



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

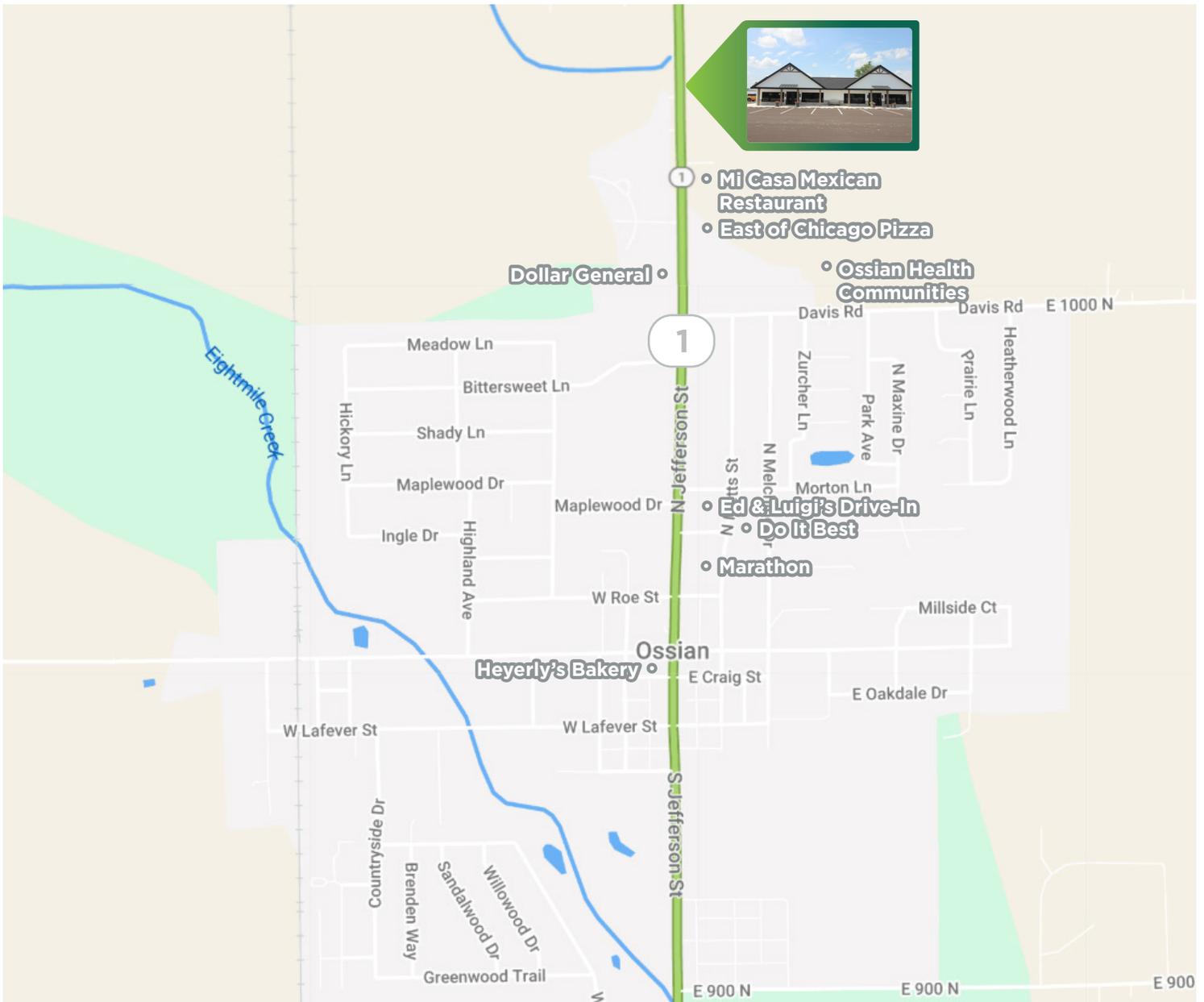
- ▶ 6,985 SF - Flexible layout
- ▶ Excellent visibility and access from SR 1
- ▶ Ideal space for showroom and retail
- ▶ Four miles to I-469 connecting to I-69
- ▶ 9.9 miles to Bluffton; 14 miles to Fort Wayne
- ▶ **FOR LEASE: \$10.00/SF/YR NNN**

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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, Heyerly's Bakery, and many more.

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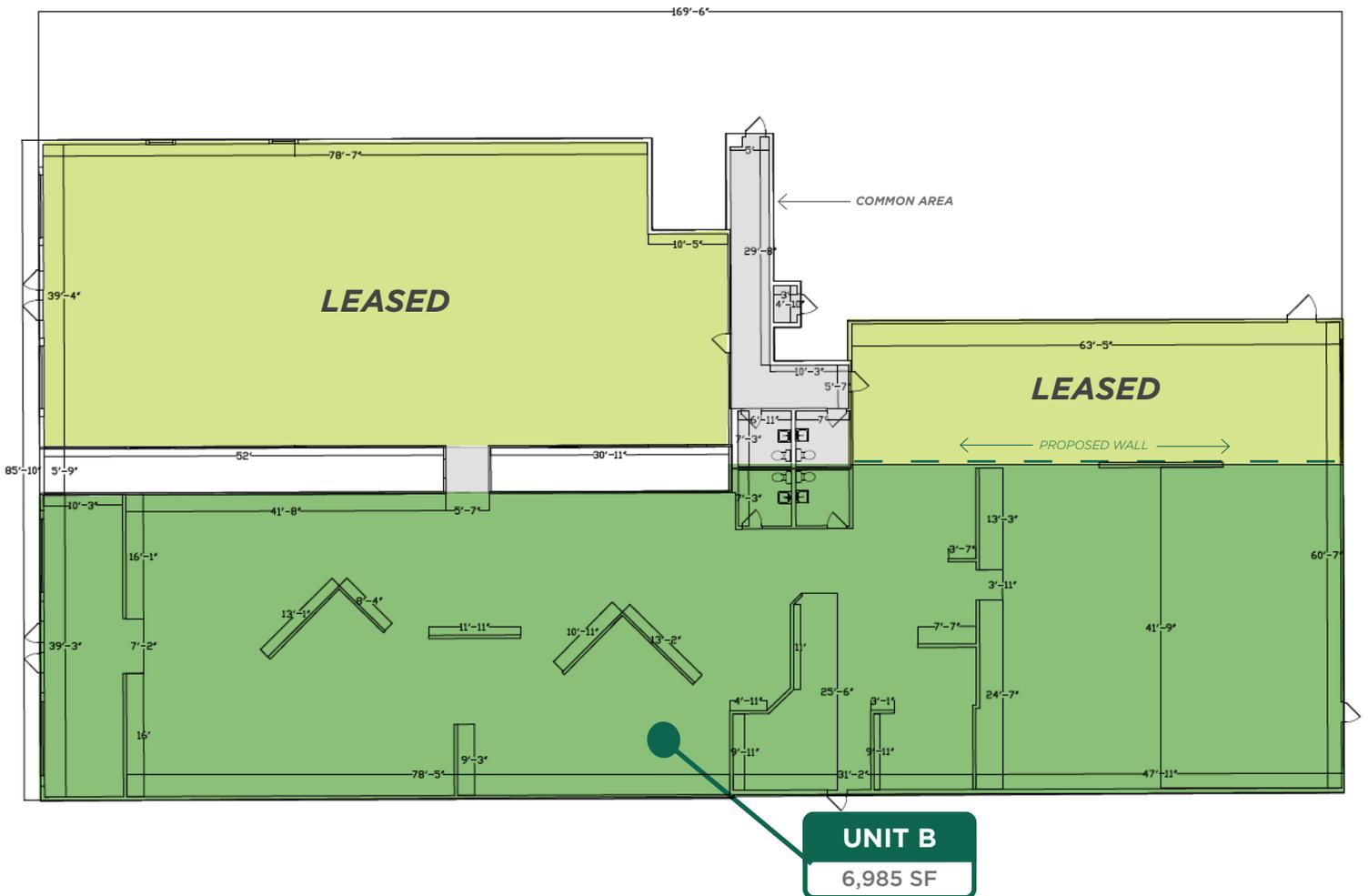


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Available Unit

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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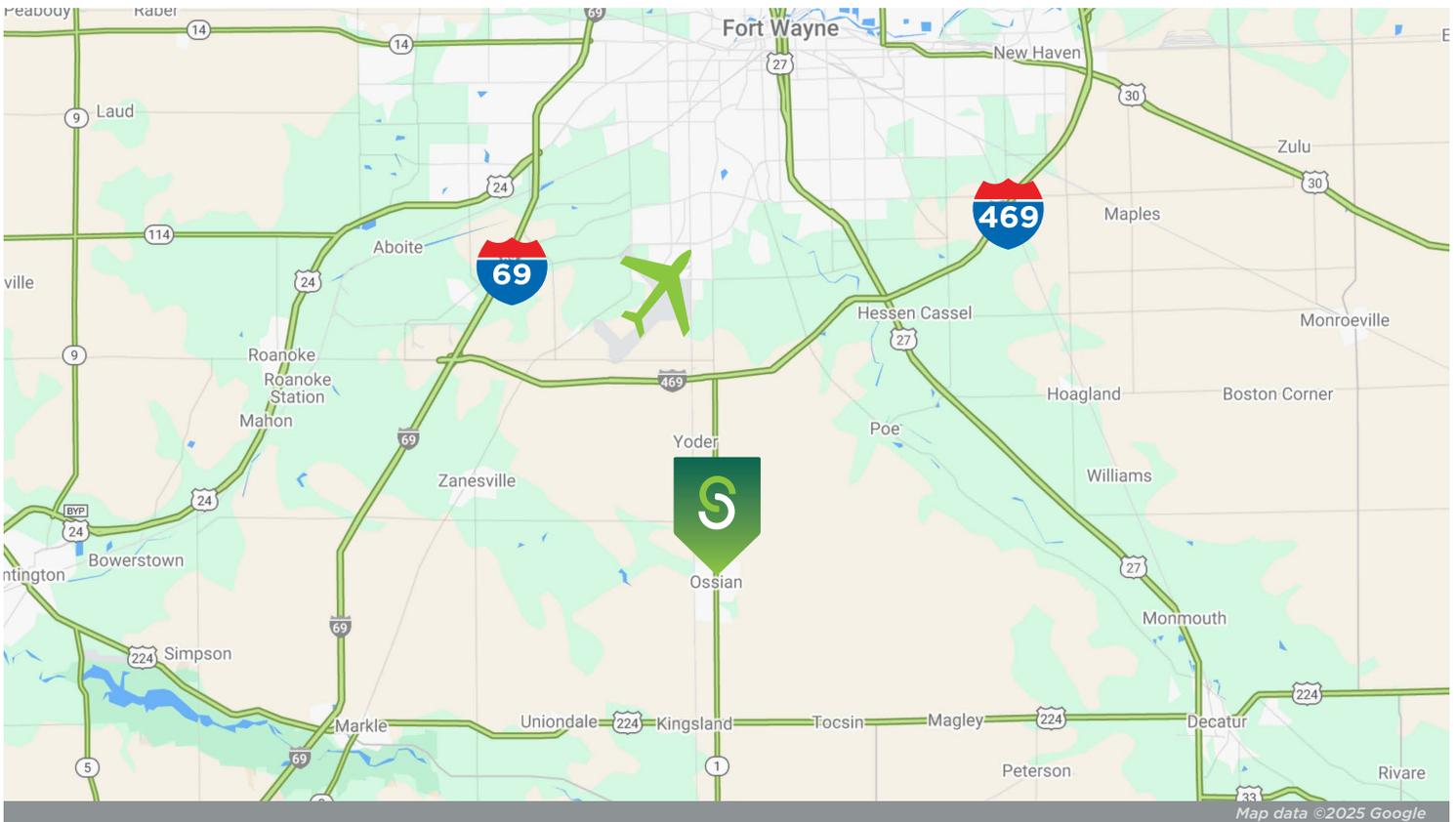
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Ossian, IN 46777

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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