



Kendallville Industrial Building

6886 N 400 E

Kendallville, IN 46755



Industrial Warehouse For Sale or Lease

This 36,100 SF warehouse on the west side of Kendallville includes 7,000 SF of office space, split evenly between both sides of the building. The remaining 29,100 SF is open warehouse space. The layout allows for easy division between two tenants, with each side containing its own office area, loading docks, and overhead doors. This building sits on 2.72 acres and has ample parking in the west and east.

Property Highlights

- ▶ 36,100 SF
- ▶ Ample surface parking
- ▶ Easily divisible
- ▶ Located off US 6
- ▶ New roof in 2025 - Rubber Membrane TPO
- ▶ **FOR LEASE: \$4.00/SF/Yr NNN**
- ▶ 2.72 AC parcel
- ▶ **FOR SALE: \$1,900,000**

NEAL BOWMAN, SIOR

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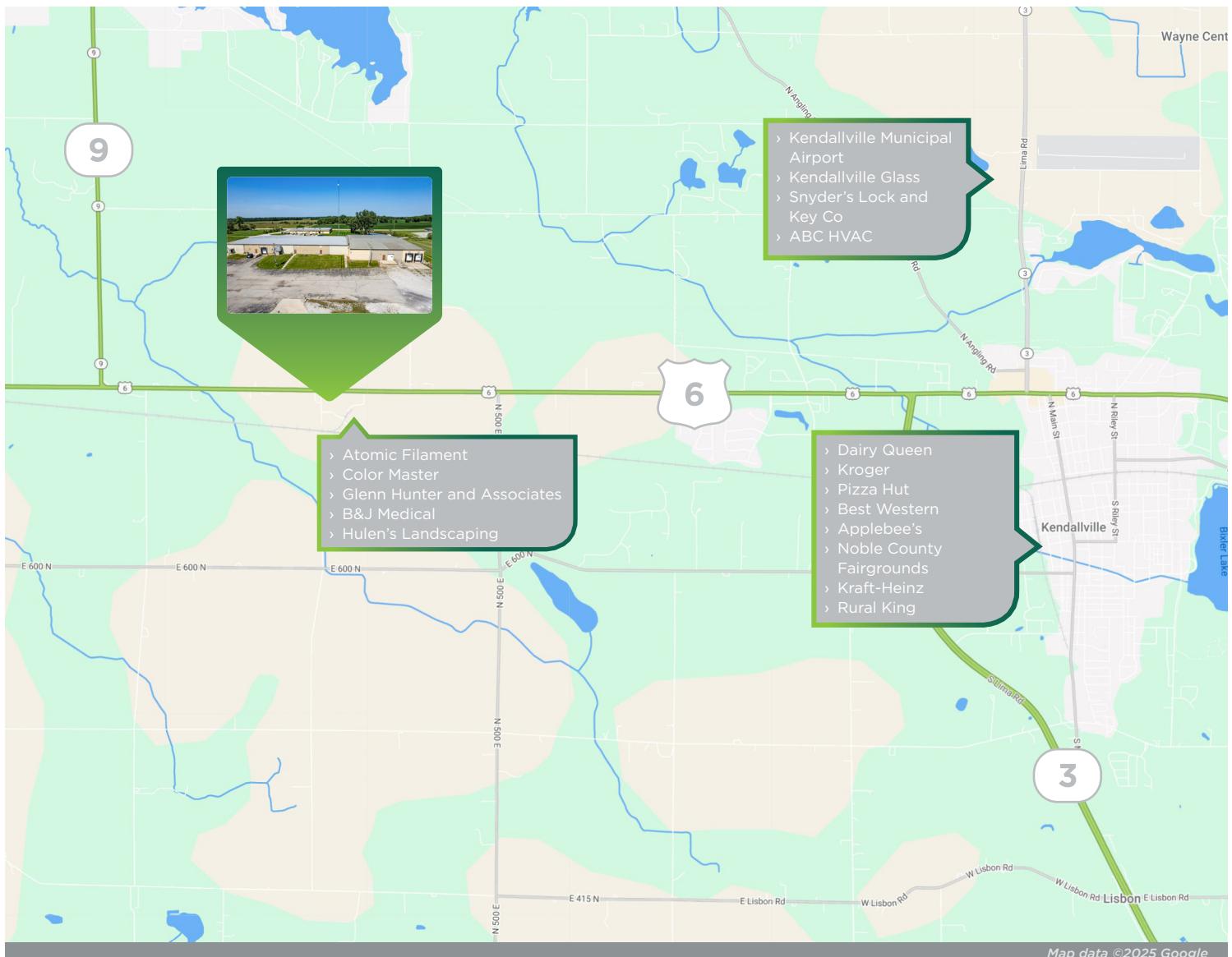
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Fantastic Location

6886 N 400 E is located on the west side of Kendallville, just off US 6 and surrounded by many other industrial users including Atomic Filament, Color Master, Glenn Hunter and Associates, B&J Medical, and Hulen's Landscaping. The site offers direct access to US 6, which sees approximately 12,000 vehicles per day.

Kendallville sits at the intersection of SR 3 and US 6. The surrounding area offers a business-friendly environment and a close proximity to many industrial support services.

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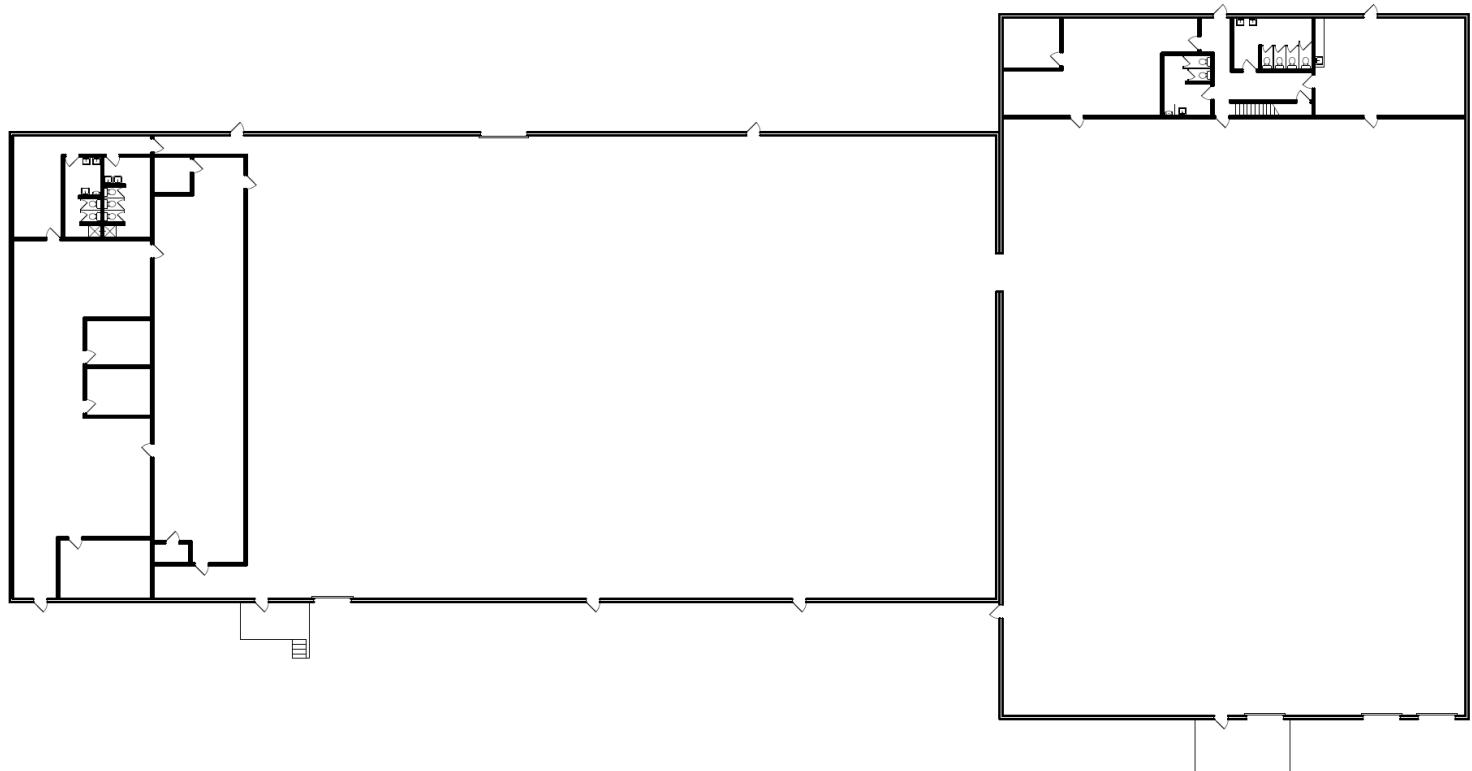


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Available - 36,100 SF



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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Site Plan

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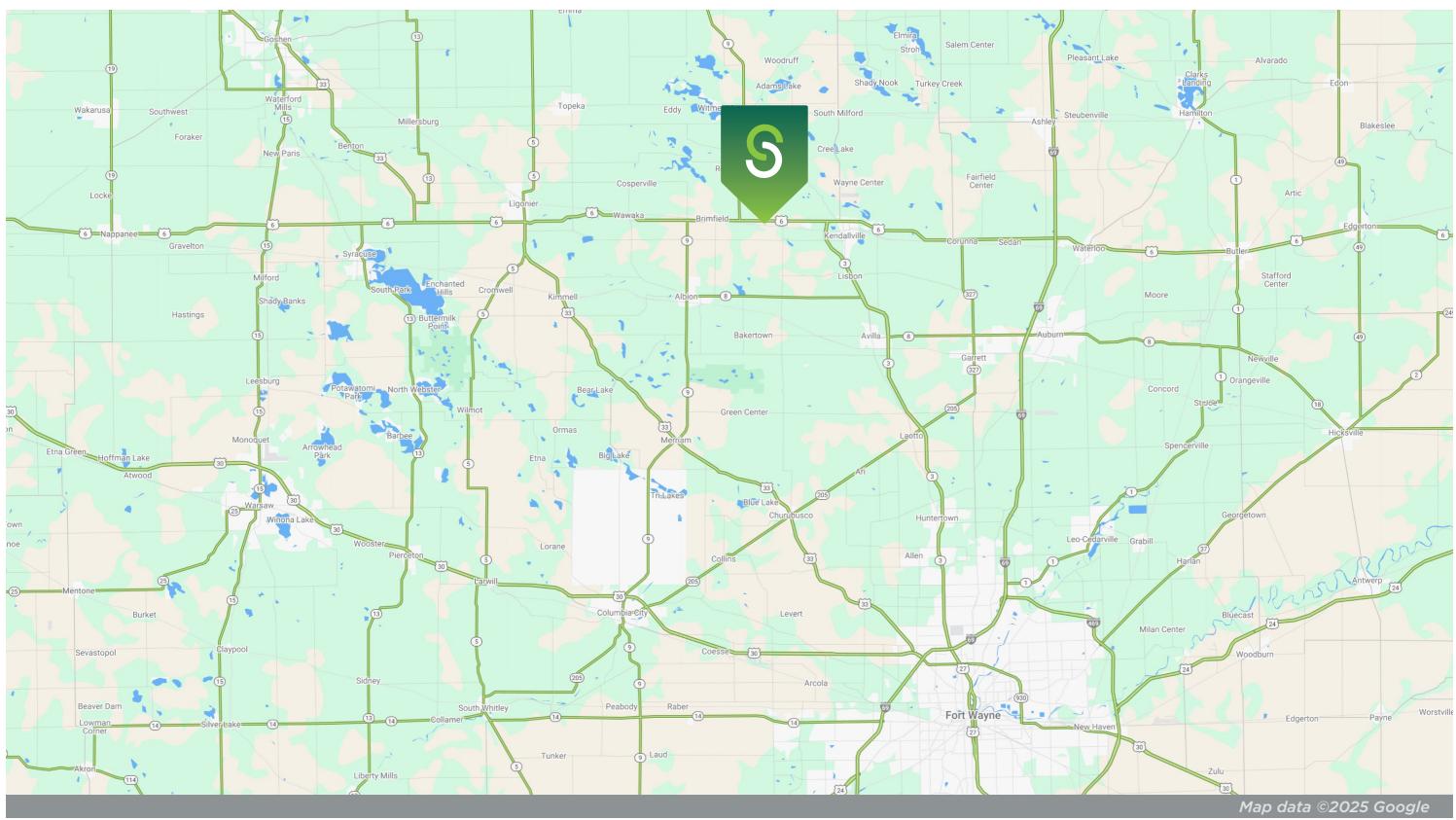
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PROPERTY INFORMATION

Address	6886 N 400 E
City, State, Zip	Kendallville, IN 46755
County	Noble
Township	Orange
Parcel Number	57-04-35-400-005.000-010

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LEASE INFORMATION

Lease Rate & Type	\$4.00/SF/Yr NNN
Terms	3 year minimum
Availability	9/1/2025

SALE INFORMATION

Price	\$1,900,000
Terms	Cash at close

RESPONSIBLE PARTIES

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

AVAILABLE UNITS

Total Building SF	36,100 SF		Total Available		36,100 RSF	
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 6886	29,100	7,000	\$4.00	\$12,000	4	1 - 10' x 12'

BUILDING INFORMATION

Property Type	Industrial warehouse
Year Built	1980
# of Stories	1
Construction Type	Steel frame
Roof	Rubber membrane TPO (2025)
Heating	Hanging gas
A/C	Office only
Sprinkler	No
Signage	Building
Power	1200A, 480/277V, 3-phase

UTILITIES

Electric Provider	Noble REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Well, septic
High Speed Data	Multiple

ADDITIONAL INFORMATION

- 36,100 SF industrial warehouse for sale or lease
- Located right off US 6
- Roof replaced in 2025

SITE DATA

Site Acreage	2.72	Interstate	I-69, 15 miles
Zoning	I2	Flood Zone	No
Parking	Surface	Parking Ct	Ample

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