

# INDUSTRIAL BUILDING

10920 STELLHORN RD., NEW HAVEN, IN

## FOR LEASE



### FEATURES:

- Located near I-469 and Chapel Ridge
- Access from Stellhorn Rd.
- Office space excellent for service related business
- Building in good condition
- Front door parking
- **FOR LEASE: \$5.50 PSF MOD GROSS**



### FOR MORE INFORMATION:

Steve Chen  
Broker  
260.423.4311  
schen@bradleyco.com

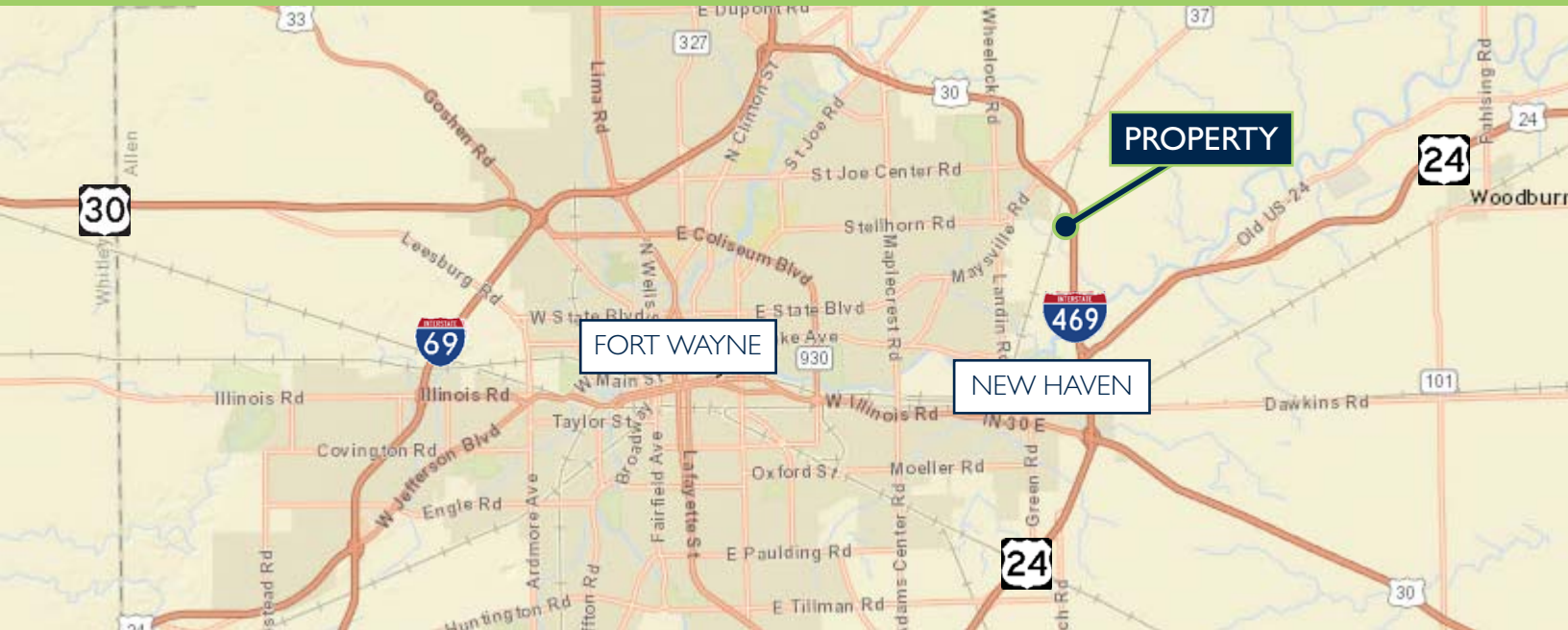
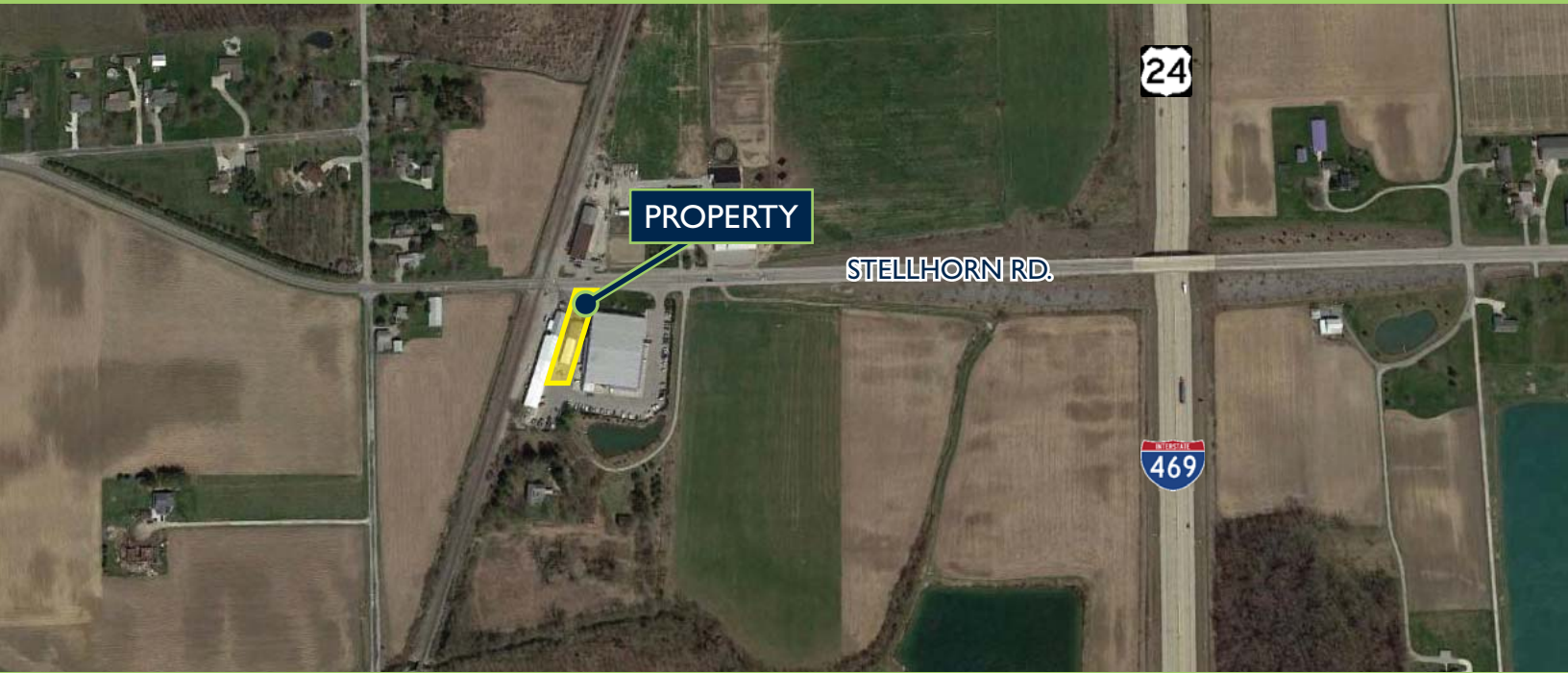
Bradley Company  
111 E. Ludwig Rd., Suite 101  
Fort Wayne, IN 46825  
bradleyco.com

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# INDUSTRIAL FOR LEASE

|                |                     |
|----------------|---------------------|
| Property Name  | 10920 Stellhorn Rd. |
| Street Address | 10920 Stellhorn Rd. |
| City/State     | New Haven, IN       |
| Zip Code       | 46774               |
| City Limits    | Yes                 |
| County         | Allen               |
| Township       | Milan               |



## LEASE INFORMATION

|                |             |
|----------------|-------------|
| Date Available | Immediately |
| Lease Rate     | \$5.50 PSF  |
| Terms          | MOD GROSS   |

## BUILDING SIZE & AVAILABILITY

|                          |          |
|--------------------------|----------|
| Total Building Area      | 4,404 SF |
| Available Square Footage | 4,404 SF |
| Suite A/Office           | 2,700 SF |
| Suite B/Warehouse        | 1,704 SF |
| Overhead Doors Available | One (1)  |
| Overhead Door Size       | 10 Ft.   |

## SITE DATA

|              |                    |
|--------------|--------------------|
| Site Acreage | 1.26 Acres         |
| Zoning       | I-1                |
| Discription  | Limited Industrial |

## GENERAL DATA

|                   |                  |
|-------------------|------------------|
| Number of Stories | Two (2)          |
| Condition         | Good             |
| Year Built        | 1978             |
| Former Use        | Office           |
| Property Type     | Office/Warehouse |

## OPERATING DATA

|                    |           |
|--------------------|-----------|
| Electricity Source | AEP       |
| Amps               | 200       |
| Volts              | 240       |
| Phase              | Single    |
| Natural Gas Source | NIPSCO    |
| Water/Sewer Source | Municipal |

## STRUCTURAL DATA

|                      |                 |
|----------------------|-----------------|
| Type of Construction | Wood            |
| Ceiling Height       | 10 Ft. - 14 Ft. |

## MECHANICAL DATA

|                |                |
|----------------|----------------|
| A/C System     | Central Air    |
| Heating System | Gas Forced Air |
| Lighting       | Fluorescent    |

## TRANSPORTATION

|                             |                     |
|-----------------------------|---------------------|
| Nearest Highway/Interstate  | I-469               |
| Distance                    | Less than .5 mile   |
| Dist. to Commercial Airport | 13 miles            |
| Parking Lot                 | Front door, asphalt |

## TRAFFIC COUNT

| <u>Street Name</u> | <u>Number of Vehicles Per Day</u> |
|--------------------|-----------------------------------|
| Stellhorn Rd/I-469 | 27,200                            |

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Zip Code 46774  
City Limits Yes  
County Allen  
Township Milan



## PROPERTY TAXES

Key Number 02-09-30-100-002.000-097

### Assessments:

|              |                  |
|--------------|------------------|
| Land         | \$37,800         |
| Improvements | \$119,700        |
| <b>Total</b> | <b>\$157,500</b> |

Annual Taxes \$4,614

Tax Year **2015 payable 2016**

Taxes Per Sq. Ft. \$1.06

## ADDITIONAL INFORMATION

- \* Located near I-469 and Chapel Ridge
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