



FOR **SUBLEASE** INDUSTRIAL
PROPERTY

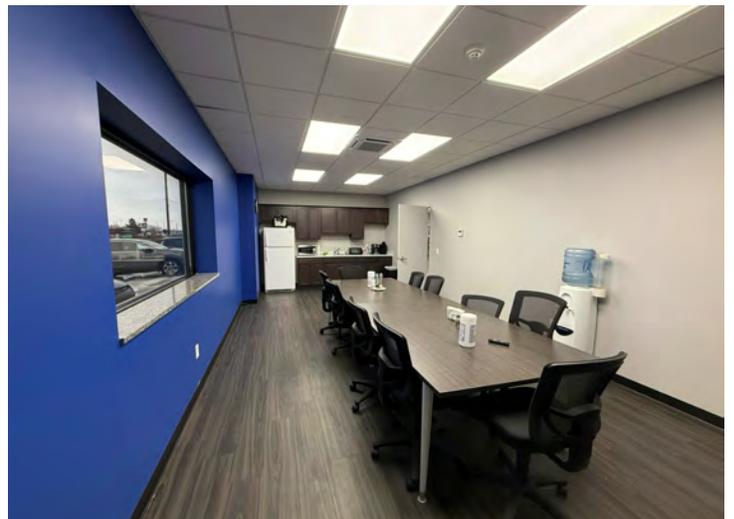


555 North Line Street
Columbia City, IN 46725

7,500 SF Highly Visible Industrial Building Available For Sublease

About The Property

- ± 6,000 SF of warehouse with ± 1,500 SF of office
- Great opportunity for signage and branding with visibility from busy US 30
- High quality office finishes
- Fully heated and air-conditioned
- 1 - 10' Overhead drive-in door
- 11'4" - 13'4" clear height
- Sublease rate: \$8.00 SF/yr NNN



the
Zacher
company

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

PROPERTY INFORMATION

7,500 SF HIGHLY VISIBLE INDUSTRIAL BUILDING AVAILABLE FOR SUBLEASE

BUILDING LOCATION/SIZE/ZONING

Street Address	555 North Line Street
City, State, Zip	Columbia City, IN 46725
Total Building Area	7,500 SF
Site Acreage	2.07 Acres
Zoning	I-1 Industrial

PRICE/AVAILABILITY

Available Space	7,500 SF
Lease Rate	\$8.00 SF/yr
Lease Type	NNN
Sublease Expiration	February 28, 2029

BUILDING DATA

Construction Date	2006
Construction Type	Pre-Engineered Steel
Roof	Metal-Sloped
HVAC	Fully Heated & Air-Conditioned
Power	200 Amp, 240 Volt, 3-Phase
Lighting	LED
Sprinklers	No
Restrooms	2
Overhead Door	1 - 10' High
Ceiling Height	11'4" - 13'4"
Parking	12 Spaces

PROPERTY TAXES

Parcel Number	92-06-03-242-001.900-004
Assessment: Land	\$166,100
Improvements	\$349,800
Total Assessment	\$515,900
Annual Taxes	\$10,632.76 (\$1.42/SF)
Tax Year	2024 Payable 2025

TRAFFIC COUNTS

N. Line Street	9,732 VPD
US 30	23,510 VPD



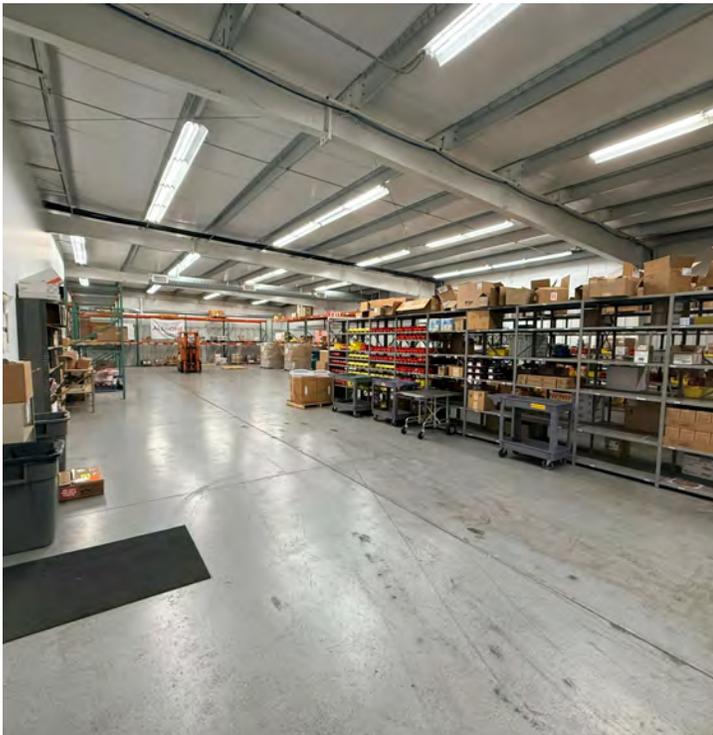
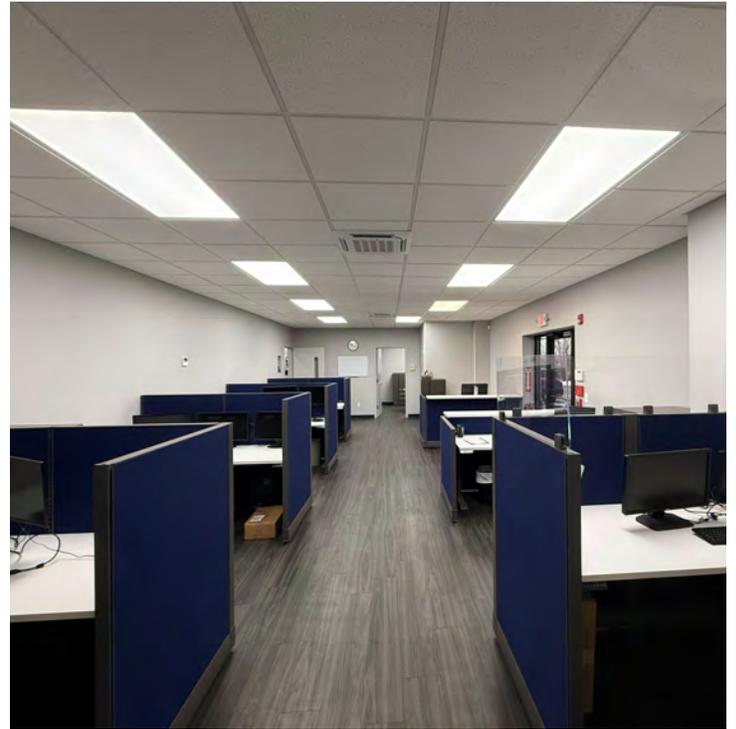
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ADDITIONAL PHOTOS

7,500 SF HIGHLY VISIBLE INDUSTRIAL BUILDING AVAILABLE FOR SUBLEASE



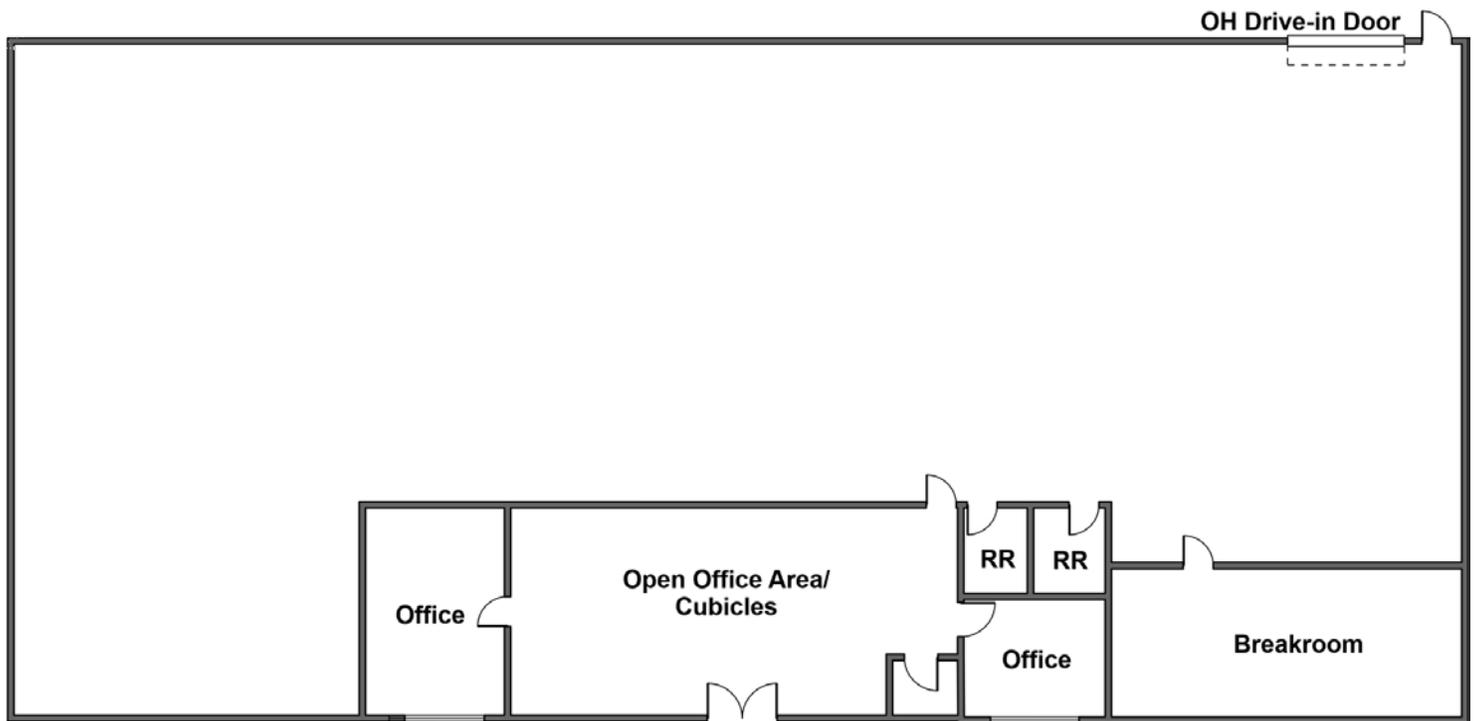
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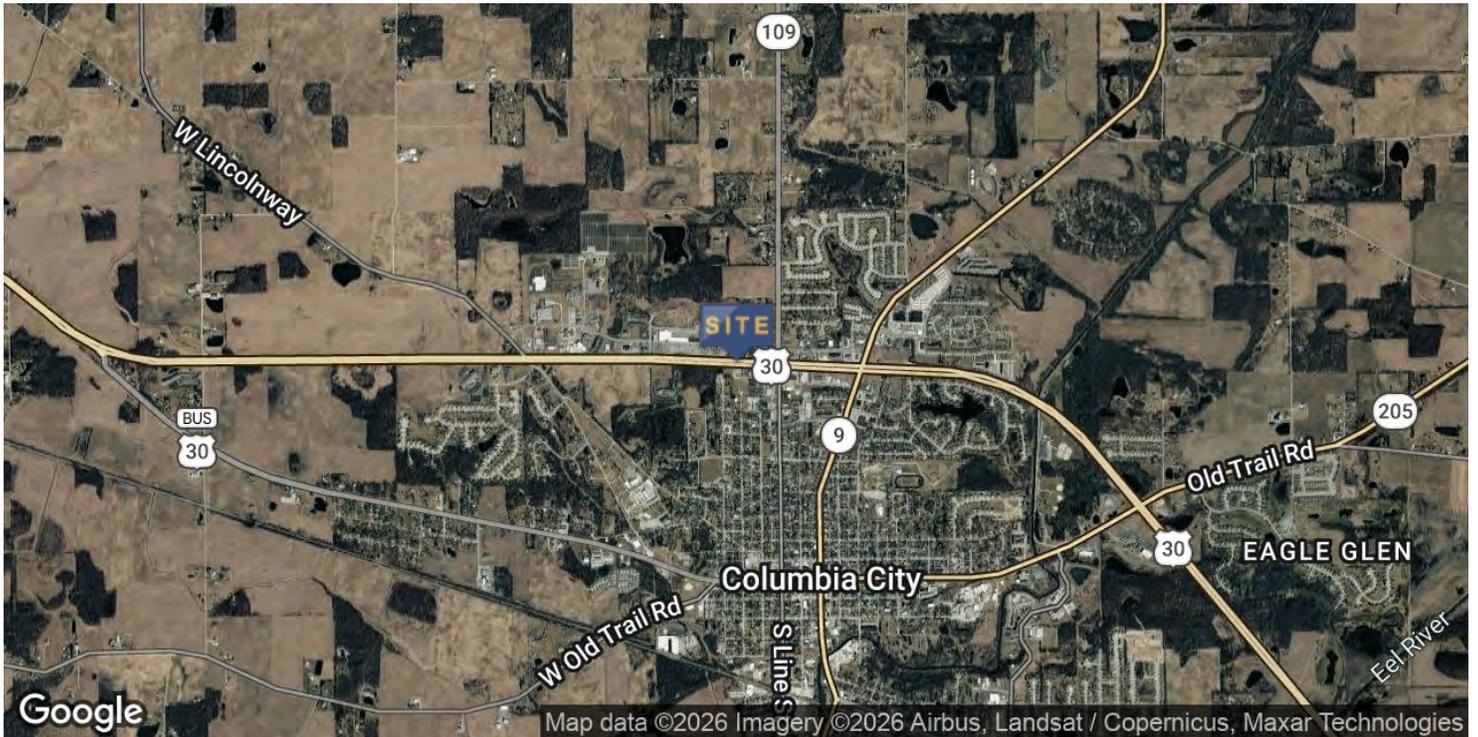
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LOCATION MAP

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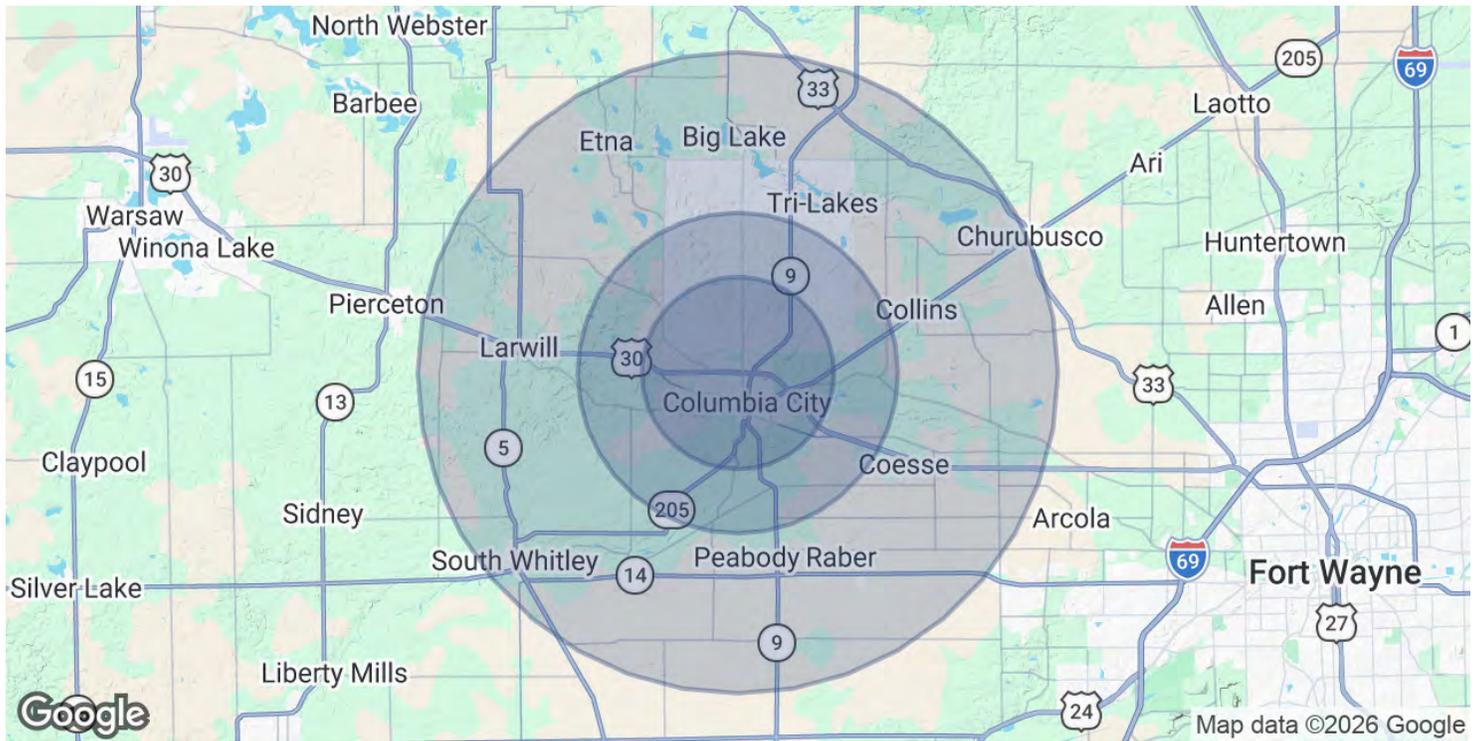
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DEMOGRAPHICS MAP & REPORT

7,500 SF HIGHLY VISIBLE INDUSTRIAL BUILDING AVAILABLE FOR SUBLEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,428	16,035	35,390
Average Age	40	41	42
Average Age (Male)	39	39	41
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,221	6,602	14,496
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$88,493	\$91,159	\$96,690
Average House Value	\$222,133	\$233,751	\$253,328

Demographics data derived from AlphaMap



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