - Lot 4

Features: Growing Commercial Area
With Easy Access to SR 3

**Build to Suit -
For Lease:** See Agent



Roger Koehlinger
Direct: (260) 421-1904
Cell: (260) 413-7241
rk@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

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Property Highlights

Parcel Number	17-09-19-300-038.000-001
Address	Merchants Drive - Lot 4
City / State / Zip	Laotto / Indiana / 46763
County	DeKalb
Sale / Lease	Lease (Build-to-Suit)
Land Size	1.61+/- Acres
Zoning	Commercial or Office Use / Possible Industrial
Number of Parcels	One
Dimensions	175' x 400'
Frontage	175' on Merchants Drive
Nearest Highway	SR 3
Distance to Interstate	Approximately 12 Miles to I-69

Lease Information

Lease Price	To be Determined Based on Tenant Finish
Terms	Negotiable

Comments

- **Currently Zoned for Commercial or Office Use (Possible Rezone for Industrial)**
- **Only 15 Minutes North of Fort Wayne, IN - 12 Miles South of Kendallville, IN**
- **Located 1/2 Block West of Heavily Traveled Highway 3 / Lima Road**

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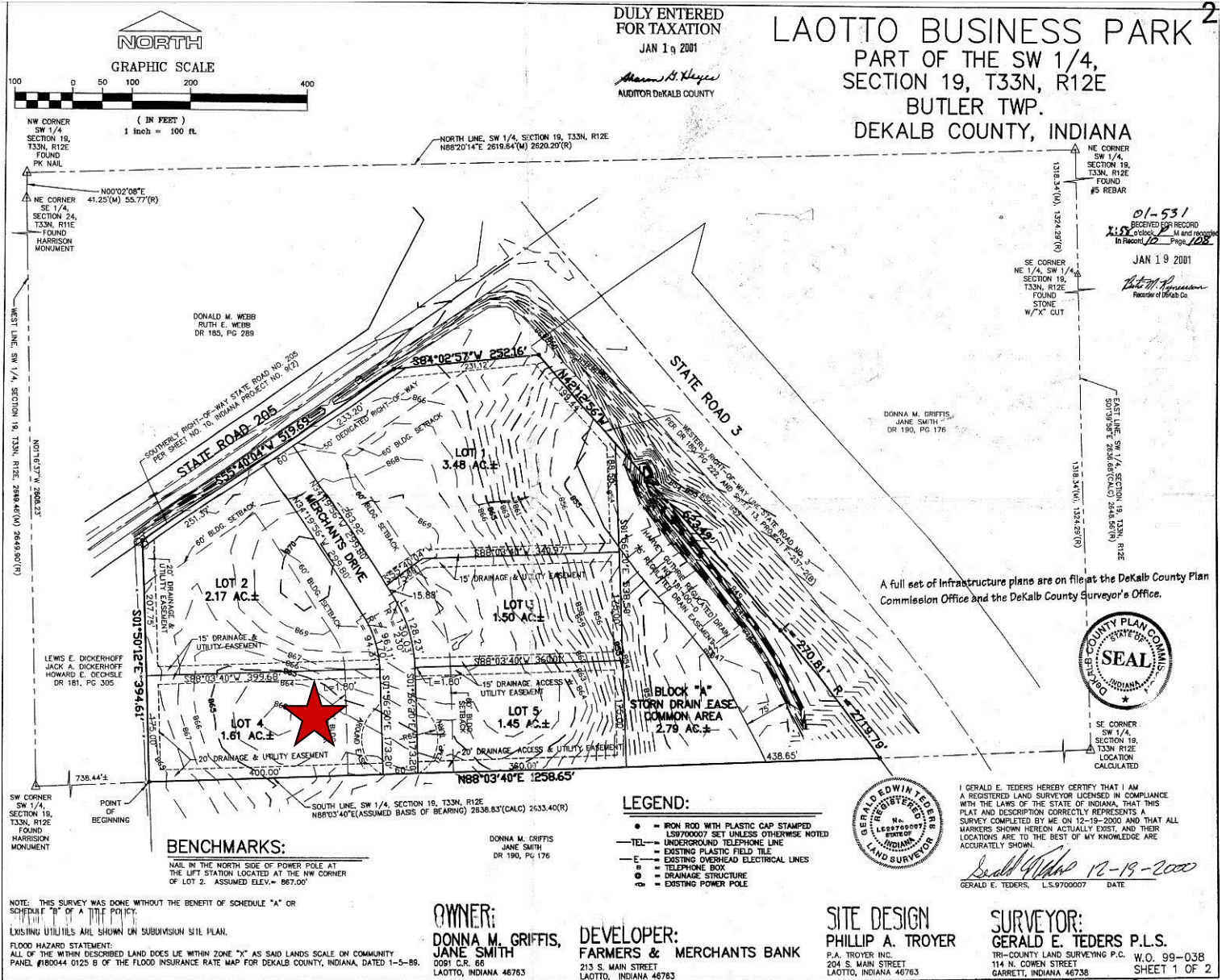
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