

**RETAIL/OFFICE****FOR LEASE**

## Flexible Space

Take advantage of this highly visible location along State Road 1 in Ossian, now featuring a brand-new façade that enhances its professional appearance. This versatile 6,985 square feet space is available, making it ideal for various business uses, including retail, office, or flex space. The rear of the building includes a warehouse area with an overhead door, providing loading capabilities and functional space for inventory, storage, or production needs. This location offers excellent exposure, flexible configurations, and easy access for customers and deliveries.

## Property Highlights

- ▶ 6,985 SF - Flexible layout
- ▶ Excellent visibility and access from SR 1
- ▶ Ideal space for showroom and retail
- ▶ Four miles to I-469 connecting to I-69
- ▶ 9.9 miles to Bluffton; 14 miles to Fort Wayne
- ▶ **FOR LEASE: \$10.00/SF/YR NNN**

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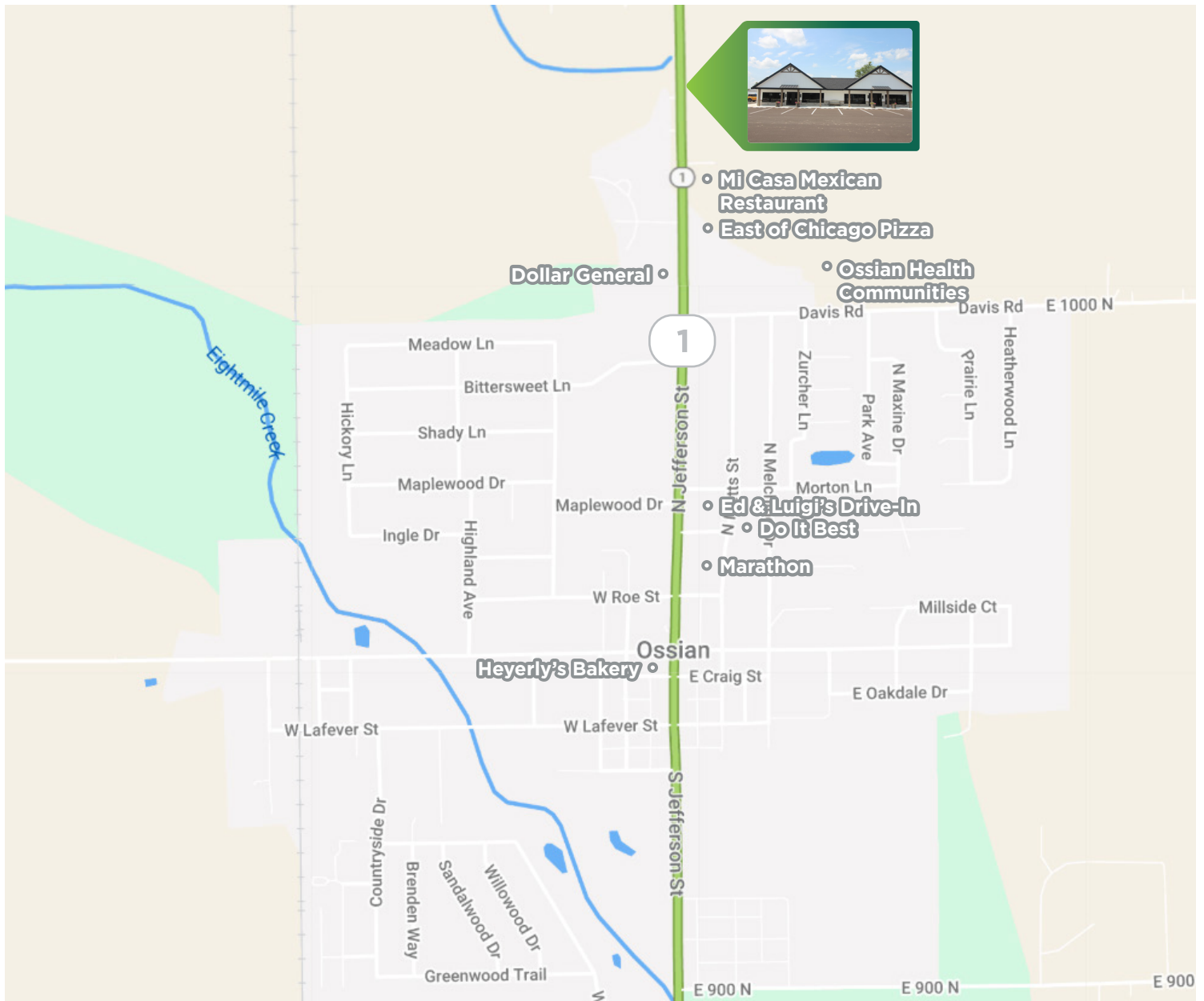
**ANGIE DAVIS**

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## Ossian Retail/Office

10018 SR 1  
Ossian, IN 46777



### Excellent Location

Ossian Retail/Office is located in a small community on SR 1, which runs through Ossian. It has easy access to Bluffton and Fort Wayne, four miles to I-469, and approximately seven miles south of Fort Wayne International Airport. Ossian has been an Indiana Main Street Community since 2009. Nearby businesses include MiCasa Mexican Restaurant, East of Chicago Pizza, Dollar General, Ossian Health Communities, Do It Best, Marathon, Hoyerly's Bakery, and many more.

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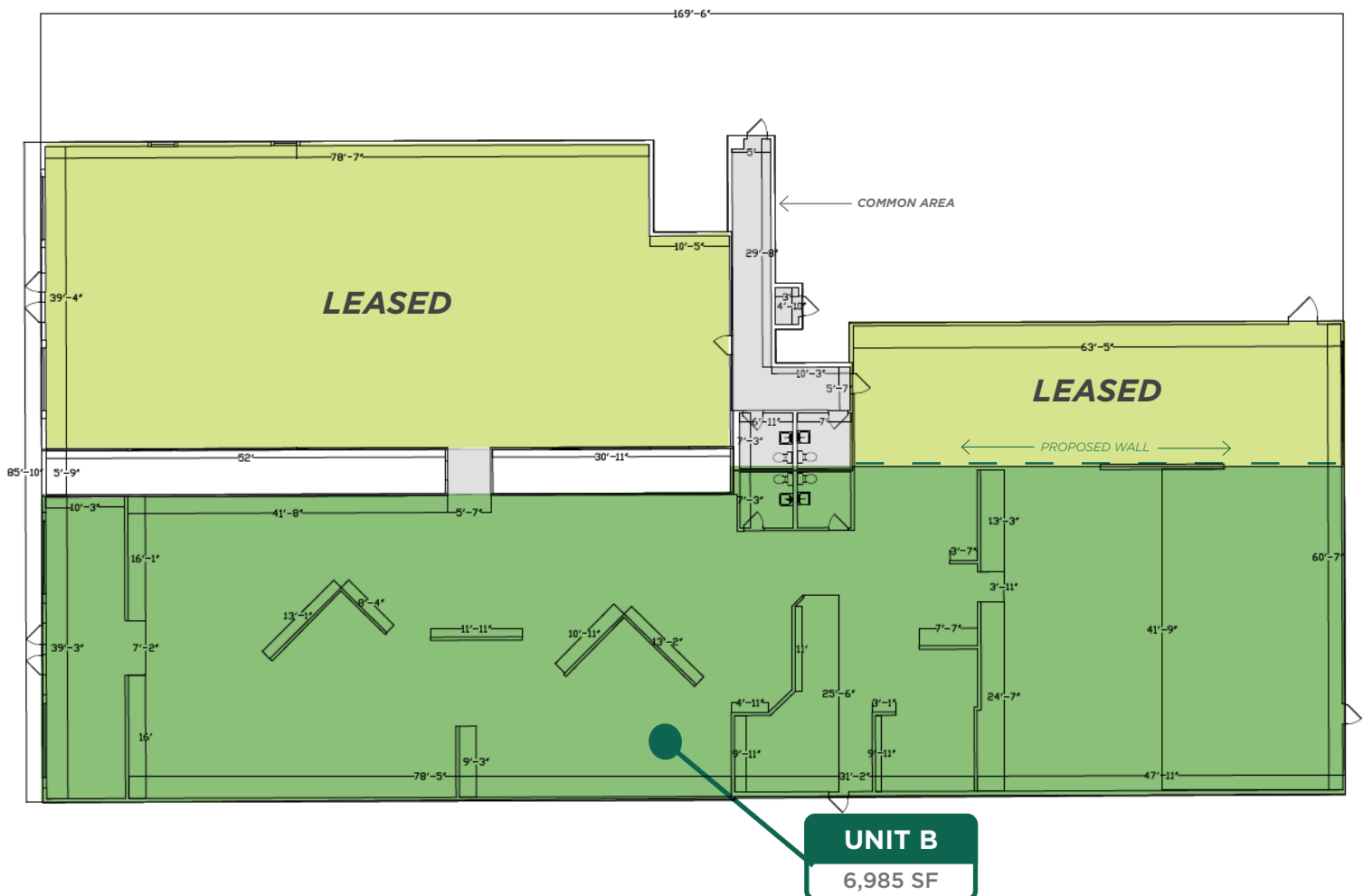
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## Available Unit

UNIT B: 6,985 SF



Floor plan may not be to scale.

Contact broker for detailed floor plan.

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Suite B: Overhead Door Can Be Added

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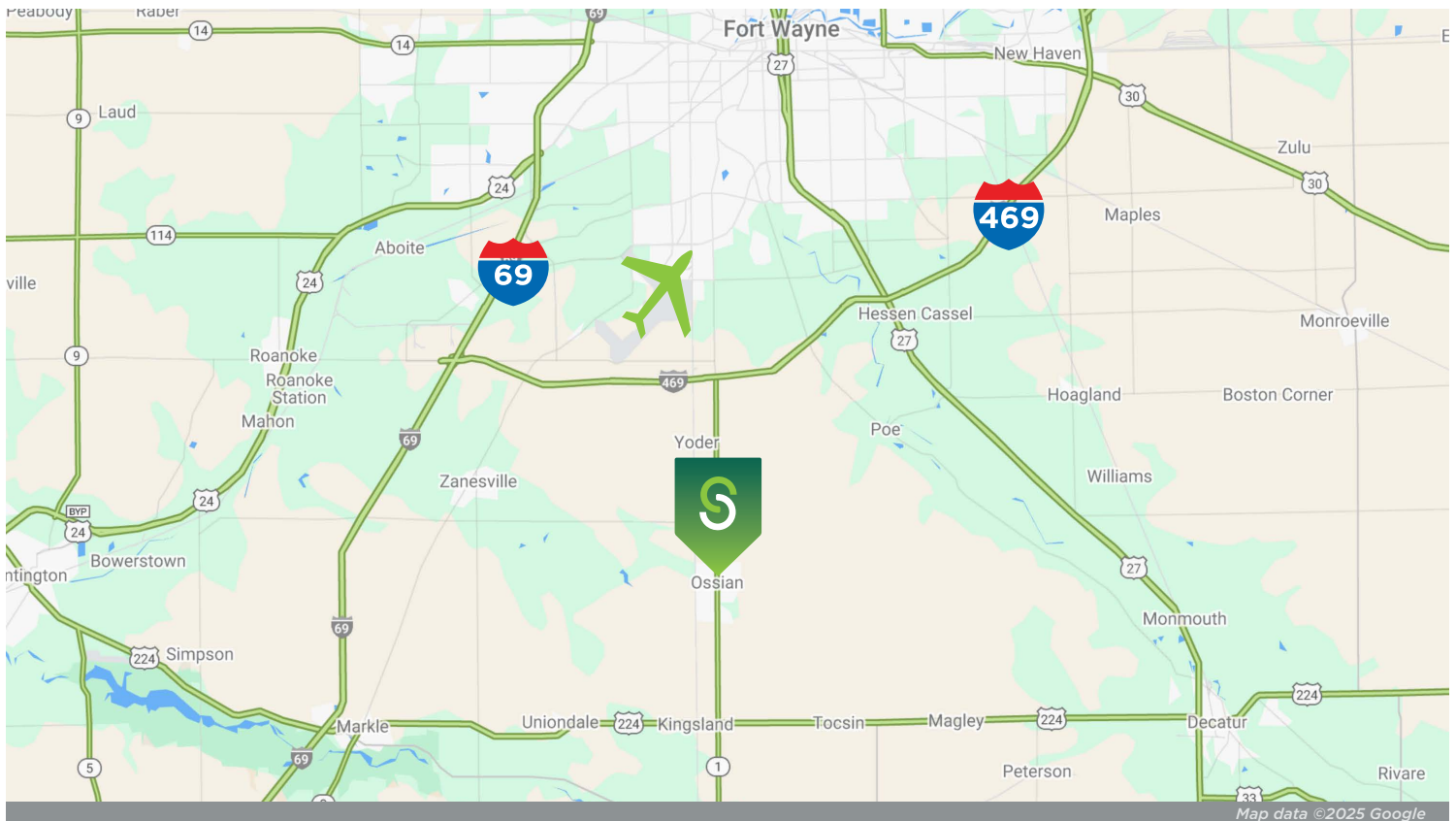
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## Ossian Retail/Office

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### PROPERTY INFORMATION

Address	10018 SR 1
City, State, Zip	Ossian, IN 46777
County	Wells
Township	Jefferson
Parcel Number	90-02-09-400-018.000-009
2024 Tax/Payable 2025	\$7,656.80



### LEASE INFORMATION

Lease Rate & Type	\$10.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	10,470 SF	
Total Available	10,470 SF	
Max Contiguous	6,985 SF	
Units Available	SF	Monthly Rate
• Suite B	6,985	\$5,820.83

### SITE DATA

Site Acreage	0.46
Zoning & Description	B3, General Business
Nearest Interstate	I-469, 4 miles
Parking	Paved
Parking Count	Ample
Cross Streets	Davis Road

### UTILITIES

Electric Provider	Heartland
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Town of Ossian
Internet Service	Comcast

### BUILDING INFORMATION

Property Type	Commercial/retail
Total Area SF	12,000
Tenancy	Multiple
Year Built	1964
Year Renovated	Pending build-out
# of Stories	1
Construction Type	Wood frame
Roof	Shingle
Heating	Central
A/C	Central
Lighting	LED
Sprinklered	No
Electric Service	200 AMP
Signage	Monument/building
Restrooms	Two
ADA Compliant	Yes
High Speed Data	Available
Overhead Door	1
Floor Coverings	Carpet
Ext. Finish	Metal siding

### ADDITIONAL INFORMATION

- Flexible space
- Warehouse area with overhead door
- Excellent access and visibility

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### About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

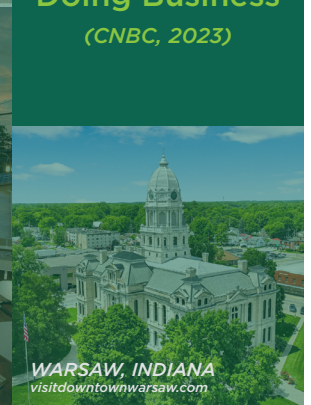
Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



**#13**  
Top States for  
Doing Business  
(CNBC, 2023)



**7.5**  
Million  
Annual  
Visitors



**\$2B**  
in Capital  
Investment





**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
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**Neal Bowman, SIOR**  
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**Andrew Eckert**  
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**Robert Doyle**  
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**Kevin Ellis**  
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**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

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Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**





Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.

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### **Maintenance Management**

260 483 3123

[MaintainFortWayne.com](http://MaintainFortWayne.com)

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.

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### **Nexus Technology Partners**

260 425 2096

[NexusFW.com](http://NexusFW.com)

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.

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### **TI Source Project Management**

260 483 1608

[TI-Source.com](http://TI-Source.com)

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.

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### **Sturges Development**

260 426 9800

[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.