



HIGHLIGHTS: 6481 Merchants Drive

Land Size: 1.61 Acres

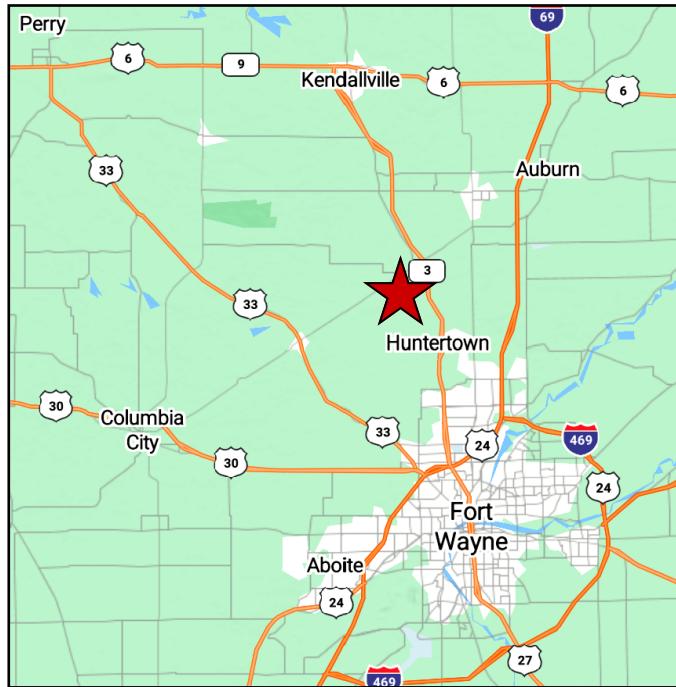
Zoning: Current: Commercial or Office Use
Possible: Rezone for Industrial Use

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

B N D

COMMERCIAL

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



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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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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