

## Marion General Office/Retail

2509 W 2nd Street  
Marion, IN 46952



OFFICE

FOR SALE OR LEASE

## Income-Producing Office For Sale or Lease

This office building in Marion provides a unique opportunity for an owner to occupy one side of the building while collecting rent in the other. The space is also available for lease with 7,500 SF that could be separated into two or three smaller units. With over 175' of frontage on SR 18, this could be a great opportunity for a retailer, as it's a great space for the cost-conscious tenant. The sale price has also recently been reduced!

The total square footage of the building is 11,400 SF, and 3,790 SF of that is leased until 2026.

## Property Highlights

- ▶ Private entrance with front door parking
- ▶ Easily divisible into smaller units
- ▶ **FOR SALE: (PRICE REDUCED!) \$495,000**
- ▶ **FOR LEASE: \$7.50/SF/Yr NNN**

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### JOHN CAFFRAY

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### ANGIE DAVIS

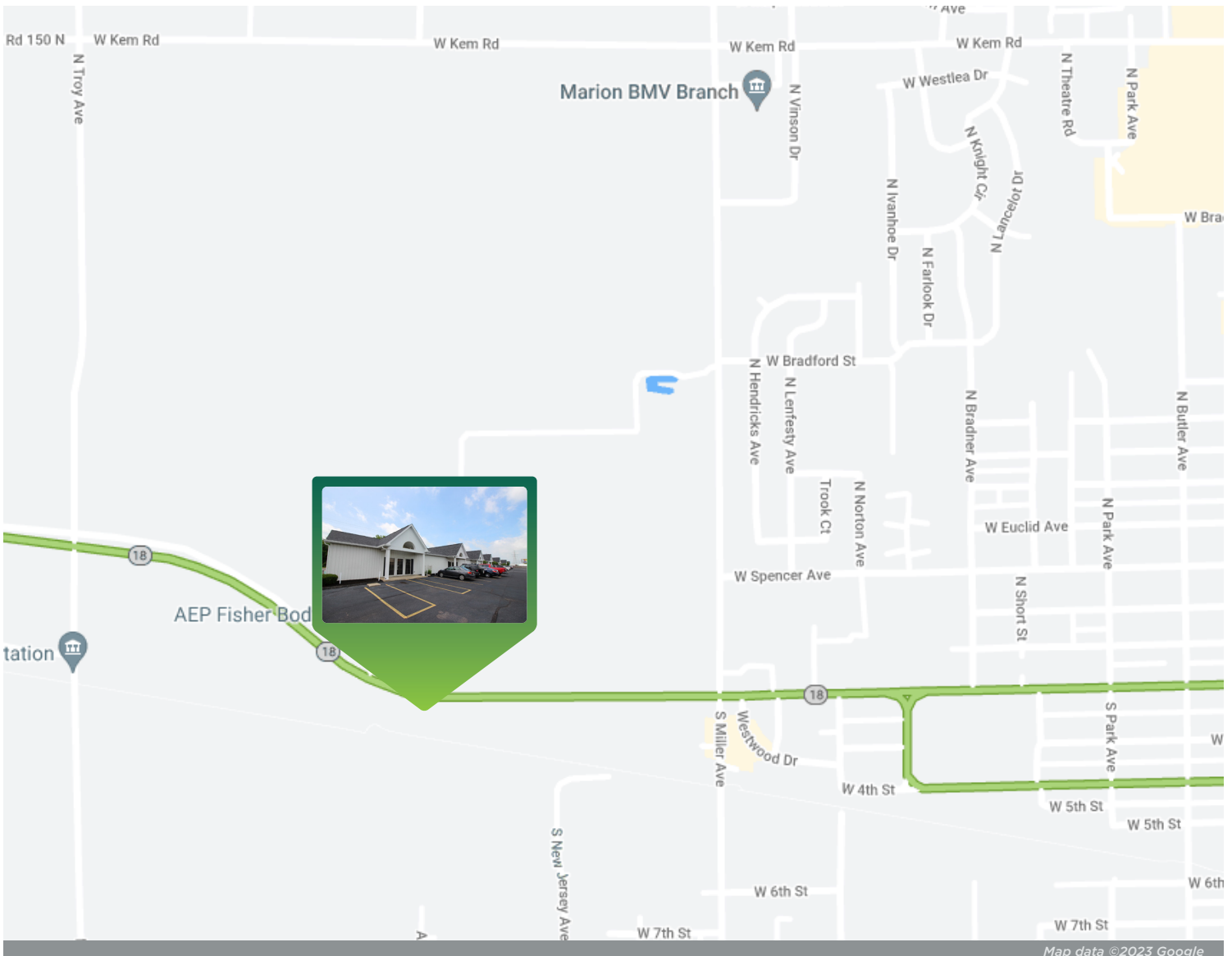
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### Excellent Location

The property is situated on SR 18 on the western edge of Marion in Grant County, IN. Marion is an equal distance between Fort Wayne and Indianapolis, and is only 8 miles from I-69 and 6 miles from the Marion Municipal Airport. Marion is also home to the largest private college in Indiana, Indiana Wesleyan University, and several successful manufacturing and distribution plants, such as GM Metal Stamping, Walmart, Café Valley Bakery, and Dollar General.

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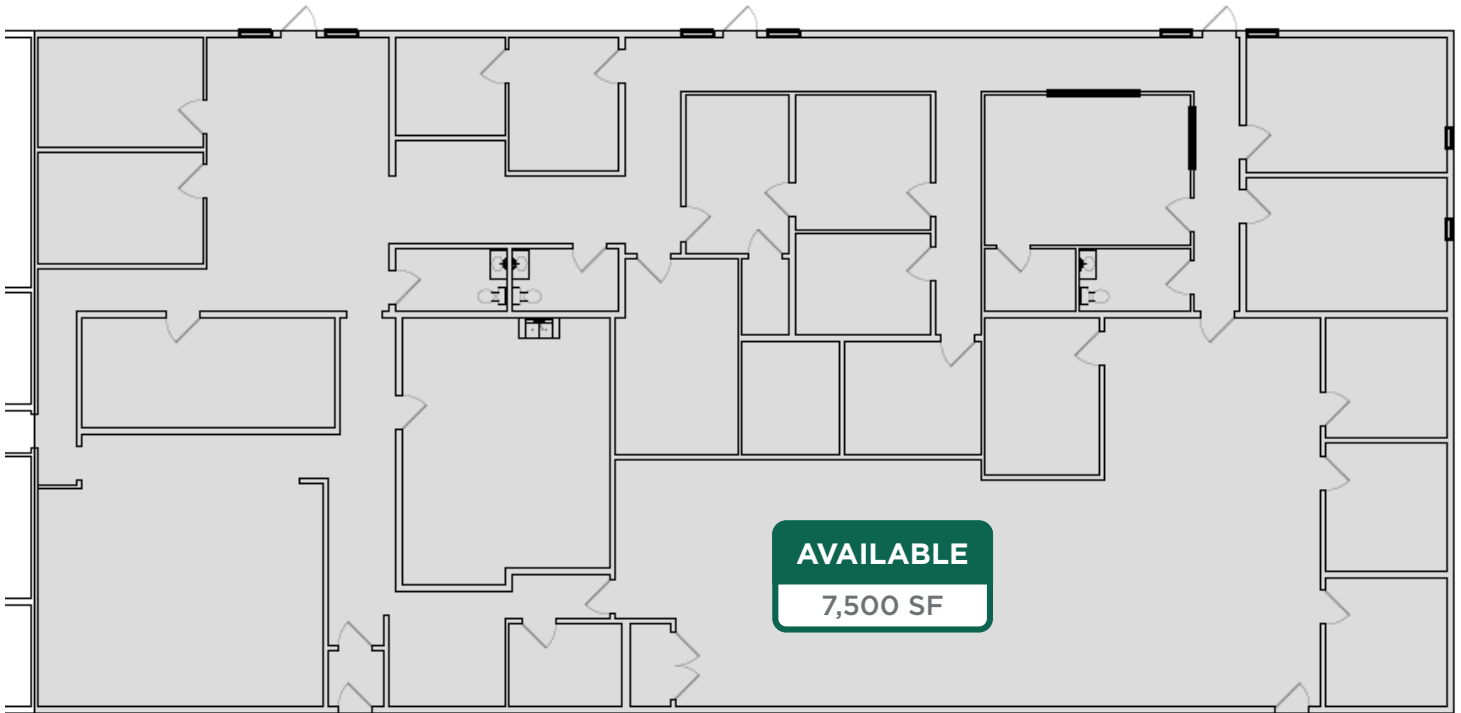
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### Available Unit For Lease



Floor plan may not be to scale.  
Contact broker for detailed floor plan.



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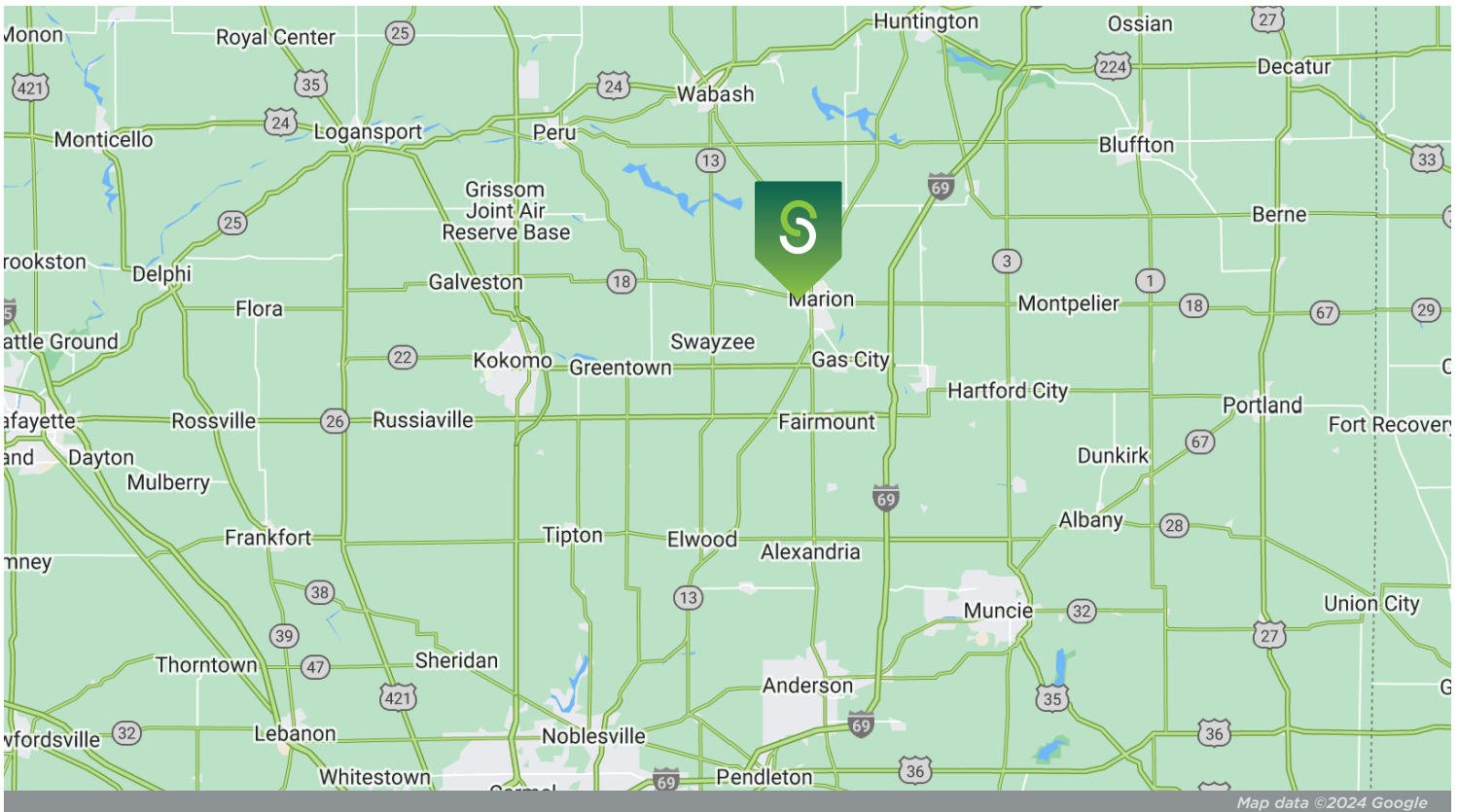
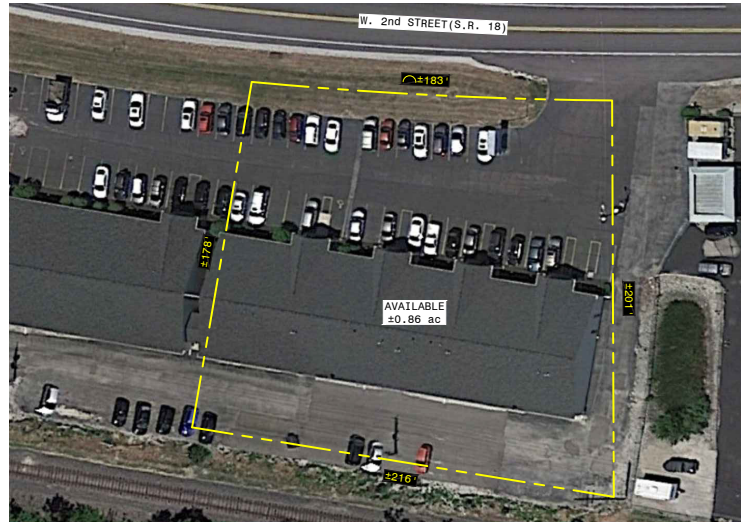
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### PROPERTY INFORMATION

Address	2509 W 2nd Street
City, State, Zip	Marion, IN 46952
County	Grant
Township	Center
Parcel Number	27-06-02-400-016.000-008



### SALE INFORMATION

Price	\$495,000
Terms	Cash at close

### LEASE INFORMATION

Lease Rate & Type	\$7.50/SF/Yr NNN
Terms	3 years minimum
Availability	Immediate

### AVAILABLE UNITS

Total Building Area	11,400 SF	
Total Available	7,500 RSF	
Max Contiguous	7,500 RSF	
Units Available	RSF	Monthly Rate
• Available Suite	7,500	\$6,250.00

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	Vectren
Water & Sewer Provider	City of Marion

### SITE DATA

Site Acreage	0.9 AC	Interstate	I-69, 8 miles
Zoning	I2	Flood Zone	None
Parking	Paved	Parking Ct	75

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### BUILDING INFORMATION

Property Type	Office
Year Built	1993
# of Stories	1
Construction Type	Wood frame
Roof	Shingle
Heating	Central
A/C	Central
Elevators	No
Signage	Exterior façade, monument

### ADDITIONAL INFORMATION

- Multiple offices, private restrooms, conference room, full kitchen
- Space can be divided

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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.



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**Andrew Eckert**  
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**Kevin Ellis**  
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**Philip Hagee**  
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Broker



**Ian Smith**  
Brokerage Associate

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### Maintenance Management

260 483 3123

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.



### Nexus Technology Partners

260 425 2096

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.



### TI Source Project Management

260 483 1608

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.



### Sturges Development

260 426 9800

SturgesDevelopment.com

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