



Xplor
COMMERCIAL REAL ESTATE

AVAILABLE FOR LEASE

111 E BROAD ST, SOUTH WHITLEY, IN

JAMES JAMICICH

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127 W Berry St

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A MIKE THOMAS AFFILIATE

AVAILABLE 9,546 - 117,004 SF
LEASE RATE \$2.95 - 4.25 SF/YR

PROPERTY HIGHLIGHTS

- Layout suitable to meet a large number of uses
- Heavy power (2,500 Amp/208 Volt, 3-Phase)
- Amenities include: partial air conditioned, air compressor lines, new heaters, LED lights, surge protection, fully sprinkled
- Strong surrounding industrial market
- Warehouse: 97,004SQ, 4 Docks, 5 Overhead doors, and 20'x30' Column Spacing, 12'-16' ceilings
- Office: 20,000 SF, 2 Floors, private offices, retail floor, may be separated from warehouse



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111 E BROAD ST

South Whitley, IN 46787



PROPERTY SUMMARY

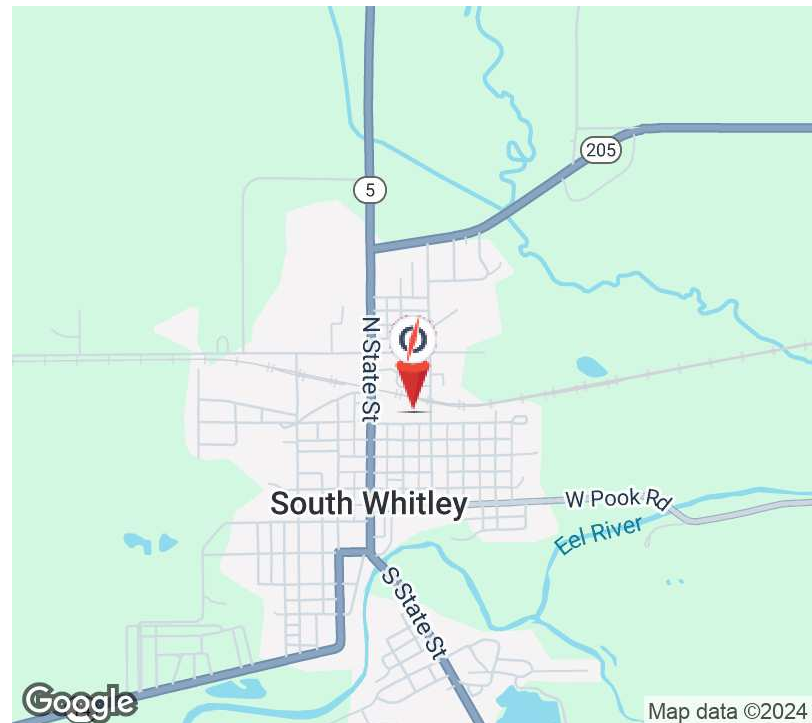


PROPERTY DESCRIPTION

This expansive 117,004 SF property, offers versatility for a range of industrial, office, and retail uses. Boasting a 2-story office building a adjoined to the 97,000 SF warehouse may be sectioned off for separate uses. With an array of amenities such as air conditioning, air compressor lines, LED lighting, and comprehensive sprinkler systems, it caters to diverse operational needs. The building's 97,004 SF warehouse features 4 docks, 5 overhead doors, generous column spacing, and up to 16' ceiling height. This property has unlimited potential for industrial, office, and retail uses.

OFFERING SUMMARY

Lease Rate:	\$2.95 - 4.25 SF/yr (NNN)
Available SF:	9,546 - 117,004 SF
Lot Size:	4.17 Acres
Building Size:	117,004 SF



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111 E BROAD ST

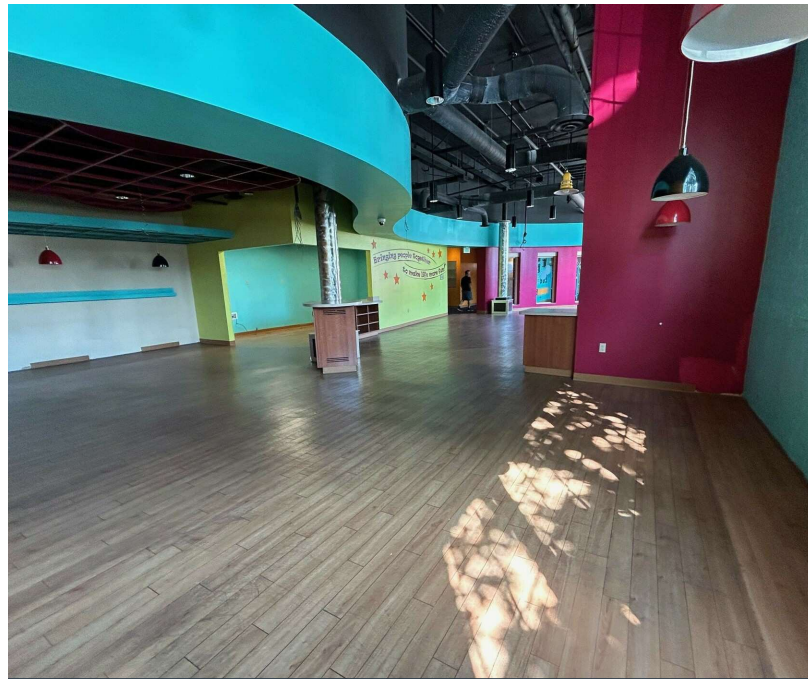
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RETAIL/OFFICE PHOTOS



Retail Floor



Retail Floor



Break Room



Private Office

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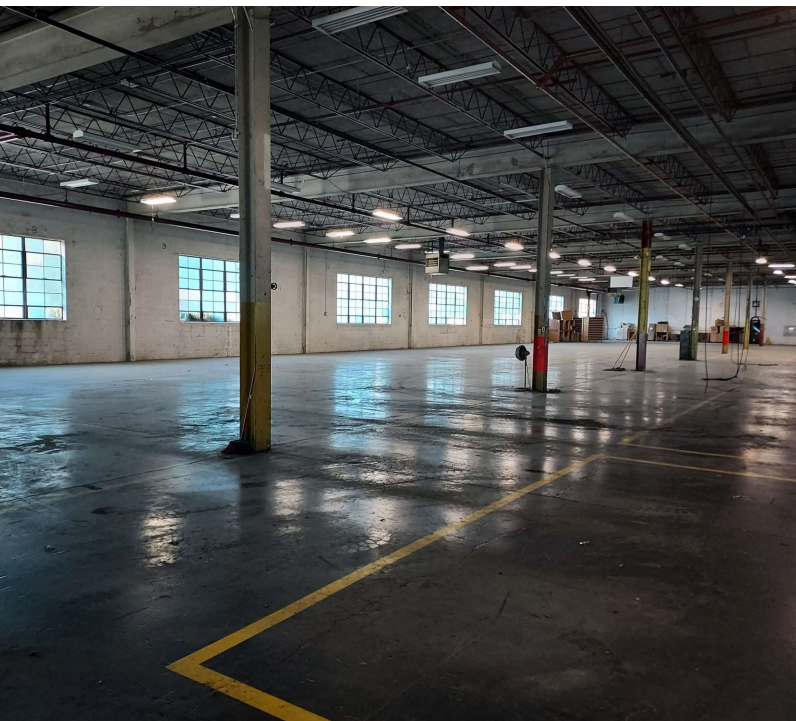
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WAREHOUSE PHOTOS



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CITY OF SOUTH WHITLEY



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111 E BROAD ST

South Whitley, IN 46787



PROPERTY DETAILS

LEASE RATE

\$2.95 - 4.25 SF/YR

LOCATION INFORMATION

Street Address	111 E Broad St
City, State, Zip	South Whitley, IN 46787
County/Township	Whitley/Cleveland
Side Of Street	East
Road Type	Highway
Market Type	Rural
Nearest Highway	SR 5

BUILDING INFORMATION

Building Size	117,004 SF
Year Built	1959
Tenancy	Single or Multiple
Number Of Floors	2
Free Standing	Yes
Number Of Buildings	1
Office Buildout	20,000 SF

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Office Showroom
Zoning	I-1 (Limited Industrial)
Lot Size	4.17 Acres
APN#	92-08-04-118-005.900-002 92-08-04-115-006.900-002
Lot Frontage	315'
Lot Depth	647'
Traffic Count Street	Broad St (SR 5) - 4,343 & N Calhoun St - 454 VPD

UTILITIES & AMENITIES

Restrooms	6
Sprinklers	Fully Sprinkled
Power	Yes
Utilities Description	2 Electrical Feeds 2,500 Amp/208 Volt, 3-Phase Partial Air Condition Suspended Gas Heaters
Warehouse Description	Warehouse: 97,000 SF Overhead Doors: (2) 10'x16', (1) 10'x8', (1) 10'x10', (1) 10'x12', Dock Doors: (2) 8'x8', (1) 8'x10' (2)Restrooms
Office Description	20,000 SF and 2-Story Private Offices, Conference Rooms, Break Room, Work Areas, Retail Floor, (4) Restrooms