

6610 Shepherd Ave, Portage, IN. 46368



Property Details

Price: \$15.00/SF/YR

18,000 SF

4.369 Acres

Property Type: Industrial

Property Subtype: Warehouse

Sale Type: Rental

No. Stories: 1

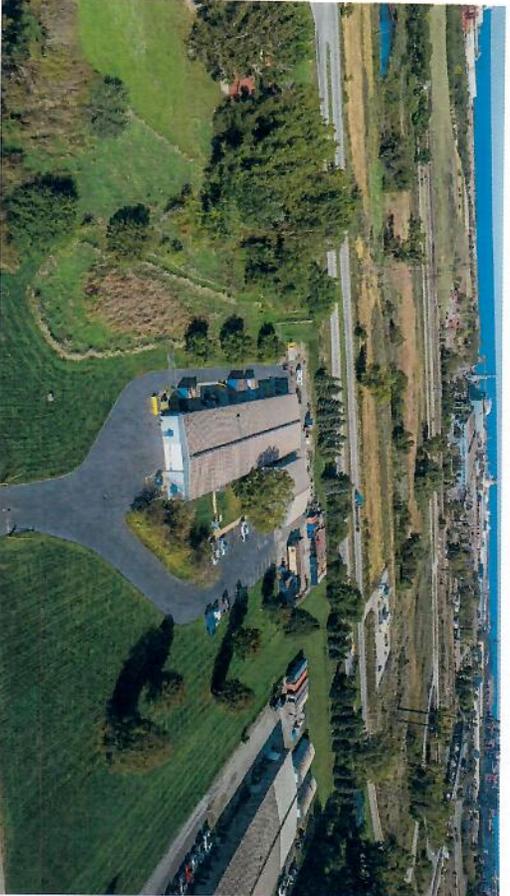
No. Buildings: 2

Bldg. 1 Built 1998; 14,400 SF

Bldg. 2 Built 2011; 3,600 SF

Parking: 25 Spaces

Office Space: 2,864 SF



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Number Of Units Total:	2	Sub-Type:	Industrial
Building Area Total:	18,000	Township:	Portage
Building Area Source:	Assessor	Lease Amount	22,500
Stories:	1	(Monthly):	
Accessibility Features YN:	No	Lease Term:	Negotiable
Basement YN:	No	Lot Size Acres:	4.369
Common Interest:	None	Lot Size Square Feet:	190,313.64
Year Built:	1998	Foot:	
Year Built Details:	Main Building: 14400 sq ft built in 1998 Secondary Building: 3600 sq ft built in 2011	Lot Size Source:	Assessor
Delayed Distribution:	No	Waterfront YN:	No

Public Remarks: Exceptional lease opportunity in Portage! This property features two well-maintained commercial buildings totaling 18,000 square feet. The main building offers 14,400 SF (built in 1998) with a flexible layout ideal for light industrial, warehouse, or commercial use. The secondary building provides 3,600 SF (built in 2011), perfect for additional storage, workshop, or expansion needs. Conveniently located near major highways with ample parking and outdoor space for operations or equipment. This property is ideal for growing businesses seeking space and long-term potential. Office space is truly exceptional. Come and take a look!

Private Remarks: Lessee/Lessee's broker to verify all information. All information deemed accurate but not guaranteed.

Directions: State Road 249 to Marine View Drive, Marine View Drive (South) to Shepherd Drive, Shepherd Drive (East) to property on North side of Shepherd Drive.

Cross Street: Marine View Drive

Latitude: 41.615363 **Longitude:** -87.161509

Showing Instructions: Please use ShowingTime to schedule showings or contact listing agent.

Lock Box Information: Sentrilock

Occupant Type: Owner

Listing Date:	10/29/2025	Listing Agreement:	Exclusive Right To Lease	Delayed Distribution:	No
Original Entry Timestamp:	10/29/2025	Seller to consider offering concessions:	Yes	Office Exclusive YN:	No
Expiration Date:	10/28/2026	Earnest Money Deposit:	\$45,000	Status Change Timestamp:	10/29/2025
		Lease Term:	Negotiable	Original List Price:	\$22,500
				Lease Amount (Monthly):	\$22,500

Name	Office	Primary	Office	E-mail
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Tax Annual Amount: \$25,179.12
Tax Year: 2024

Parcel Number: 640331154002000016
Add'l Parcels: No
Tax Legal Description: Parc W359 E2108.24 N530.10 S703.28 Nw Tif 31-37-6 4.369A

Building Features: Building Dimensions: 60 x 240 / 60 x 60; Cranes: 0; Number of Offices: 6; Office SqFt: 2,864; Business District Location; Commercial Park Location; Exposed Under Roof Ceiling(s); Exterior Lighting; High Speed Internet; Industrial Park Location; Inside Corridor(s); Lunch Room; Meeting Room; Mixed Use; Multi Tenant; Office Park Location; Private Restrooms; Public Restrooms; Suspended Ceiling(s)

Construction Materials: Aluminum Siding; Stucco
Cooling: Ceiling Fan(s); Central Air; Zoned
Current Use: Industrial; Office; Parking Lot; Warehouse
Electric: 200+ Amp Service; Circuit Breakers; Generator
Exemption Information: Exemption YN: No
Exterior Features: Lighting; Private Yard; Rain Gutters; Storage
Flooring: Carpet; Concrete; Tile; Vinyl
Heating: Central; Forced Air; Natural Gas; Zoned
Income and Expenses: , Electric Expense: \$11,000 , Fuel Expense: \$11,000 , Insurance Expense: \$8,300 , Sewer Expense: \$2,600 , Trash Expense: \$1,200, Water Expense: \$2,600

Lease Type: Gross
Owner Pays: HVAC Maintenance; Insurance; Other Tax; Repairs; Roof Maintenance; Taxes
Parking Features: Additional Parking; Asphalt; Attached; Detached; Driveway; Garage Door Opener; Garage Faces Front; Heated Garage; Off Street; Oversized; Paved
Possession: Negotiable
Possible Use: Automotive; Commercial; Development; Industrial; Mini-Storage; Mixed Use; Office; Recreational; Warehouse
Rail Availability: None
Roof: Metal
Security Features: Carbon Monoxide Detector(s); Security Lights; Security System; Smoke Detector(s)
Sewer: Public Sewer
Special Licenses: None
Special Listing Conditions: None
Tenant Pays: All Utilities; Cable TV; Electricity; Gas; Grounds Care; Hot Water; Insurance; Janitorial Service; Security; Sewer; Snow Removal; Telephone; Trash Collection; Water
Utilities: Cable Connected; Electricity Connected; Natural Gas Connected; Sewer Connected; Water Connected
Water Source: Public