



## Diamond Ave Industrial

309 Diamond Ave  
Columbia City, IN 46725



## Flex Space For Sale

This charming flex property offers a great balance of office and manufacturing/warehouse space. Built in 1943 as a concrete block structure, it was improved in 2020 with a two-tone metal skin and completely remodeled office area to meet modern standards. The entire parcel spans just over an acre, providing ample room for expansion or trailer parking. There are four paved parking spaces at the front entrance, and room to accommodate 30 or more vehicles in the rear of the building.

The building features a 200-amp electrical service, a 13' ceiling height, and three 10' x 12' overhead doors. This location is move-in ready, making it an ideal option for an owner/user looking to expand their business or for an investor seeking a smaller property for rental income.

## Property Highlights

- ▶ 3,771 SF on 1.02 AC
  - ▷ Warehouse - 2,575 SF
  - ▷ Office - 1,196 SF
- ▶ Interior and exterior remodeled in 2020
- ▶ Three 10' x 12' overhead doors
- ▶ Room for expansion or trailer parking
- ▶ Zoned I1 - Light Industrial
- ▶ **FOR SALE: \$262,360**

### JOHN CAFFRAY

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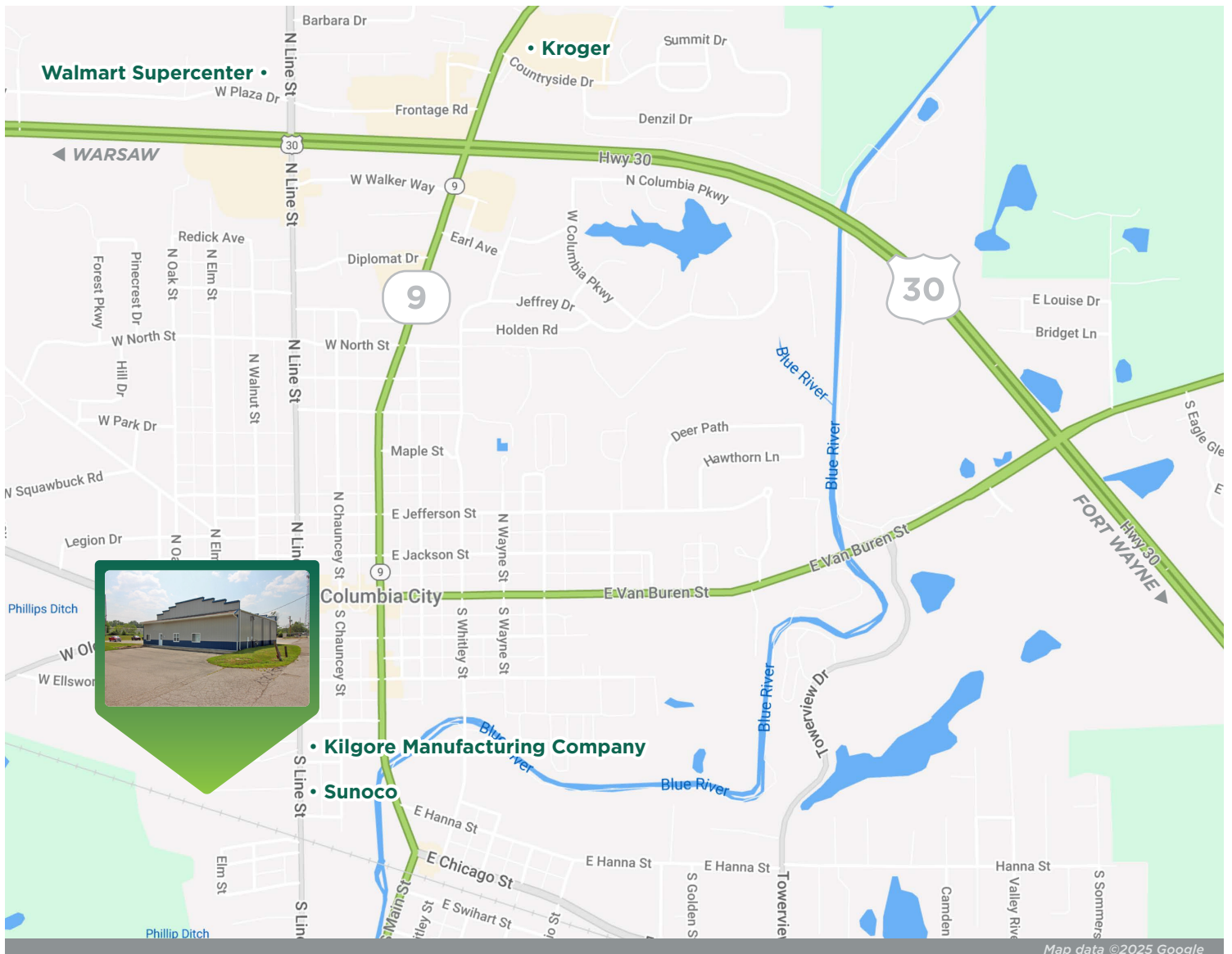
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### Excellent Location

This location is 0.4 miles from South Main Street, 0.6 miles from East Business 30, and 1.9 miles from US 30. Columbia City is situated between Fort Wayne and Warsaw. The flex building is in a small industrial park on the south side of Columbia City, just off East Business 30. Surrounding uses are residential, industrial, commercial, and retail. Neighbors include Numerix, Kilgore Manufacturing, Stoney Creek Wildlife Studio, Sunoco Gas, Wheeler Mechanical, and S&W Electric. This site offers easy access to Columbia City and is just minutes from US 30, providing convenient routes to Fort Wayne and Warsaw.

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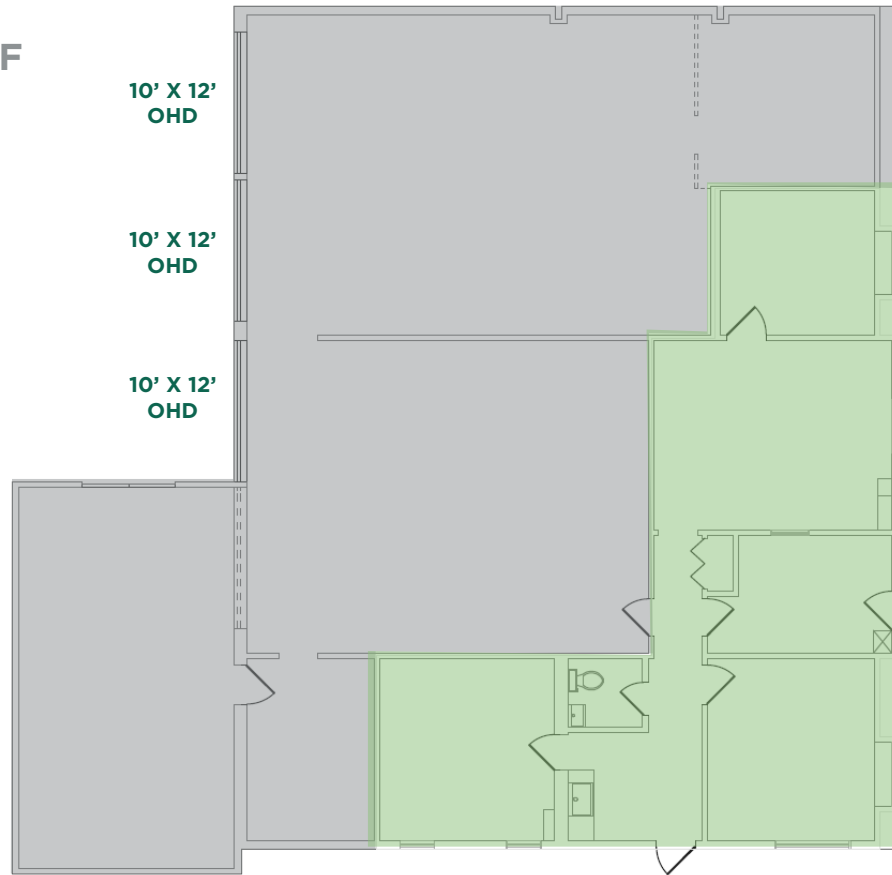
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**Space Available - 3,771 SF**

**Warehouse - 2,575 SF**

**Office - 1,196 SF**



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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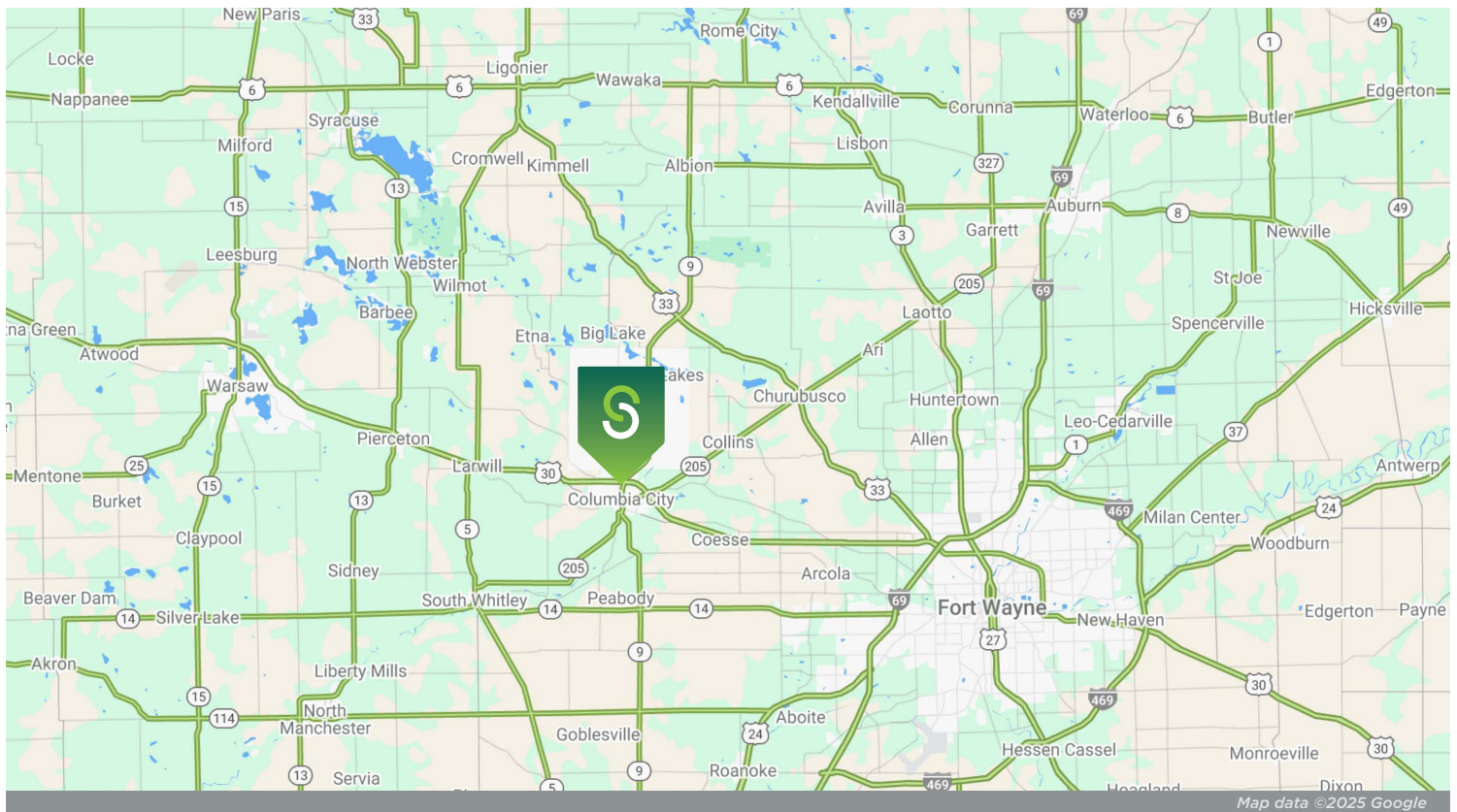
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### PROPERTY INFORMATION

Address	309 Diamond Avenue
City, State, Zip	Columbia City, IN 46725
County	Whitley
Township	Columbia
Parcel Number	92-06-10-000-209.000.004
2024 Tax/Payable 2025	\$1,273.28

### SALE INFORMATION

Price	\$262,360
Terms	Cash at closing
Available	Immediately

### SITE DATA

Site Acreage	1.02 AC
Zoning & Description	I1 - Light Industrial
Nearest Interstate	I-69, 13 miles
Parking Description	Concrete and gravel
Parking Count	20, plus trailer parking
Cross Streets	W Diamond Ave/S Line St
Topography	Level
Rail Service	No
Site Dimensions	193' x 230'
Traffic Counts	4,875 VPD on S Line St

### UTILITIES

Electric Provider	Columbia City Utilities
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Columbia City Utilities
High Speed Data	Bright Speed/MediaCom

### ADDITIONAL INFORMATION

- Remodeled interior and exterior in 2020
- Room for expansion or trailer parking

### BUILDING INFORMATION

Property Type	Industrial
Total Area SF	3,771 SF <ul style="list-style-type: none"> <li>Warehouse - 2,575 SF</li> <li>Office - 1,196 SF</li> </ul>
Vacant SF	100%
Year Built	1943
Year Renovated	2020
# of Stories	1
Construction Type	Concrete block/metal
Roof	Built up/Standing seam
Floor	Concrete
Heating	Natural gas
A/C	Central air - office only
Sprinkler	No
Lighting	LED/Fluorescent
Security	Yes
Restrooms	4
Ceiling Height	Office 7'4"/Warehouse 13'5"
Electric Service	200 amp/Single phase
Overhead Doors	3 - 10' x 12'
Outside Storage	Yes
Trailer Parking	Yes
Signage	Facade
Floor Coverings	Carpet
Exterior Finish	Metal

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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.

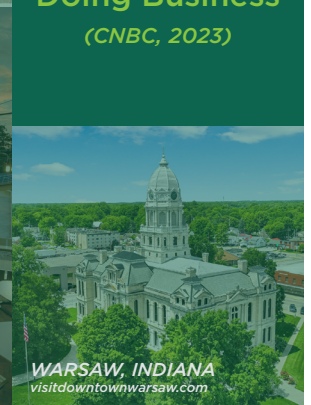
Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



**#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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**Ian Smith**  
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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.