



Property Type COMMERCIAL

Status Active

CDOM 0

DOM 0

Auction No

MLS 202545435	665 W Connexion Way	Columbia City	IN 46725	Status Active	LP \$1,999,000
	Area Whitley County	Parcel ID	92-06-03-724-010.000-004	Type Mixed Use	
	Cross Street			Age 20	
	REO N	Short Sale	No		
	Legal Description	Lot 10 Armstrong Corporate Park Sec 4 1.702A			
	Directions	US-30 W turn right onto Armstrong Dr, in 300 ft turn left onto W Connexion Way.			
	Inside City Limits	City Zoning	County Zoning	Zoning Description	

**Remarks** Outstanding commercial/industrial opportunity in the Armstrong Corporate Park -- this property was previously the location of R&D Mortorsports, offering excellent visibility and traffic within a thriving business corridor. Situated on 1.702 acres, the site provides a versatile layout suitable for showroom, warehouse, service operations, light industrial use, or future expansion. Convenient access to US-30 allows for efficient deliveries, and customer flow. The parcel is level, usable, and positioned among other growing commercial ventures, making it well-suited for owners or developers seeking a strong, established business location. A well-positioned and highly functional site within Columbia City's expanding commercial district. Call today to schedule your private tour of this amazing property!

**Agent Remarks** Showings require a 24-hour advance notice, coordinated through the listing agent.

Sec	Lo	Township	Columbia	Lot Ac/SF/Dim	1.7020	/ 74,139	/ 190' x 250'	Src
Year Built	2005	Age	20	New No	Years Established	Exterior Metal	Foundation	Finished
Const Type	Metal			Total # Bldgs 2	Stories 1.0	Total Restrooms 1		
Bldg #1 Total Above Gd SqFt	2,080			Total Below Gd SqFt 0	Story 1	Finished Office SqFt 960		
Bldg #2 Total Above Gd SqFt	600			Total Below Gd SqFt 0	Story	Finished Office SqFt		
Bldg #3 Total Above Gd SqFt				Total Below Gd SqFt	Story	Finished Office SqFt		
Location				Fire Protection City		Fire Doors Yes		
Bldg Height				Roof Material Metal		Int Height 16 Ft		
Interior Walls	Metal			Ceiling Height 16 Ft		Column Spcg 16 to 25 ft		
Flooring	Finished			Parking Public		Water City		
Road Access	City			Equipment No		Well Type		
Currently Lsd	No			Enterprise Zone No		Sewer City		
						Fuel / Forced Air		
						Heating		
						Cooling Central Air		
						Burglar Alarm Yes		
						Channel Frtg		
						Water Frtg		
Water Access				Water Name		Lake Type		
Water Features								
Auction	No	Auctioneer Name				Auctioneer License #		
Occupancy				Owner Name	Douglas G. McKibben			
Financing:	Existing			Proposed		Excluded Party	None	
Annual Taxes	\$15,441. Exemption			Year Taxes Payable	2025	Assessed Value \$		
Is Owner/Seller a Real Estate Licensee	No			Possession	At Closing			
List Office	Century 21 Bradley Realty Inc. - Office: 260-399-1177			List Agent	Eric Hamman - Cell: 574-606-7402			
Agent ID	RB14042523			Agent E-mail	hammangroup@gmail.com			
Co-List Office					Co-List Agent			
Showing Instr								
List Date	11/10/2025	Exp Date		Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM Ye Show Comments Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell					Special Listing Cond. None
Seller Concessions Offer Y/N				Seller Concession Amount \$				
Virtual Tour						Type of Sale		
Pending Date		Closing Date		Selling Price		How Sold		CDOM 0
Total Concessions Paid			Sold/Concession Remarks					
Sell Office			Sell Agent					
Co-Sell Office			Co-Selling Agent					
Presented by:	Sue Kaminski - Cell: 574-526-1261			/	Century 21 Bradley Realty Inc. - Office: 260-399-1177			

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