

LEASE

OFFICE



# WARREN CLINIC



**470 BENNETT DR., WARREN, IN 46792**

## PROPERTY HIGHLIGHTS

- Ample parking
- Shared vestibule
- 3 in-suite restrooms
- 5+ year lease preferred
- Co-located with other medical users

## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	2,346 SF

## LOCATION OVERVIEW

This 2,346 SF medical suite features several exam rooms, lobby, breakroom, two guest restrooms, an office with a private restroom, and a back patio. This is a great opportunity for a complementary medical use including physical therapy, optometric/ophthalmology, or other similar use.

Other tenants include Parkview Health and Warren Family Dentistry.

**BRADLEY COMPANY**  
127 W. Wayne St., Suite 400  
Fort Wayne, IN 46802  
260.423.4311

**CHAD VOGLEWEDE**  
Broker  
260.639.3377  
cvoglewede@bradleyco.com

**CONNER CALL**  
Broker | Market Research Analyst  
260.241.6892  
ccall@bradleyco.com



BRADLEYCO.COM



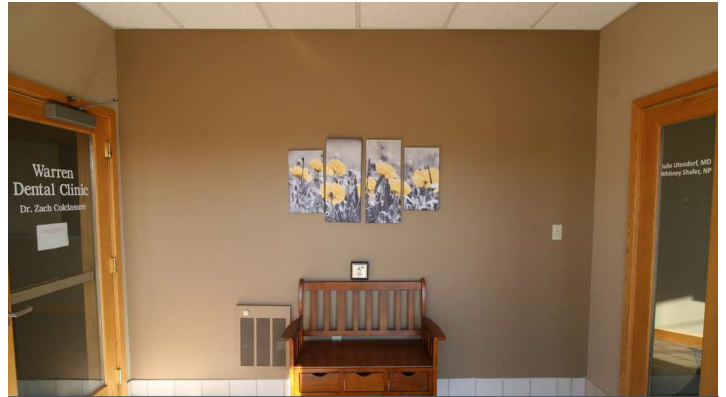
470 BENNETT DR., WARREN, IN 46792

LEASE

OFFICE



Available Space (Left of Entrance)



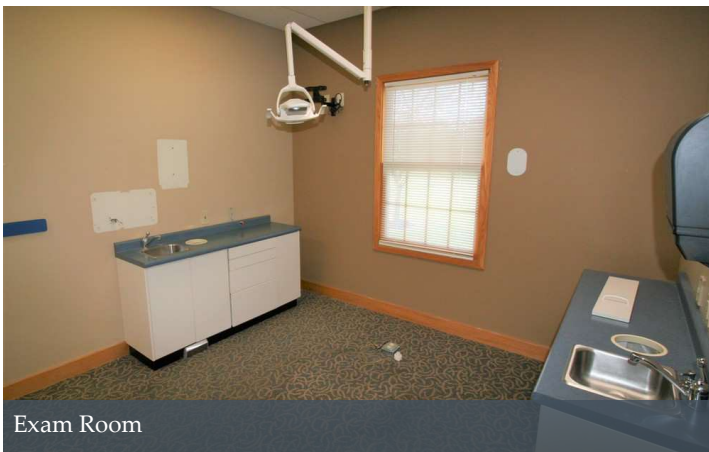
Shared Vestibule



Lobby



Reception Area



Exam Room



Exam Room

**CHAD VOGLEWEDE**  
Broker  
260.639.3377  
cvoglewede@bradleyco.com

**CONNER CALL**  
Broker | Market Research Analyst  
260.241.6892  
ccall@bradleyco.com

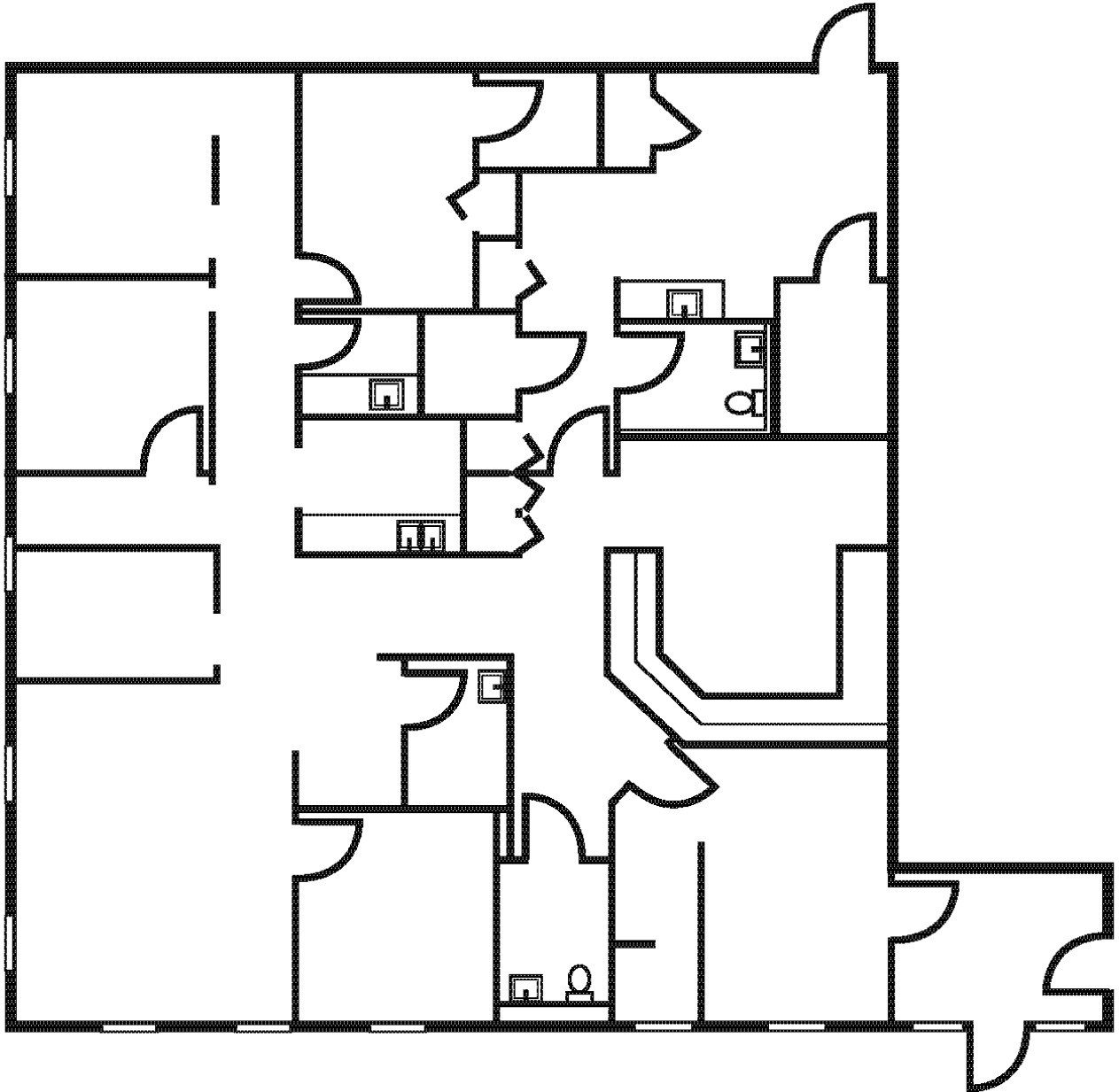


470 BENNETT DR., WARREN, IN 46792

LEASE

OFFICE

360° VIRTUAL TOUR



**CHAD VOGLEWEDE**  
Broker  
260.639.3377  
cvoglewede@bradleyco.com

**CONNER CALL**  
Broker | Market Research Analyst  
260.241.6892  
ccall@bradleyco.com



## 470 BENNETT DR., WARREN, IN 46792

LEASE

OFFICE



Laboratory



Breakroom



Patio

### LOCATION INFORMATION

Building Name	Warren Clinic
Street Address	470 Bennett Dr.
City, State, Zip	Warren, IN 46792
County	Huntington County
Township	Salamonie

### BUILDING INFORMATION

Primary Use	Office
Tenancy	Multiple
Office Space	2,346 SF
Number of Floors	One (1)
Year Built	2000
Construction Status	Existing
Condition	Good
Roof	Asphalt shingle
Exterior	Brick
Floor Coverings	Carpet
Lighting	Fluorescent/Incandescent
Restrooms	Three (3)
HVAC System	Central
A/C System	Central
Parking	Paved, Surface
Number of Parking Spaces	70

**CHAD VOGLEWEDE**  
 Broker  
 260.639.3377  
 cvoglewede@bradleyco.com

**CONNER CALL**  
 Broker | Market Research Analyst  
 260.241.6892  
 ccall@bradleyco.com



## 470 BENNETT DR., WARREN, IN 46792

LEASE

OFFICE

### PROPERTY INFORMATION

Property Type	Office Building
Zoning	POD (Professional Office Development)
APN #	35-12-20-300-048.903-017
Lot Size	1.51 Acres
Lot Frontage	290 ft
Lot Depth	245 ft
Site Condition	Excellent
Site Visibility	Excellent
Signage	Monument

### TAXES & ASSESSMENTS

Total Assessments	\$569,500
Taxes 2019 Pay 2020	\$15,413

### UTILITIES

Electricity & Water/Sewer Source	Municipal
Gas Source	NIPSCO

### TRANSPORTATION

Nearest Highway: I-69	2 Miles
-----------------------	---------

### TRAFFIC COUNTS

N. Huntington Ave./S.R. 5	3,902 VPD
---------------------------	-----------

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,346	1,977	2,968
Households	569	832	1,206
Average Household Income	\$66,935	\$68,066	\$71,429



**CHAD VOGLEWEDE**  
 Broker  
 260.639.3377  
 cvoglewede@bradleyco.com

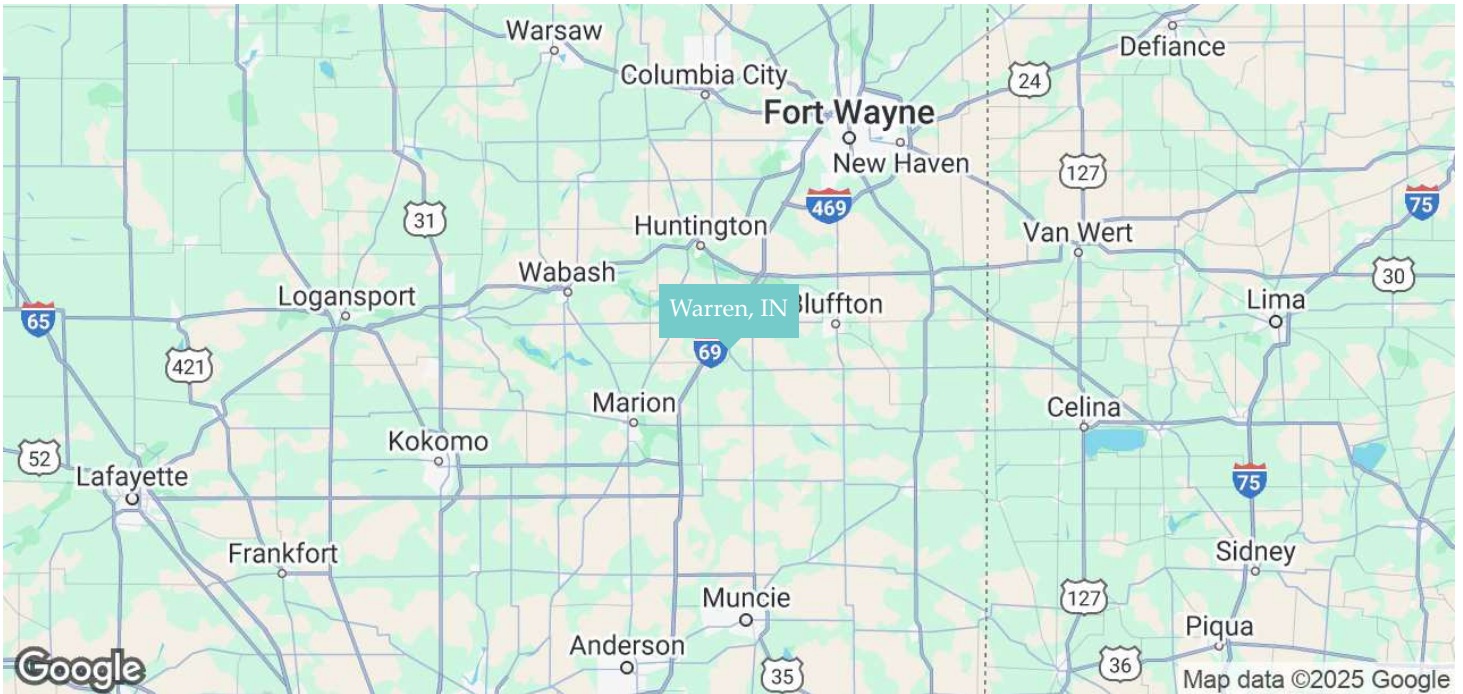
**CONNER CALL**  
 Broker | Market Research Analyst  
 260.241.6892  
 ccall@bradleyco.com



470 BENNETT DR., WARREN, IN 46792

LEASE

OFFICE



**CHAD VOGLEWEDE**  
 Broker  
 260.639.3377  
 cvoglewede@bradleyco.com

**CONNER CALL**  
 Broker | Market Research Analyst  
 260.241.6892  
 ccall@bradleyco.com