

BND

COMMERCIAL

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



HIGHLIGHTS: 6481 Merchants Drive

Land Size: 1.61 Acres

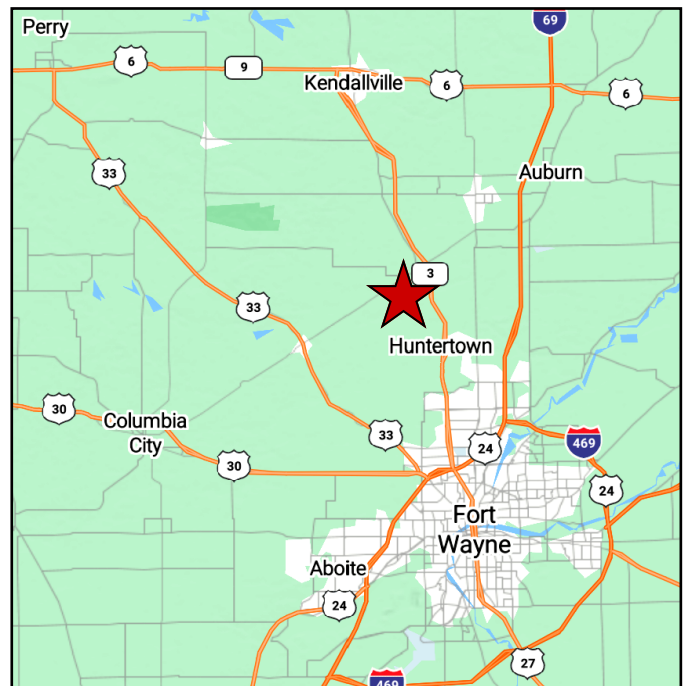
Zoning: Current: Commercial or Office Use
Possible: Rezone for Industrial Use

Location: Laotto Business Park
Merchants Drive - Lot 4

Features: Growing Commercial Area With Easy
Access to SR 3

**Neighboring Businesses Include Farmers & Merchants Bank,
API Construction Corp., XY Tool & Die, & Wayne Manufacturing**

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	6481 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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