



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

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

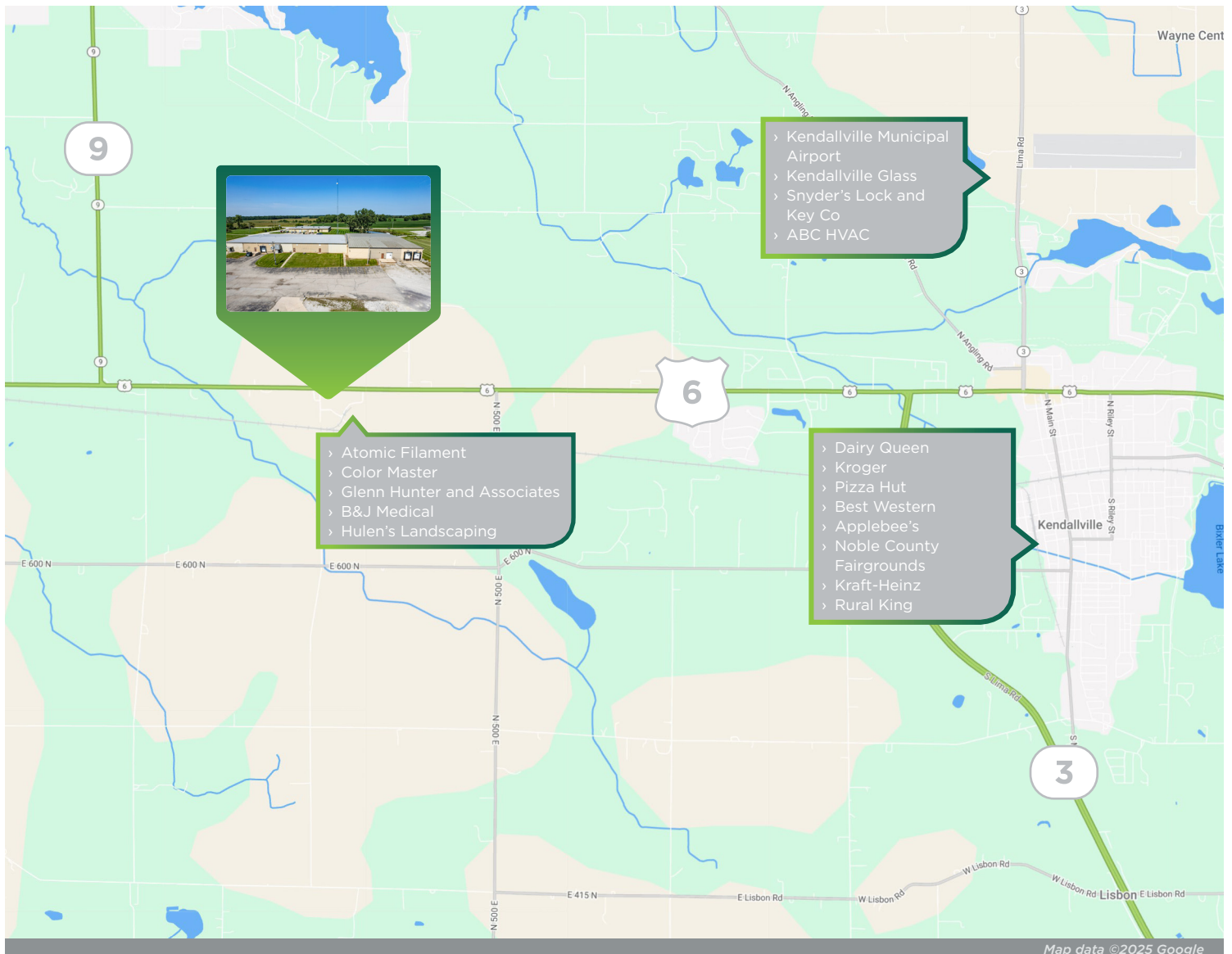
IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Kendallville Industrial Building

6886 N 400 E
Kendallville, IN 46755



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.

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH

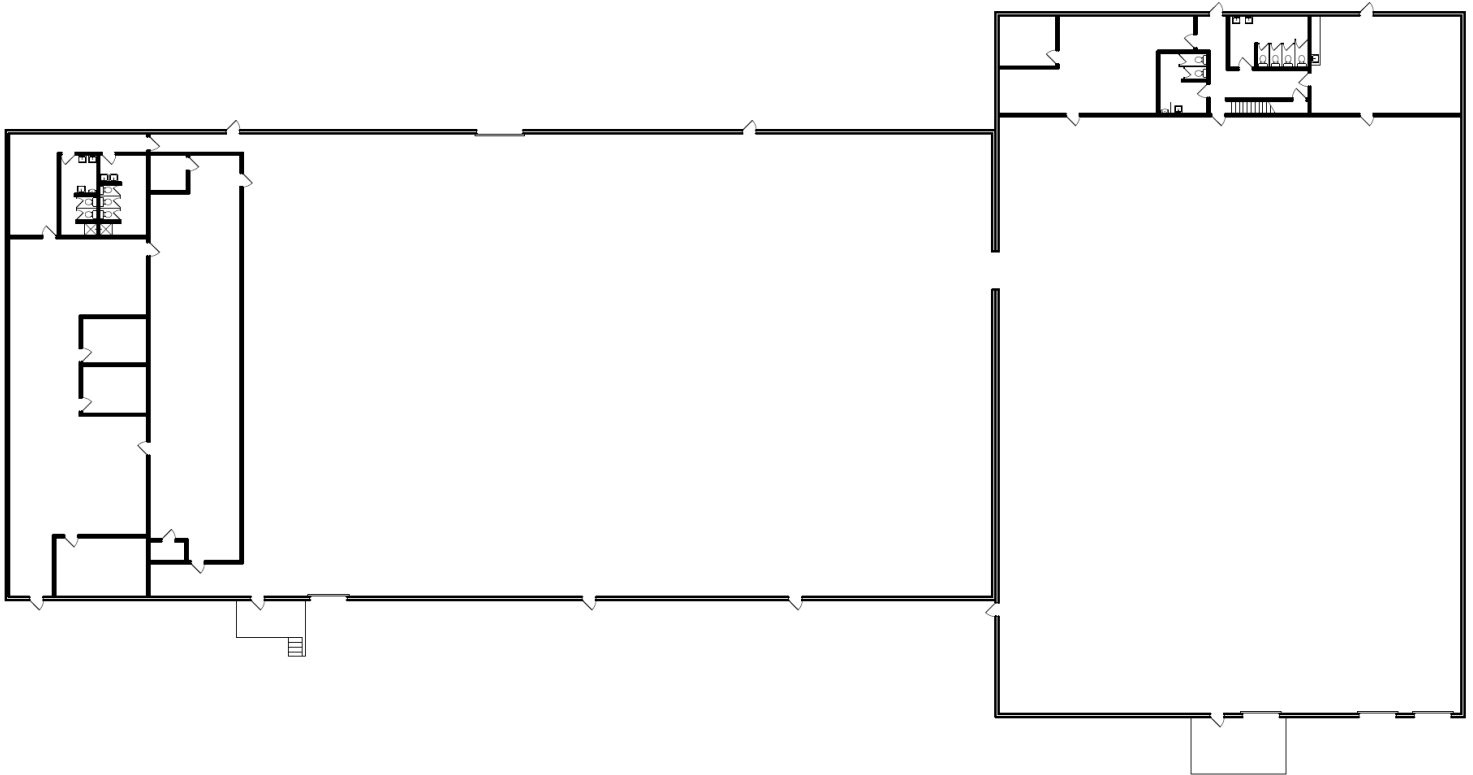
Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Kendallville Industrial Building

6886 N 400 E
Kendallville, IN 46755

Available - 36,100 SF



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



NEAL BOWMAN, SIOR
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE
Listing Manager
260 424 8448
philip.hagee@sturgespg.com



IAN SMITH
Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Kendallville Industrial Building

6886 N 400 E
Kendallville, IN 46755

Site Plan



NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

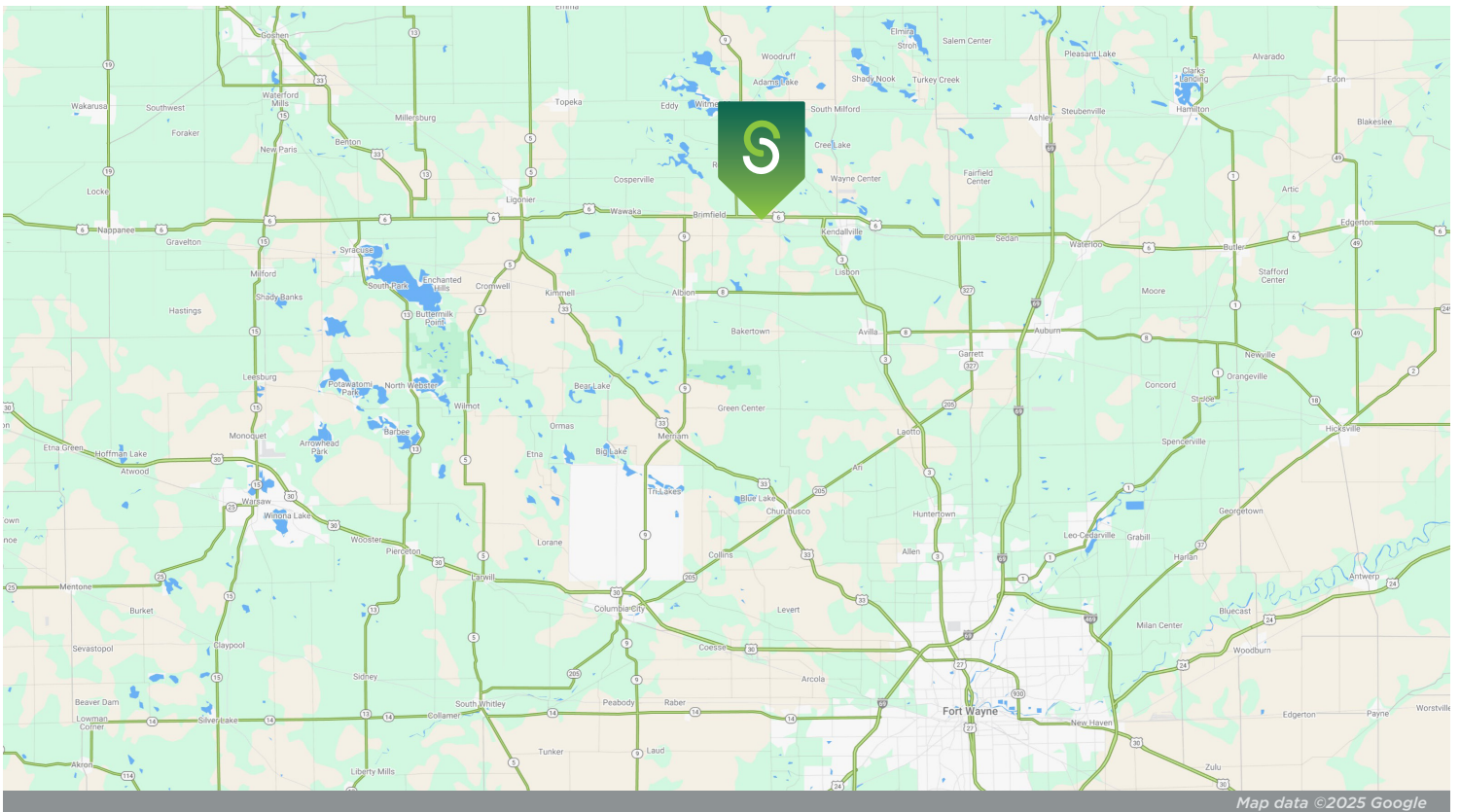
IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Kendallville Industrial Building

6886 N 400 E
Kendallville, IN 46755



Map data ©2025 Google

© 2025 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Kendallville Industrial Building

6886 N 400 E
Kendallville, IN 46755

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



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

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH

Brokerage Associate
260 424 8448
ian.smith@sturgespg.com