

# 8645 E BACKWATER RD

NORTH WEBSTER, IN 46555

INDUSTRIAL PROPERTY  
**FOR LEASE**



FOR MORE INFORMATION, CONTACT:

**JAN ORBAN** BROKER

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**BRIAN PETERSON**

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2008 E. CENTER STREET WARSAW, IN 46508 [BRIANPETERSONGROUP.COM](http://BRIANPETERSONGROUP.COM)



**BRIAN PETERSON**  
REAL ESTATE



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**NORTH WEBSTER, IN 46555**

Lease Rate	<b>\$3.99 SF/YR</b>
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**PROPERTY INFORMATION**

Property Type	Industrial
Property Subtype	Office Showroom
Zoning	COMMERCIAL
Lot Size	0.29 Acres
APN #	430814200218000023
Lot Depth	0 ft
Corner Property	Yes
Power	Yes

**PARKING & TRANSPORTATION**

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	50

**UTILITIES & AMENITIES**

Security Guard	No
Central HVAC	Yes
HVAC	Forced
Restrooms	8
Landscaping	Yes

**LOCATION INFORMATION**

Street Address	8645 E Backwater Rd
City, State, Zip	North Webster, IN 46555
County	Kosciusko
Market	Rural
Cross-Streets	SR 13
Township	Tippecanoe
Signal Intersection	No

**BUILDING INFORMATION**

Building Size	13,200 SF
Tenancy	Single
Ceiling Height	14 ft
Number of Floors	1
Average Floor Size	13,200 SF
Year Built	2000
Gross Leasable Area	13,200 SF
Construction Status	Existing
Condition	Good
Roof	Flat
Free Standing	Yes
Number of Buildings	1
Ceilings	Drop Down
Floor Coverings	Carpet, other
Foundation	Slab

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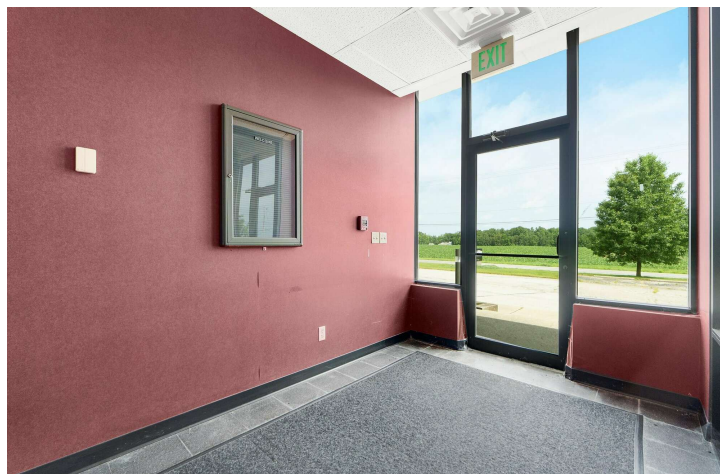


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## PROPERTY HIGHLIGHTS

- Constructed in 2000 with 13,200 square feet of gross leasable area
- Flexible open floor plan with six private offices and two conference rooms
- Interior improvements include a lounge, a breakroom, multiple storage areas, and two restrooms
- Zoned for commercial use and previously served as a corporate headquarters
- Suitable for office, research & development, retail showroom, educational, or religious use
- Recent capital improvements include four new HVAC units and a private well (2023)
- Features 14-foot clear heights to eaves, durable metal construction, and roofing
- Equipped with a security system and 50 dedicated parking spaces
- Excellent visibility and prominent building signage on E Backwater Road
- Additional space may be available within the park—please inquire for details
- Represents a strategic opportunity for owner-users or investors
- Thriving, business-friendly market of North Webster with competitive market rent
- Building Signage Available



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## PROPERTY DESCRIPTION

Constructed in 2000, this well-maintained facility offers 13,200 square feet of gross leasable area and features a flexible open floor plan. Interior improvements include six private offices, two conference rooms, a lounge, breakroom, multiple storage areas, a receiving/loading area, and two restrooms. Zoned for commercial use, the property previously served as Group Dekko's corporate headquarters and is ideally suited for a range of uses including office, research & development, retail showroom, educational institution, or religious facility.

Recent capital improvements include the installation of four new HVAC units and a private well (2023), ensuring operational efficiency and comfort. The building features 14-foot clear heights to eaves, durable metal construction and roofing, a security system, and 50 dedicated parking spaces. With direct frontage on E Backwater Road, the property offers excellent visibility and prominent building signage. Additional space may be available within the park—please inquire for details.

Currently vacant, this asset represents a strategic opportunity for owner-users or investors seeking high-quality space in the thriving, business-friendly market of North Webster. According to CoStar Group (March 2025), the average market rent for combined office and flex space in the area is \$8.41 per square foot. Indiana continues to attract investment, ranking as the #1 state for business in the Midwest and #6 nationwide (Chief Executive Magazine, 2024).

## UTILITIES DESCRIPTION

Electric (NIPSCO), Water (City Sewer, Private Well (2023))

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## LOCATION DESCRIPTION

This property offers prime visibility and accessibility just minutes from Main Street/SR 13 (9,146 vehicles per day), North Webster's primary commercial corridor. Major highways, including U.S. Routes 6 and 30 are within a 15-minute drive, providing seamless connectivity across Indiana. Fort Wayne is less than an hour away, with convenient access to key regional markets such as Warsaw, Goshen, Elkhart, Mishawaka, and South Bend.

North Webster, often referred to as "The Heart of the Lakes," experiences a seasonal population surge of approximately 50% during the summer months, fueled by a strong tourism sector. Located in Kosciusko County, a hub for agribusiness, recreation, and globally recognized as the "Orthopedic Capital of the World," this property is ideally suited for businesses seeking growth in a thriving, economically diverse community.

## PERMITTED USES

Zoned in a commercial district that is primarily used for retail or service uses.

Open storage shall be permitted in commercial districts if it occupies not more than 20% of the gross lot area and is screened.

Must comply with the Kosciusko County Stormwater and Erosion Control Ordinance.

- Cleaning & laundry plant
- Eating/Drinking Establishments
- Fire station
- Offices
- Financial institution
- Professional services
- Printing shops
- Private clubs
- Public utility buildings
- Retail business
- Accessory use
- Essential services
- Wholesale and retail



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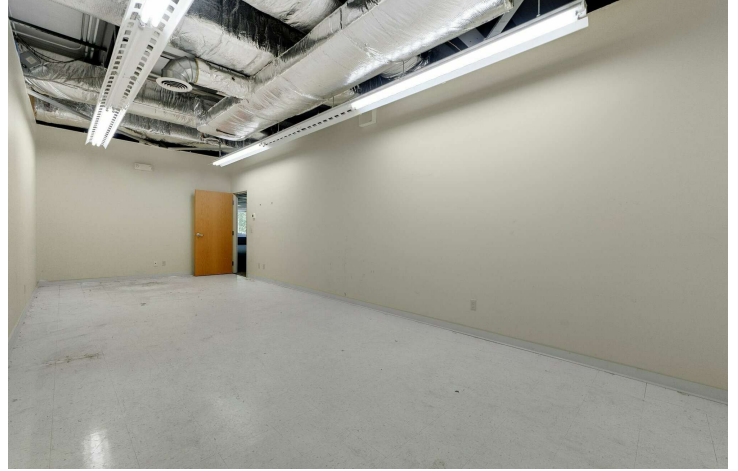
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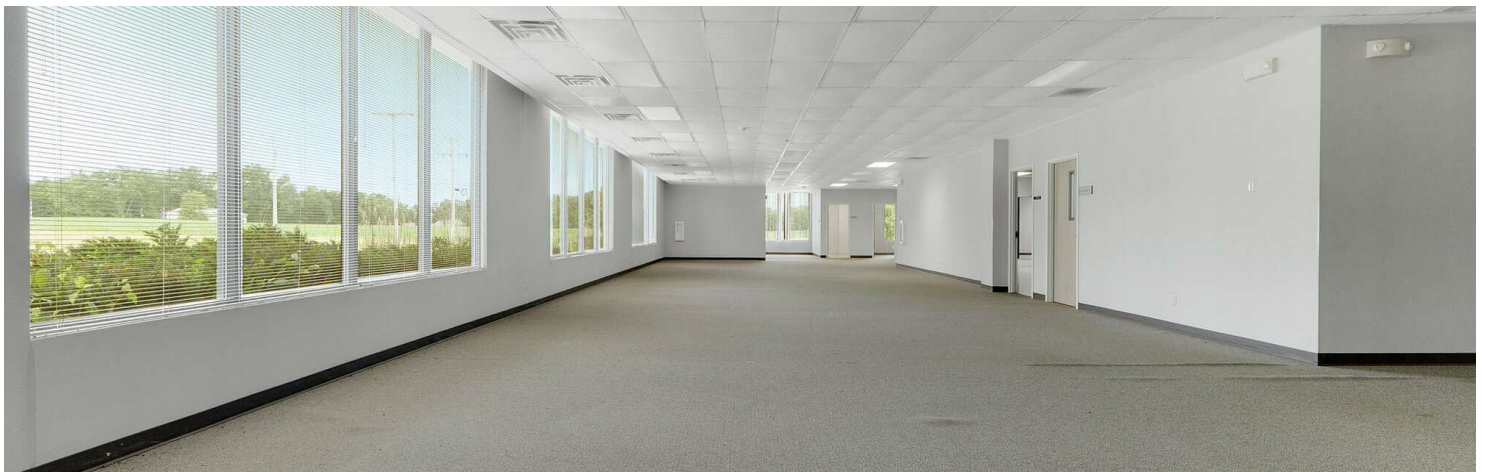


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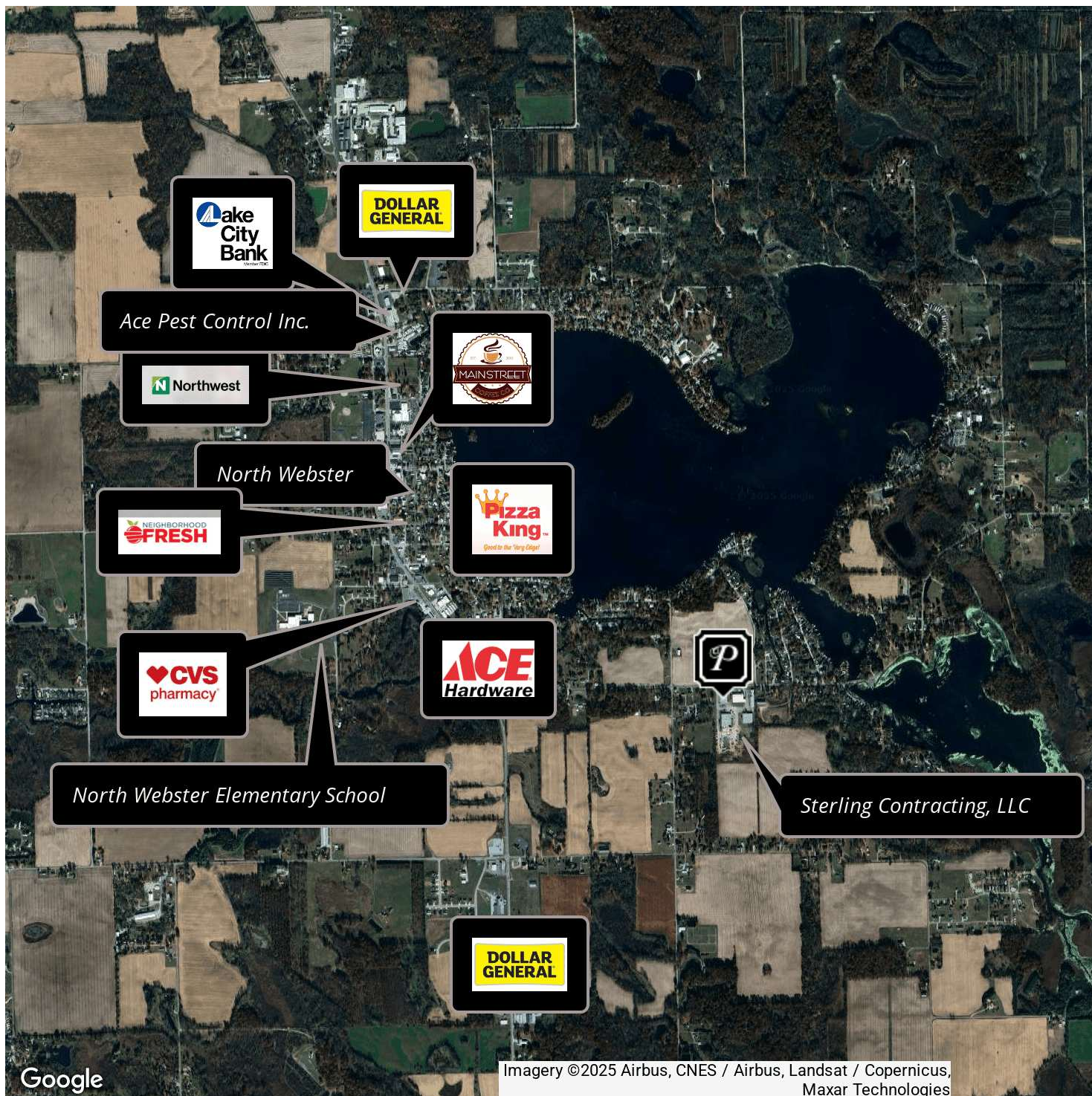
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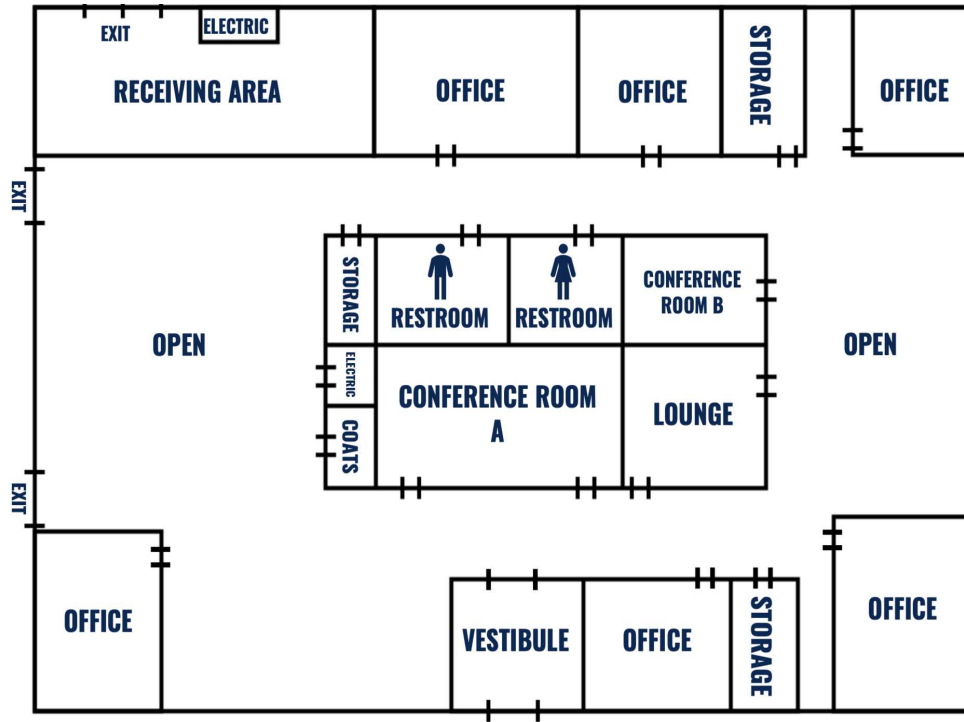
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	3-5 year
Total Space:	13,200 SF	Lease Rate:	\$3.99 SF/yr

## AVAILABLE SPACES

PRIMARY	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8645 Backwater Road	Available	13,200 SF	NNN	\$3.99 SF/yr	-

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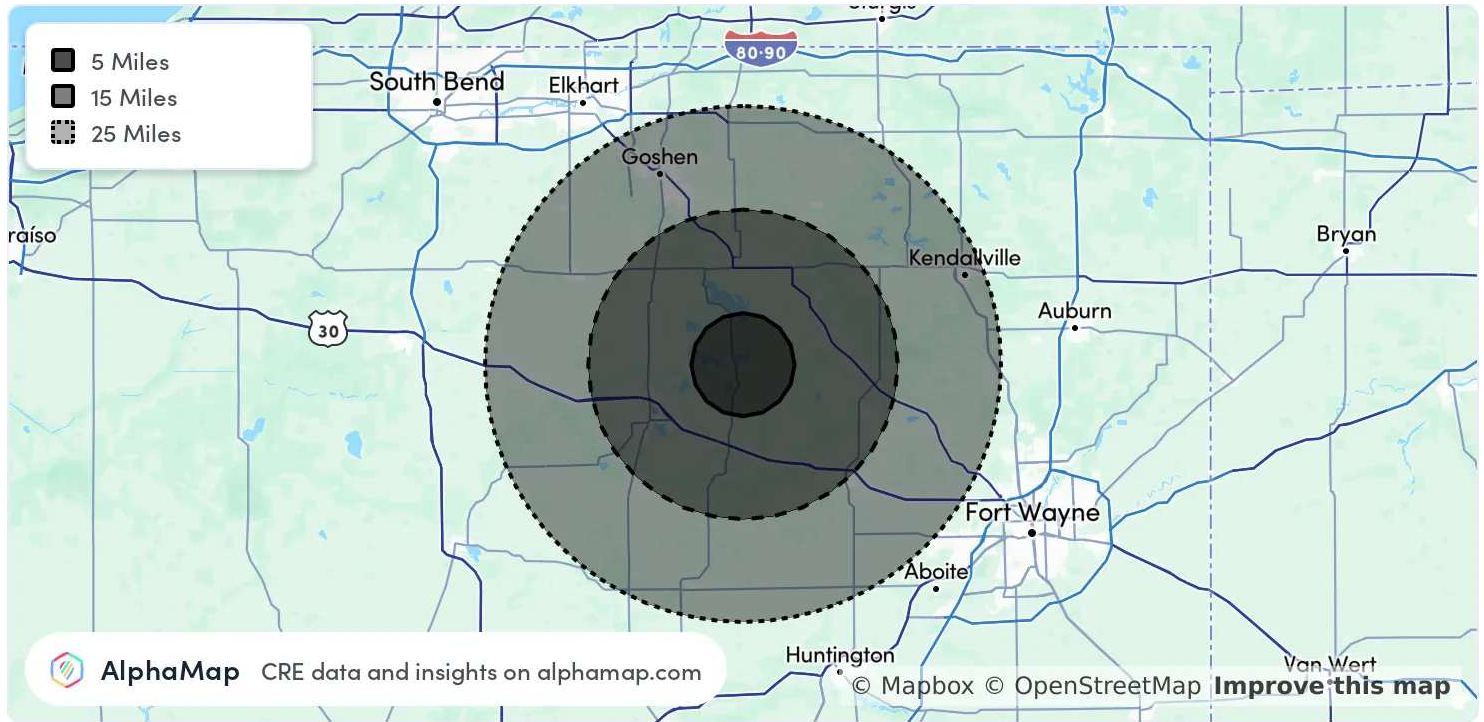


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POPULATION	5 MILES	15 MILES	25 MILES
Total Population	9,542	100,270	345,336
Average Age	45	40	39
Average Age (Male)	45	39	38
Average Age (Female)	46	41	39

HOUSEHOLD & INCOME	5 MILES	15 MILES	25 MILES
Total Households	4,173	38,661	127,527
Persons per HH	2.3	2.6	2.7
Average HH Income	\$89,835	\$90,734	\$91,621
Average House Value	\$321,962	\$284,095	\$271,913
Per Capita Income	\$39,058	\$34,897	\$33,933

Map and demographics data derived from AlphaMap

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