



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**

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

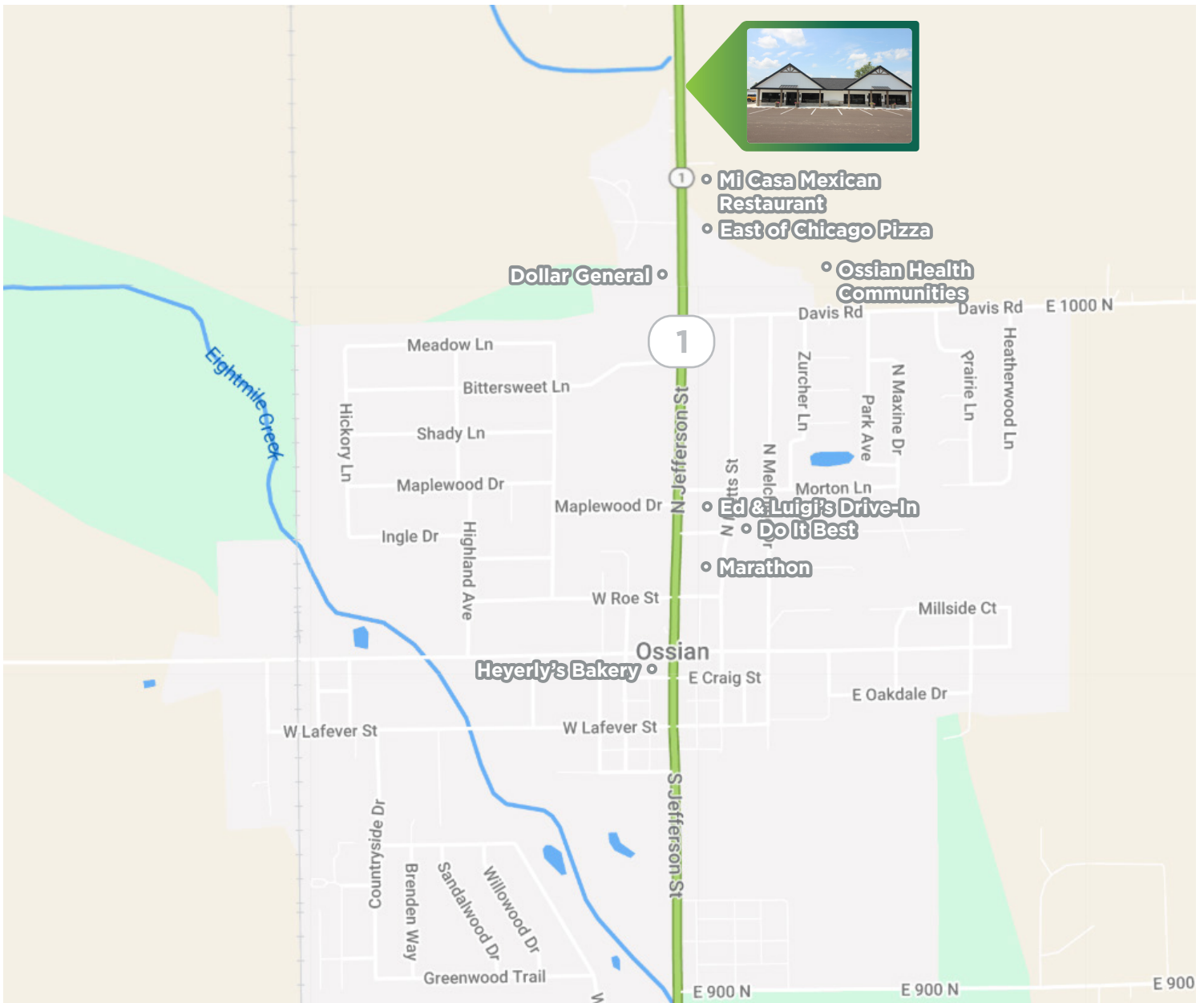
ANGIE DAVIS

Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



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.

ANDREW ECKERT

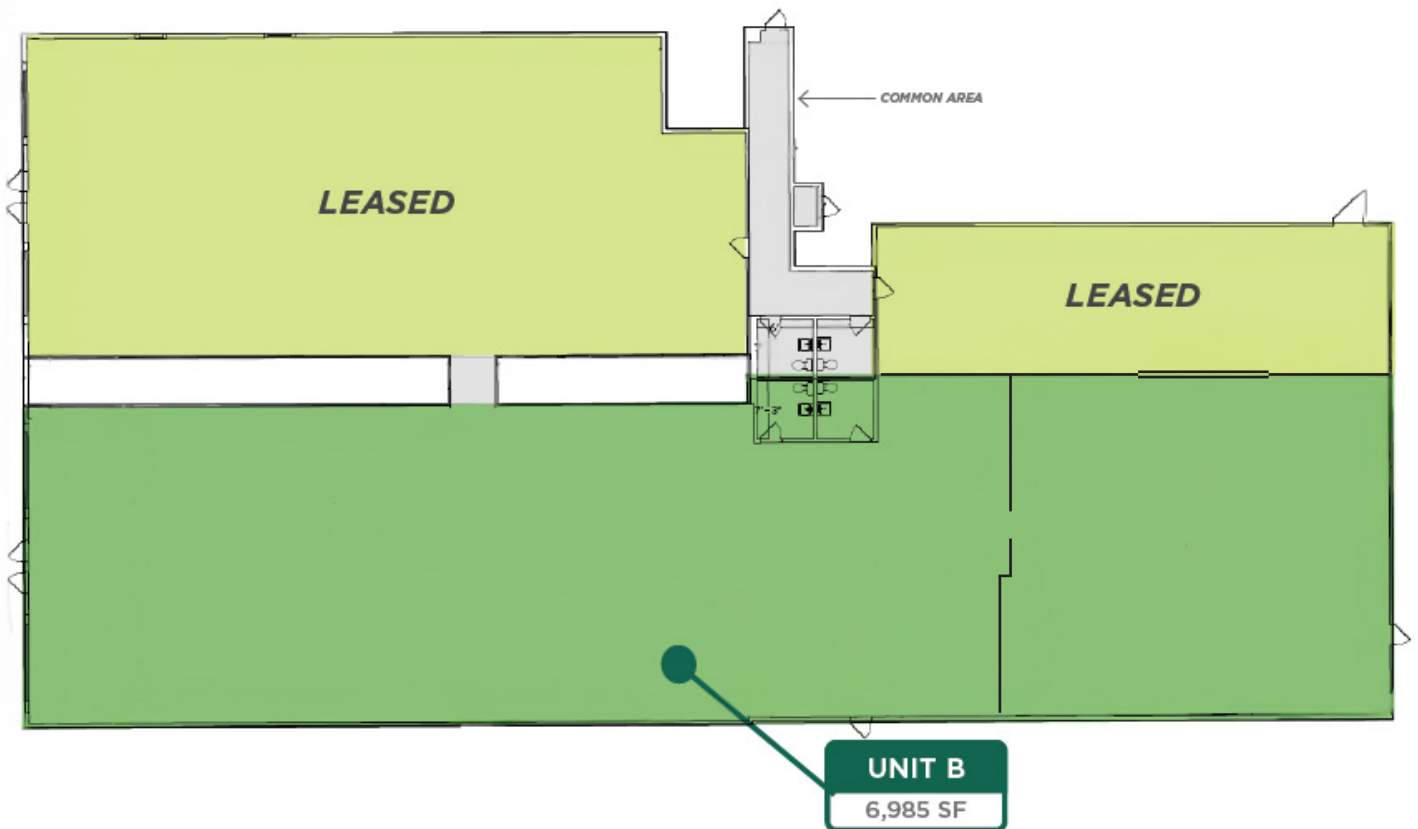
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**Ossian Retail/Office**10018 SR 1
Ossian, IN 46777**Available Unit****UNIT B: 6,985 SF**

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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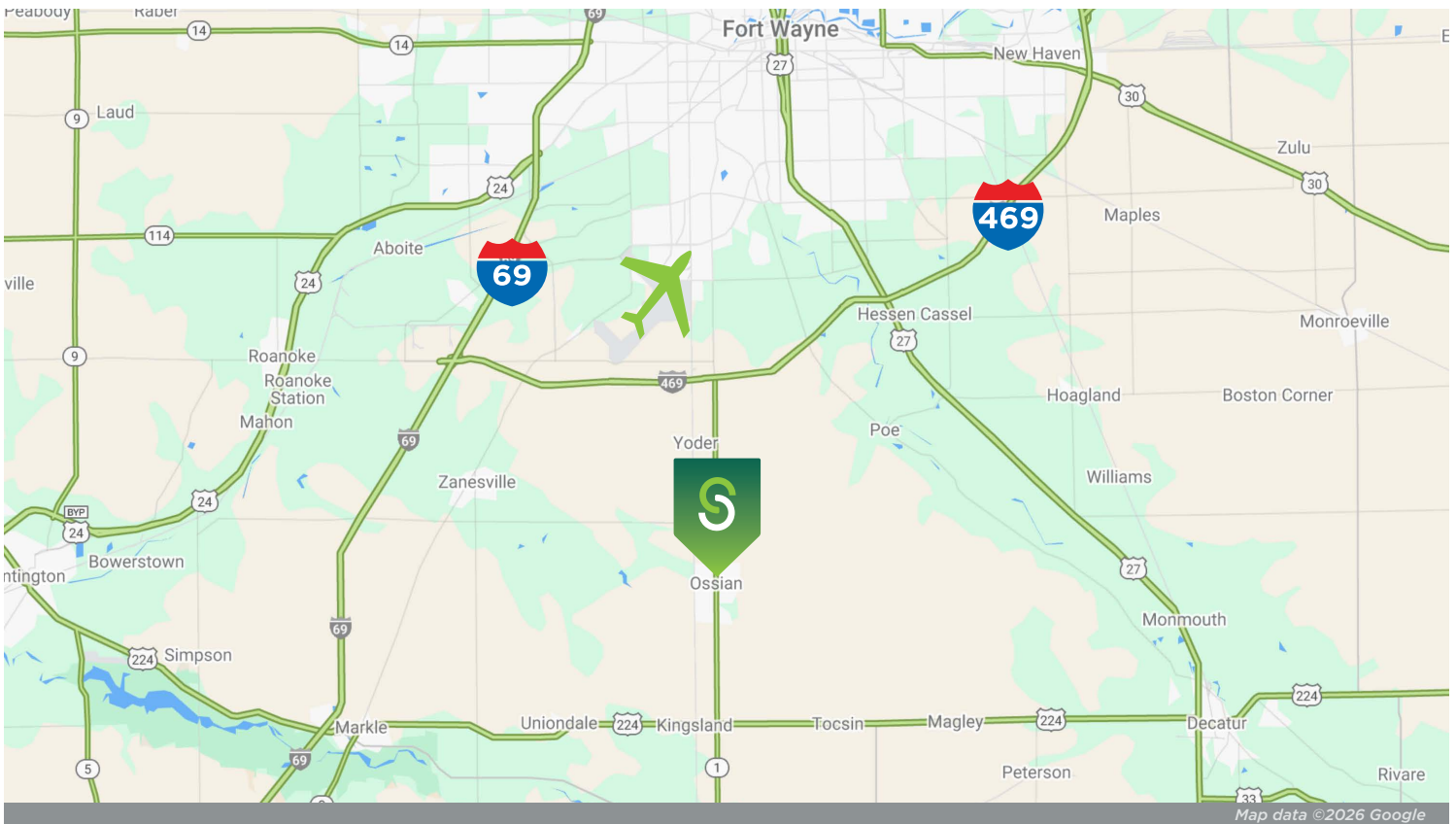
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Ossian Retail/Office

10018 SR 1
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
2025 Tax/Payable 2026	\$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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