



FOR **LEASE** INDUSTRIAL  
PROPERTY



800 Weston Ave  
Kendallville, IN 46755

# 52,800 SF Industrial Building With Outdoor Storage

## About The Property

- Located within established industrial park setting
- Building Renovations Starting Soon
- Crane served with center busbar
- Secure outdoor storage included on 10.94 Acres
- Heavy power capacity (2,000 amp, 480 volt, 3 phase)
- 5 docks and 14 overhead doors
- Industrial (I1) zoning
- Lease Rate: \$4.50/sf NNN



**the**  
**Zacher**  
company

**STEVE ZACHER**  
SIOR, CCIM, Managing Broker  
szacher@zacherco.com  
260.422.8474

**FLETCHER MOPPERT**  
Broker Associate  
fmoppert@zacherco.com  
260.422.8474

**DAN GABBARD**  
Broker Associate  
dgabbard@zacherco.com  
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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# PROPERTY INFORMATION

## 52,800 SF INDUSTRIAL BUILDING WITH OUTDOOR STORAGE

### BUILDING SIZE/LOCATION/ZONING

Office Area	52,800 SF
Office Area	1,260 SF
Street Address	800 Weston Ave
City, State, Zip	Kendallville, IN 46755
County/Township	Noble/Allen
Zoning	I-1 Light Industrial
Site Acreage	10.94 Acres

### AVAILABILITY/PRICE

Lease Rate	\$4.50 SF/yr (NNN)
Availability	Immediately

### PROPERTY TAXES

Parcel Number	57-09-05-100-014.000-004
Assessment: Land	\$184,200
Improvements	\$815,200
Total Assessment	\$999,400
Annual Taxes	\$22,669.94 (\$0.42/SF)
Tax Year	2024 payable 2025

### BUILDING DATA

Construction Date	1985
Ceiling Height	13' to 21'
Under Hook Height	12' 1"
Heat	Two air rotation and gas units
AC	Office only
Sprinklers	100%
Lighting	LED
Power	2,000 Amps, 480 Volt, 3 Phase
Overhead Doors	14
	Drive through capable
Docks	5 recessed with levels
Crane Bay	30' x 290' with 4 bridges
Compressed Air Lines	Throughout
Column Spacing	30' x 40'
Restrooms	3

### FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant

### ESTIMATED OPERATING COSTS

	Cost (SF)
Taxes	\$0.42
Insurance	\$0.00
CAM	\$0.00
Total	TBD

### PARKING/TRANSPORTATION

Parking Lot	Concrete - 9,295 SF +/- 30 car parking
Distance to Interstate	14 miles to I-69
Distance to US-6	1 Mile
Distance to SR-3	0.4 Miles

### UTILITY SUPPLIERS

Electric	Indiana Michigan Power
Natural Gas	NIPSCO
Water & Sewer	City of Kendallville



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# ADDITIONAL PHOTOS

## 52,800 SF INDUSTRIAL BUILDING WITH OUTDOOR STORAGE



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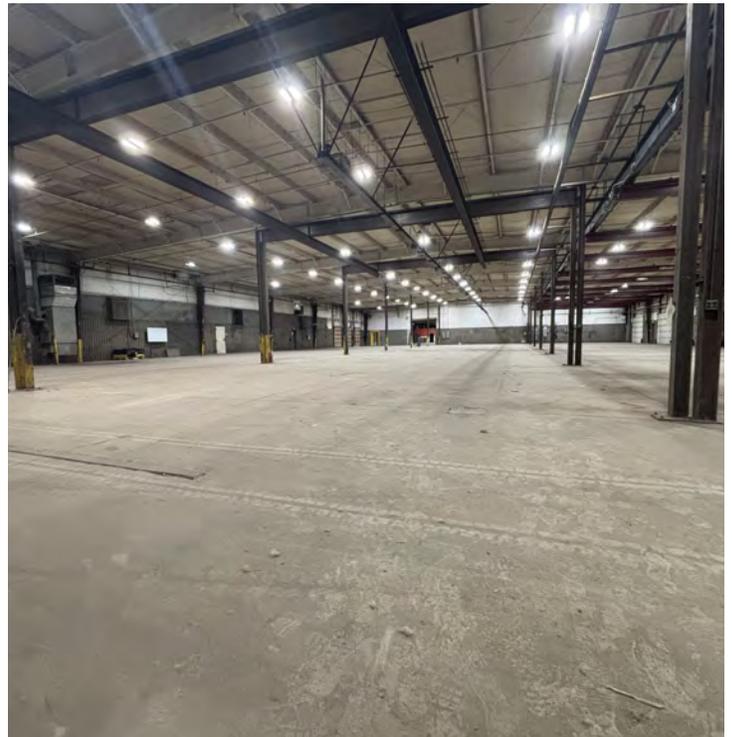
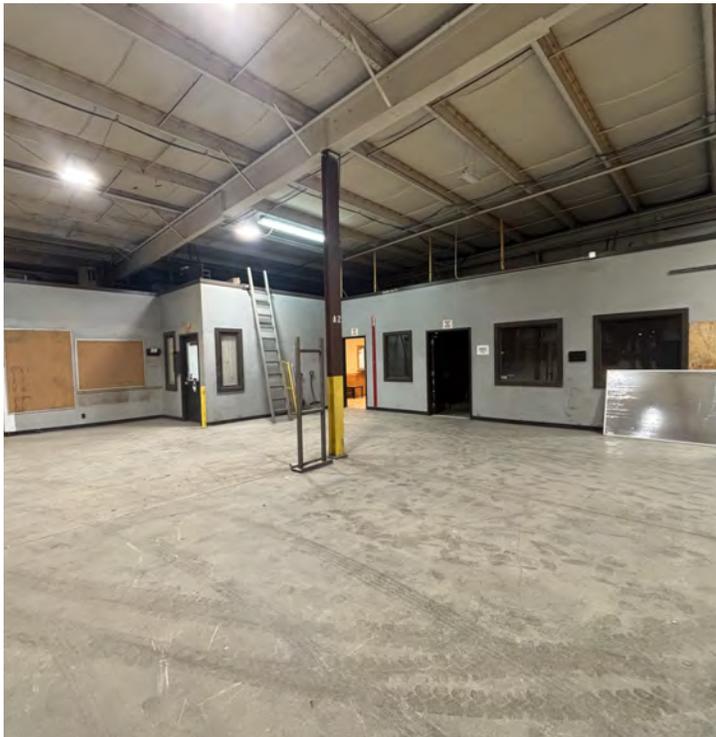
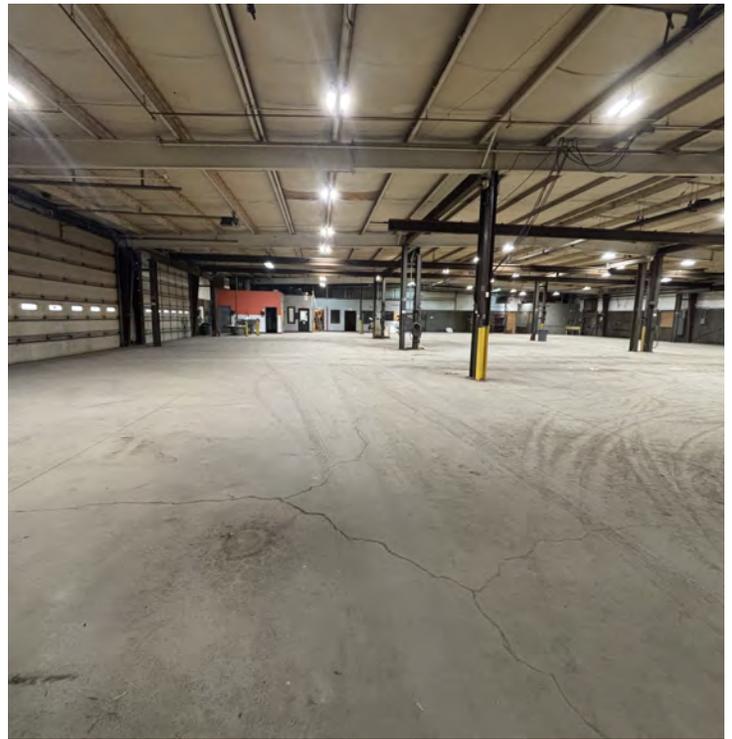
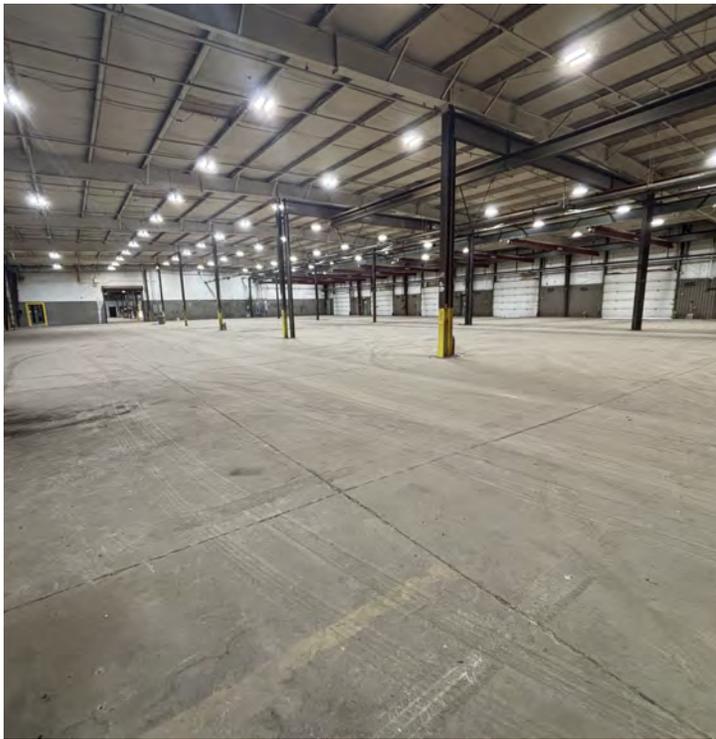
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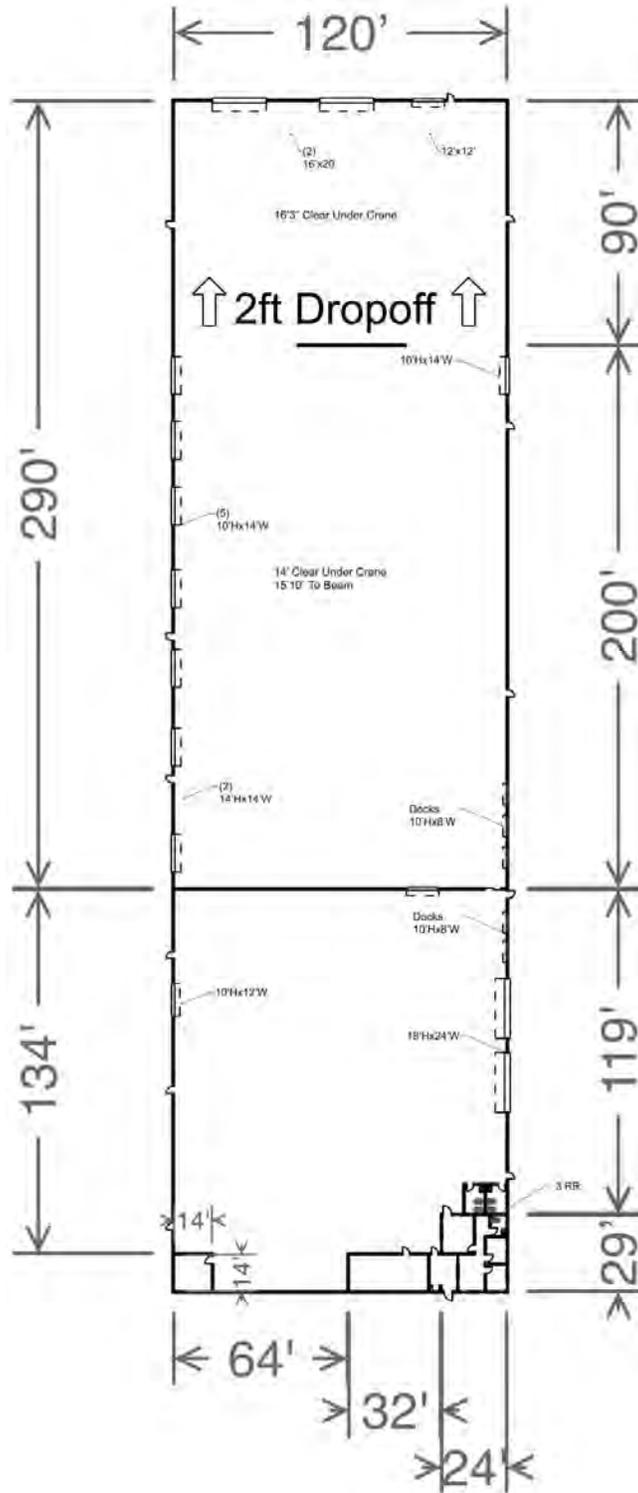
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# FLOOR PLAN

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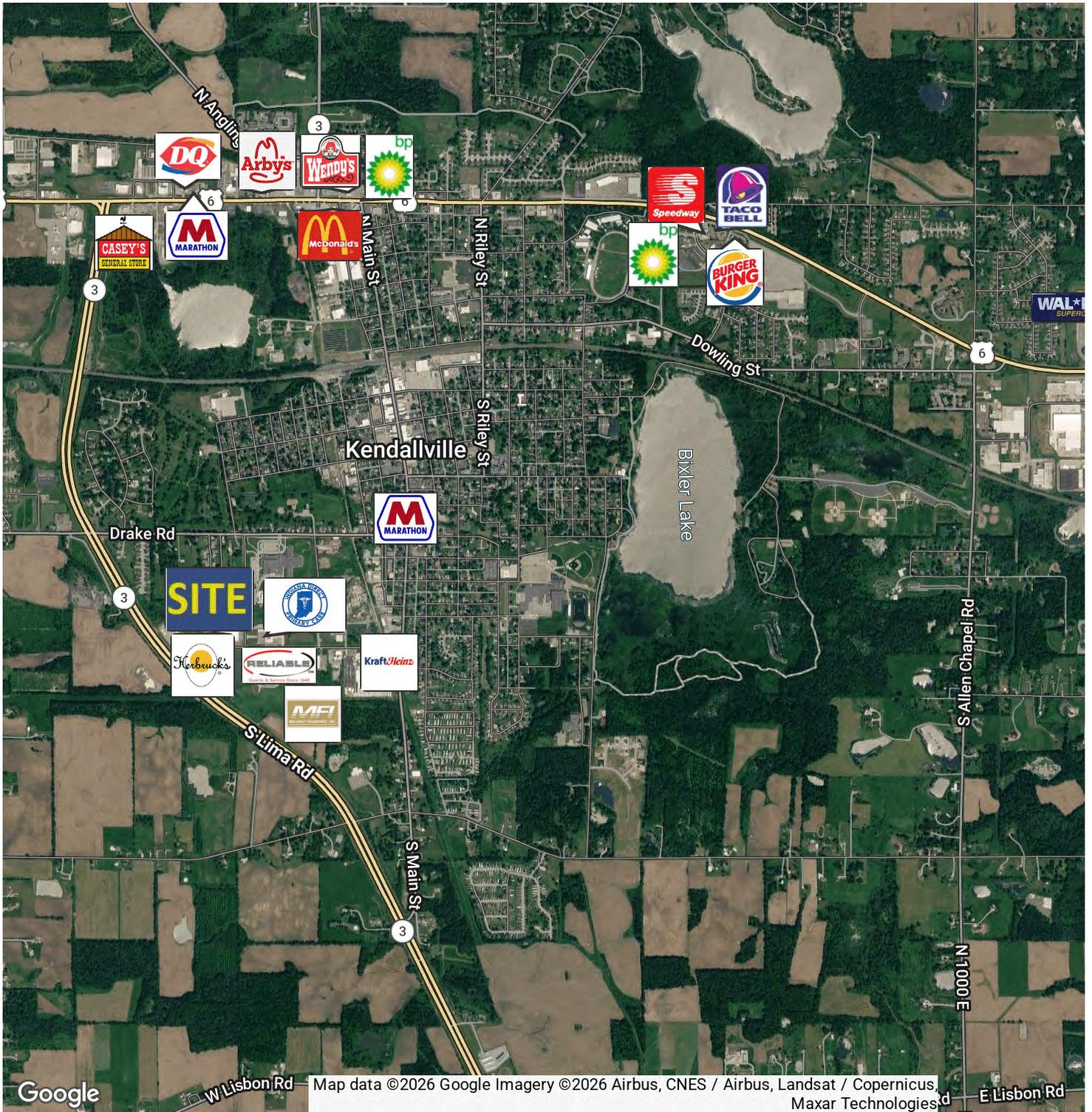
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# NEIGHBORING BUSINESSES

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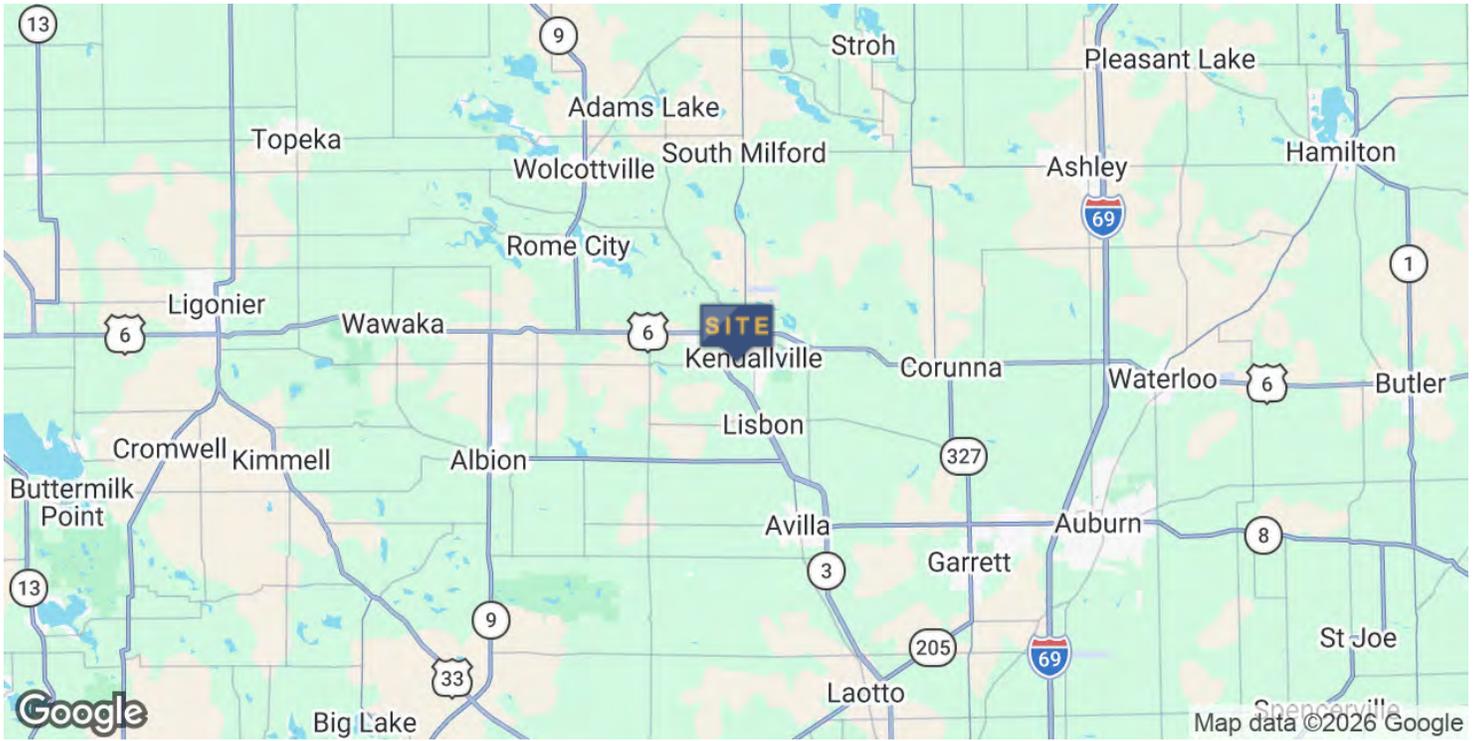
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# LOCATION MAP

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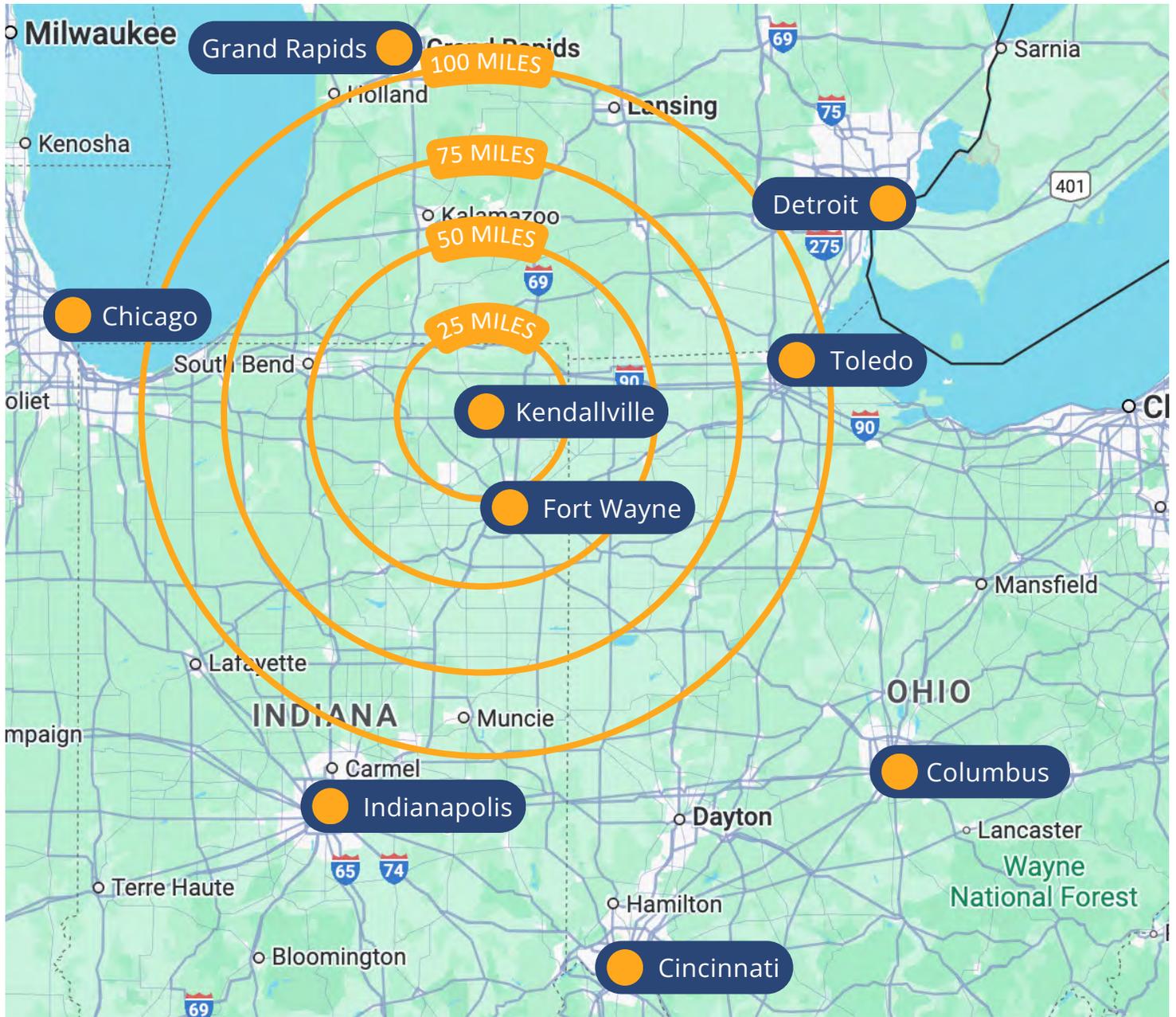
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# DRIVING TIME

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### DISTANCE FROM KENDALLVILLE, INDIANA, TO MAJOR CITIES

<b>Fort Wayne</b>	27 miles	<b>Chicago</b>	164 miles
<b>Toledo</b>	106 miles	<b>Detroit</b>	167 miles
<b>Grand Rapids</b>	124 miles	<b>Columbus</b>	187 miles
<b>Indianapolis</b>	150 miles	<b>Cincinnati</b>	213 miles



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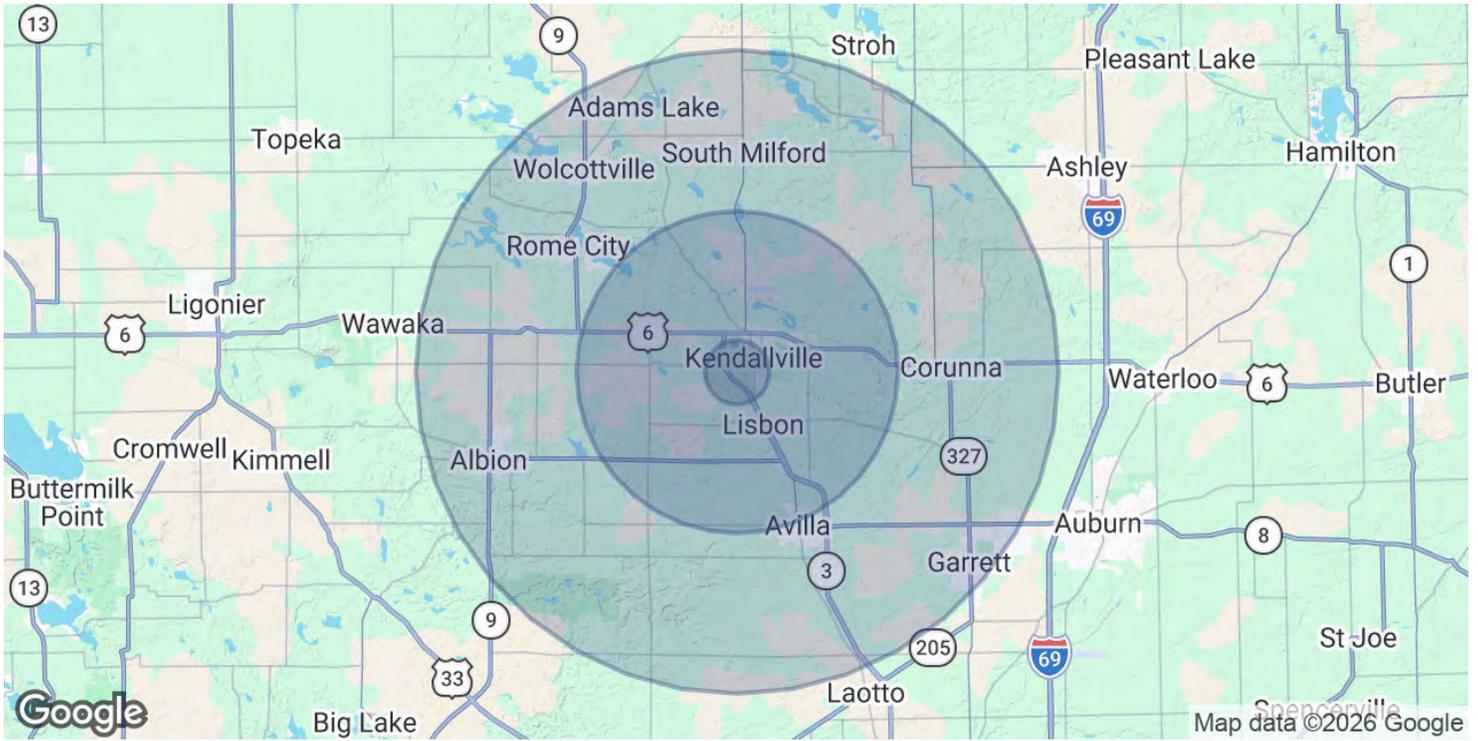
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# DEMOGRAPHICS MAP & REPORT

## 52,800 SF INDUSTRIAL BUILDING WITH OUTDOOR STORAGE



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,991	16,547	38,029
Average Age	38	41	41
Average Age (Male)	37	39	40
Average Age (Female)	40	42	42

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,539	6,642	15,117
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$83,484	\$86,511	\$90,612
Average House Value	\$171,903	\$214,873	\$238,477

Demographics data derived from AlphaMap



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