



AVAILABLE FOR LEASE

111 E BROAD ST, SOUTH WHITLEY, IN

JAMES JAMICICH

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127 W Berry St Suite 700

Fort Wayne, IN 46802

AVAILABLE 9,546 - 85,504 SF

LEASE RATE \$2.50 - \$4.50 SF/YR

PROPERTY HIGHLIGHTS

- Layout suitable to meet a large number of uses
- Heavy power (2,500 Amp/208 Volt, 3-Phase)
- Amenities include: partial air conditioned, air compressor lines, new heaters, LED lights, surge protection, fully sprinkled
- Strong surrounding industrial market
- Warehouse: 65,504 SF, 2 Docks, 2 Overhead doors, and 20'x30' Column Spacing, 12'-16' ceilings
- Office: 20,000 SF, 2 Floors, private offices, retail floor, may be separated from warehouse



111 E BROAD ST

South Whitley, IN 46787



PROPERTY SUMMARY

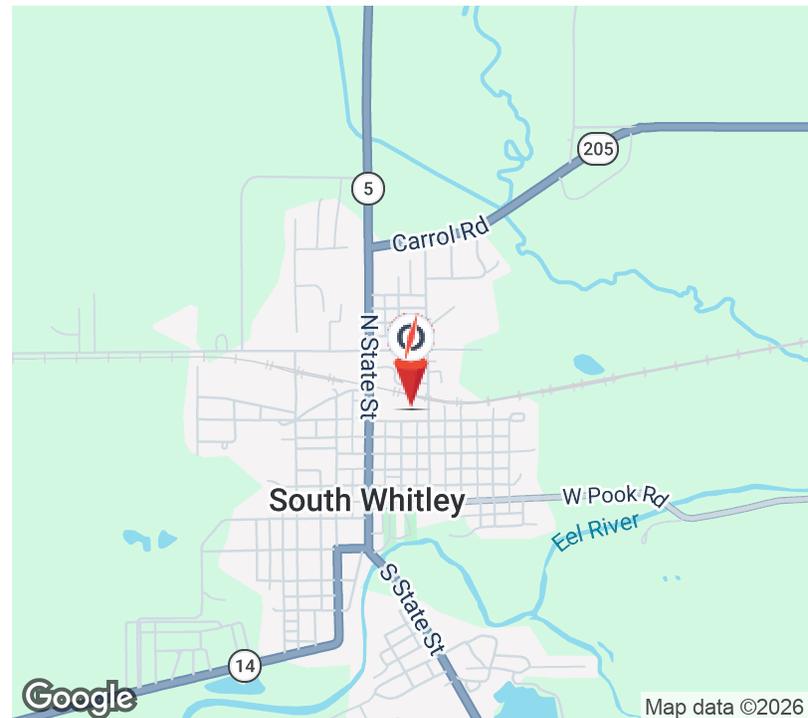


PROPERTY DESCRIPTION

This expansive 117,004 SF property, offers versatility for a range of industrial, office, and retail uses. Boasting a 2-story office building adjoined to the 97,000 SF warehouse may be sectioned off for separate uses. With an array of amenities such as air conditioning, air compressor lines, LED lighting, and comprehensive sprinkler systems, it caters to diverse operational needs. The building's 97,004 SF warehouse features 4 docks, 5 overhead doors, generous column spacing, and up to 16' ceiling height. This property has unlimited potential for industrial, office, and retail uses.

OFFERING SUMMARY

Lease Rate:	\$2.50 - \$4.50 SF/yr (NNN)
Available SF:	9,546 - 85,504 SF
Lot Size:	4.17 Acres
Building Size:	117,004 SF
Retail Lease Rate:	\$6.00 SF/yr (NNN)
Retail Available SF:	2,500 SF



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EXTERIOR PHOTOS



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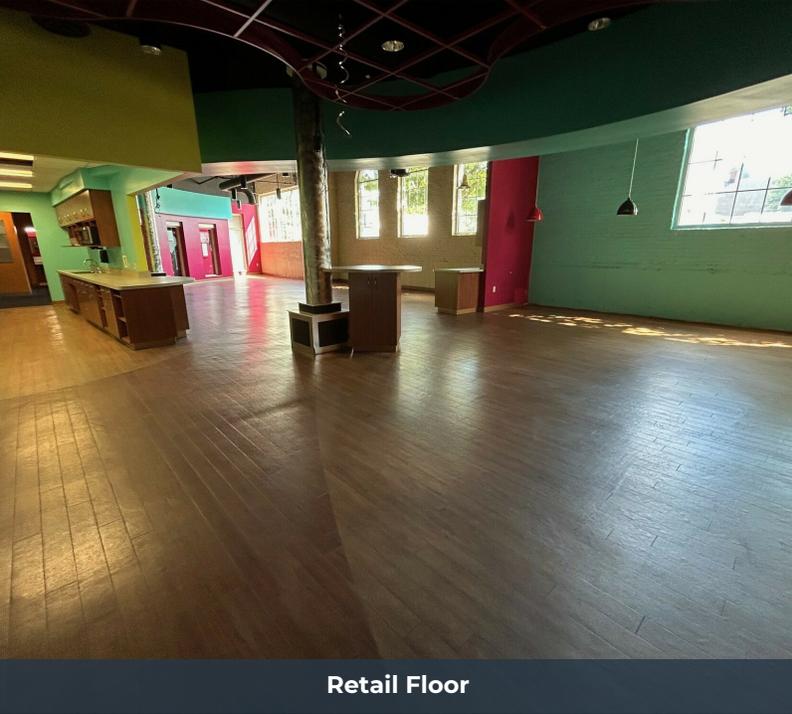
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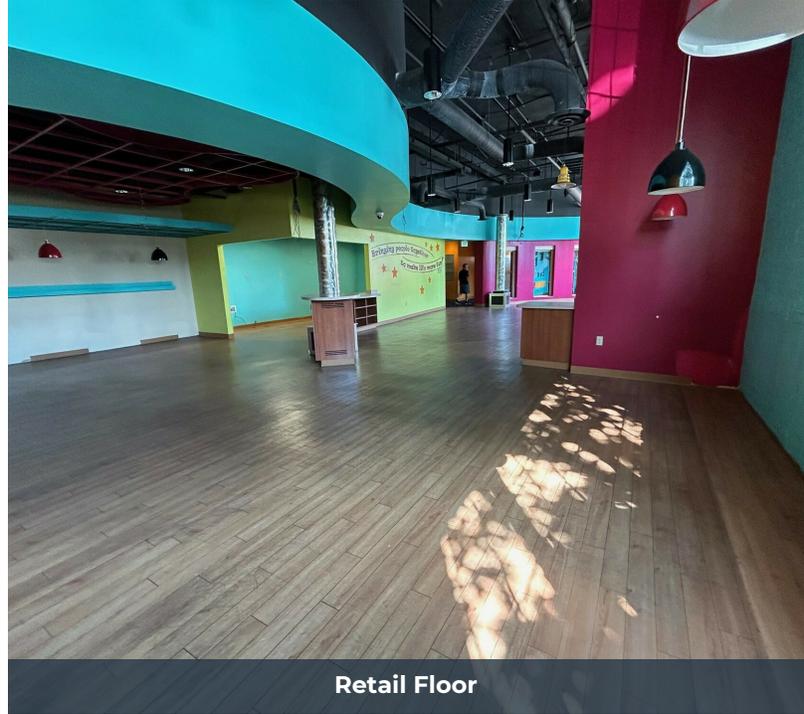
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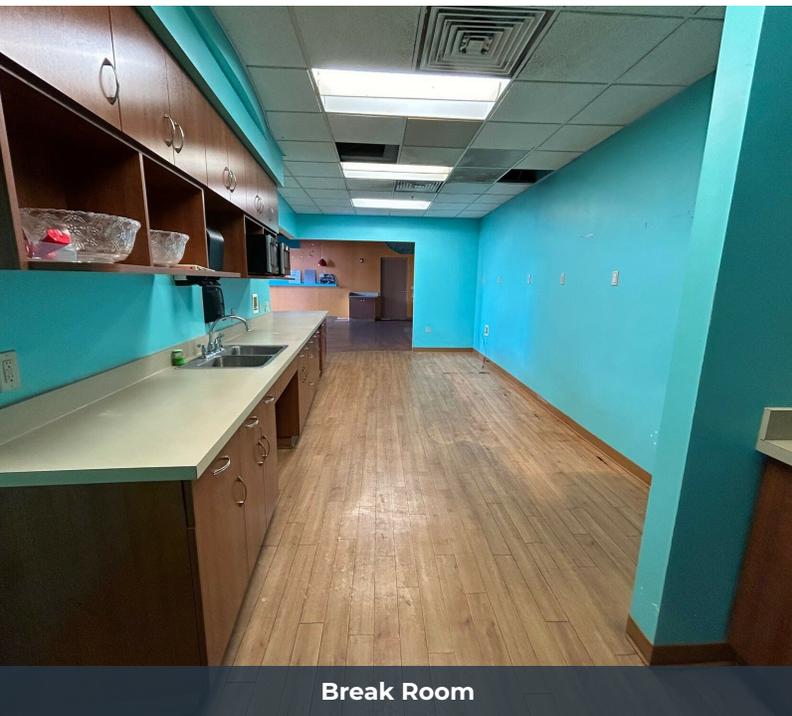
RETAIL/OFFICE PHOTOS



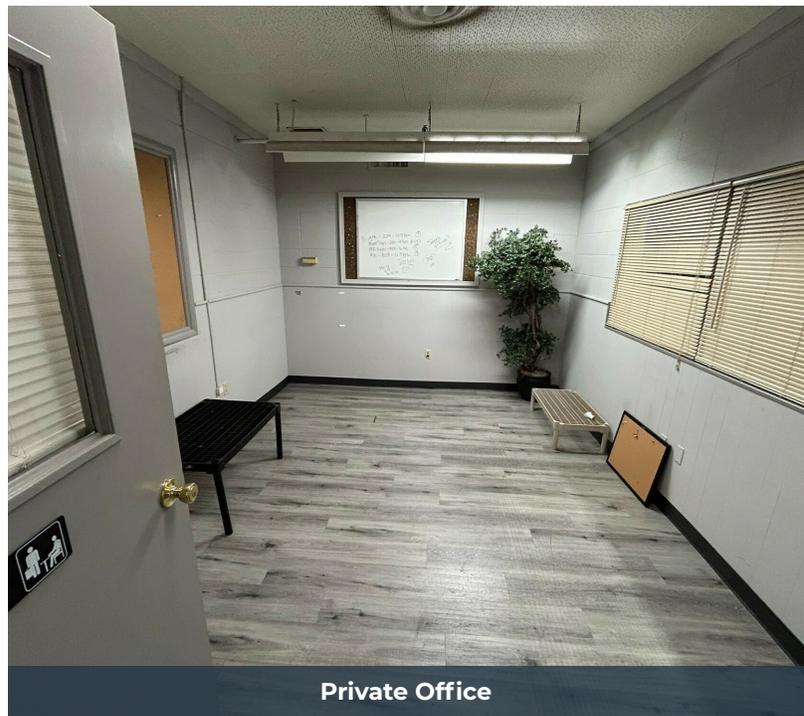
Retail Floor



Retail Floor



Break Room



Private Office

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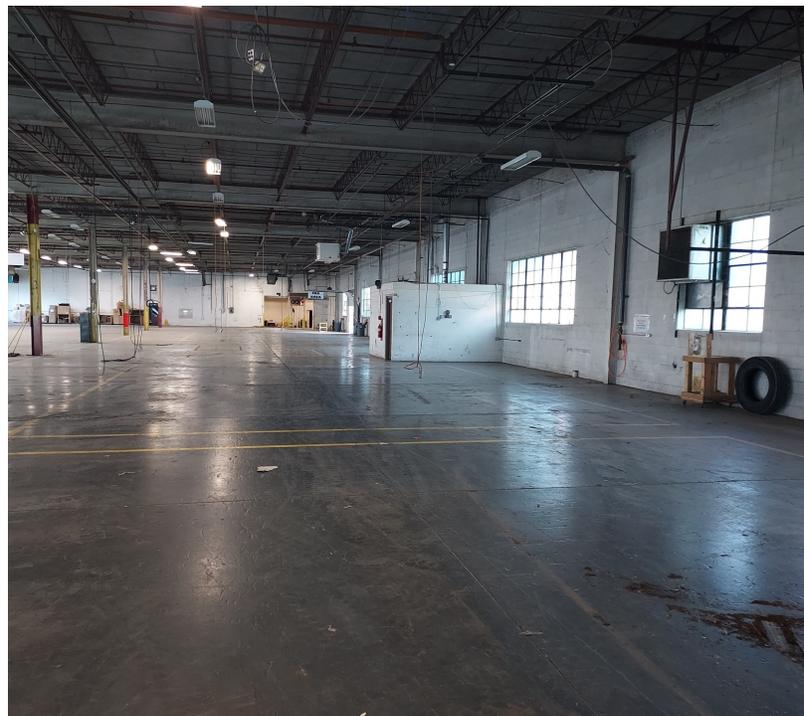
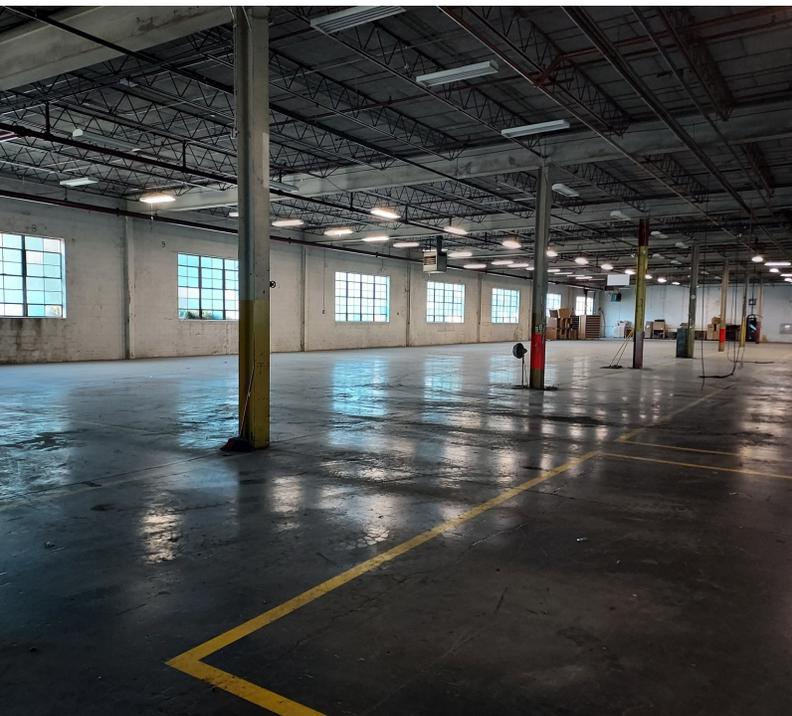
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WAREHOUSE PHOTOS



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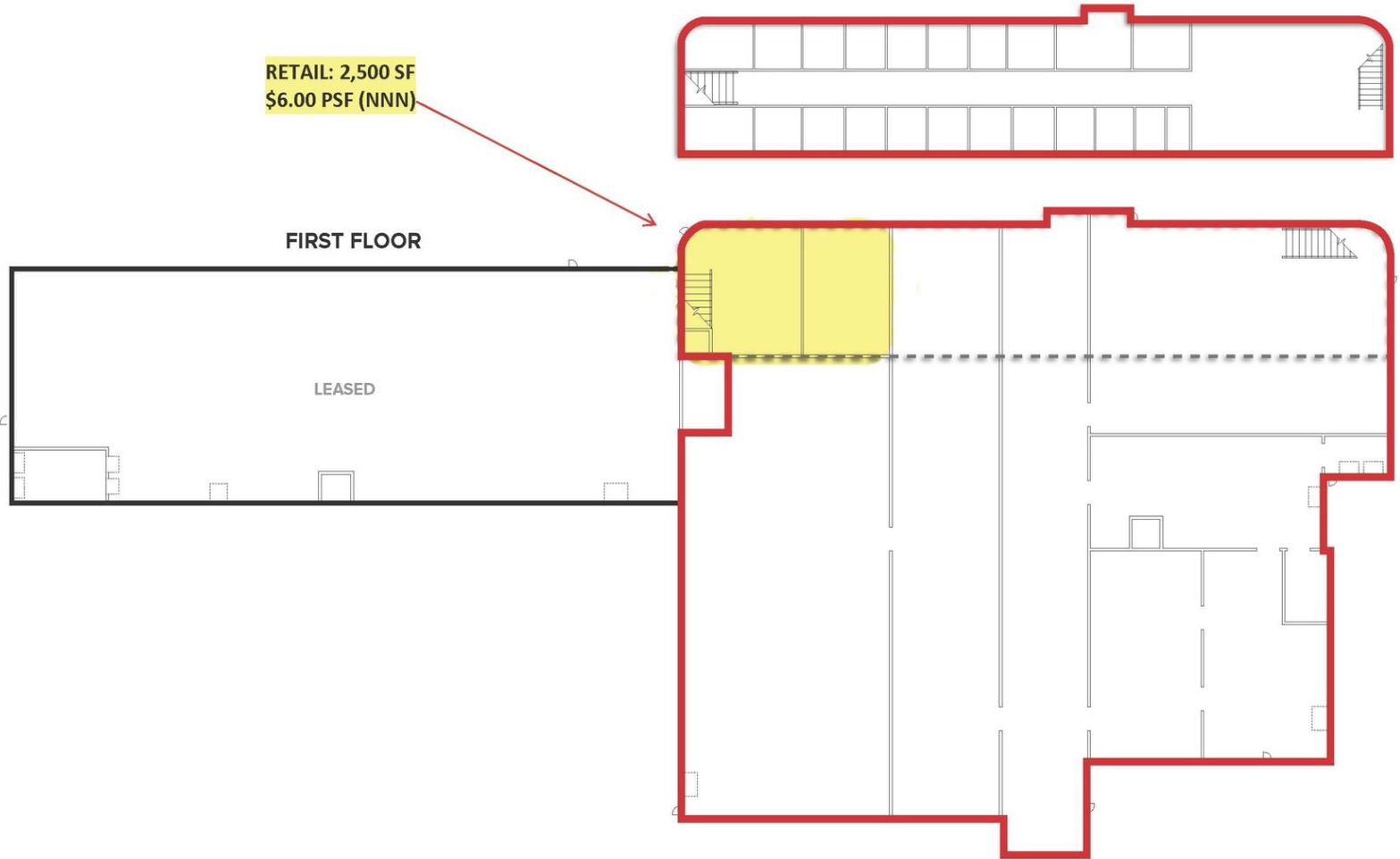
FLOOR PLAN

RETAIL: 2,500 SF
\$6.00 PSF (NNN)

FIRST FLOOR

LEASED

SECOND FLOOR



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CITY OF SOUTH WHITLEY



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PROPERTY DETAILS

LEASE RATE \$2.50 - \$4.50 SF/YR
LEASE TYPE TRIPLE NET

LOCATION INFORMATION

Street Address 111 E Broad St
City, State, Zip South Whitley, IN 46787
County/Township Whitley/Cleveland
Side Of Street East
Road Type Highway
Market Type Rural
Nearest Highway SR 5

BUILDING INFORMATION

Building Size 117,004 SF
Year Built 1959
Tenancy Single or Multiple
Number Of Floors 2
Free Standing Yes
Number Of Buildings 1
Office Buildout 20,000 SF

PROPERTY DETAILS

Property Type Industrial
Property Subtype Office Showroom
Zoning I-1 (Limited Industrial)
Lot Size 4.17 Acres
APN# 92-08-04-118-005.900-002
92-08-04-115-006.900-002
Lot Frontage 315'
Lot Depth 647'
Traffic Count Street Broad St (SR 5) - 4,343 & N
Calhoun St - 454 VPD

UTILITIES & AMENITIES

Restrooms 6
Sprinklers Fully Sprinkled
Power Yes
Utilities Description 2 Electrical Feeds
2,500 Amp/208 Volt, 3-Phase
Partial Air Condition
Suspended Gas Heaters
Warehouse Description Warehouse: 65,504 SF
Overhead Doors: (2) 10'x16', (1)
10'x8', (1) 10'x10', (1) 10'x12',
Dock Doors: (2) 8'x8', (1) 8'x10'
(2)Restrooms
Office Description 20,000 SF and 2-Story
Private Offices, Conference
Rooms, Break Room, Work
Areas, Retail Floor, (4)
Restrooms