

INDUSTRIAL BUILDING AVAILABLE FOR SALE OR FOR SUBLEASE

1101 Stonebraker Dr | Kendallville, IN 46755



Exceptional 71,000 SF Industrial Building With 20' Ceilings in the Warehouse and Plenty of Office Space

Building:	71,000 SF (3,800 SF of Office Space)
Land:	4.12 Acres
Zoning:	I-2 High Intensity Industrial
Doors/Docks:	1 Grade Level Door / 5 Loading Docks
Power:	1600A / 480V / 3Ph
Lighting:	LED
Fire Protection:	100% Sprinkled
Sublease Rate:	\$2.95 PSF NNN
List Price:	\$2,475,000

Details:

Exceptional 71,000 SF industrial building with 3,800 SF office space situated on 4.12 acres of land. The warehouse has 20 FT ceilings, one (1) 14 FT grade level door and five (5) loading docks. The building is 100% sprinkled, has 1600A / 480V / 3Ph power, LED lighting, liner panel on walls and on-site parking. There is gas unit heat in the warehouse, gas forced heat and central air conditioning in the offices. The site has municipal water and sewer. Functional office space features two floors. The first floor has three (3) private offices, reception area, and a break room. The second floor has two (2) private offices, a conference room, large open area for cubicles, and an IT/networking room. In addition, there is a small shipping office in the warehouse and three (3) large offices in the back plant addition.

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NAI Cressy

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PROPERTY PHOTOS

INDUSTRIAL BUILDING AVAILABLE

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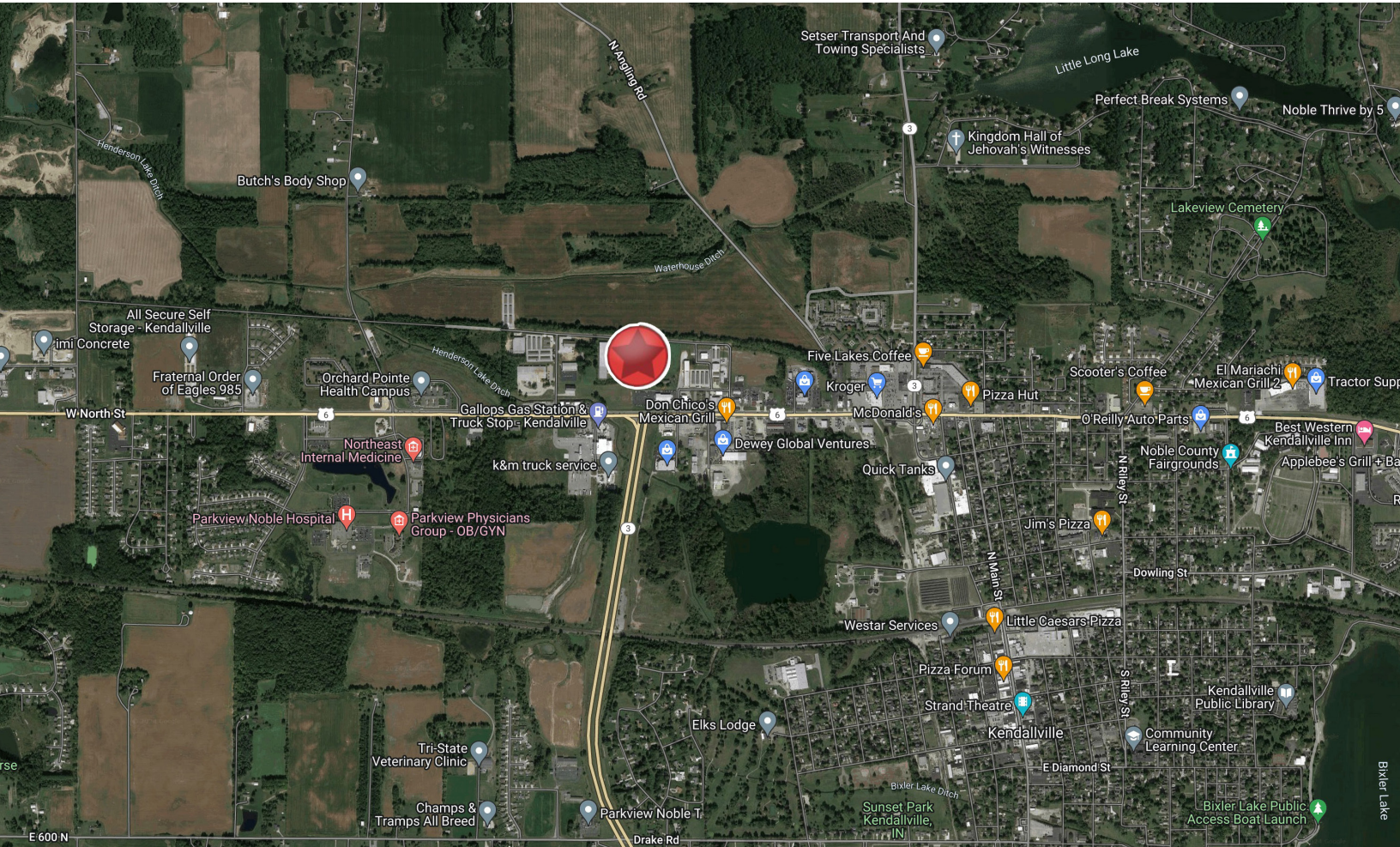
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LOCATION OVERVIEW

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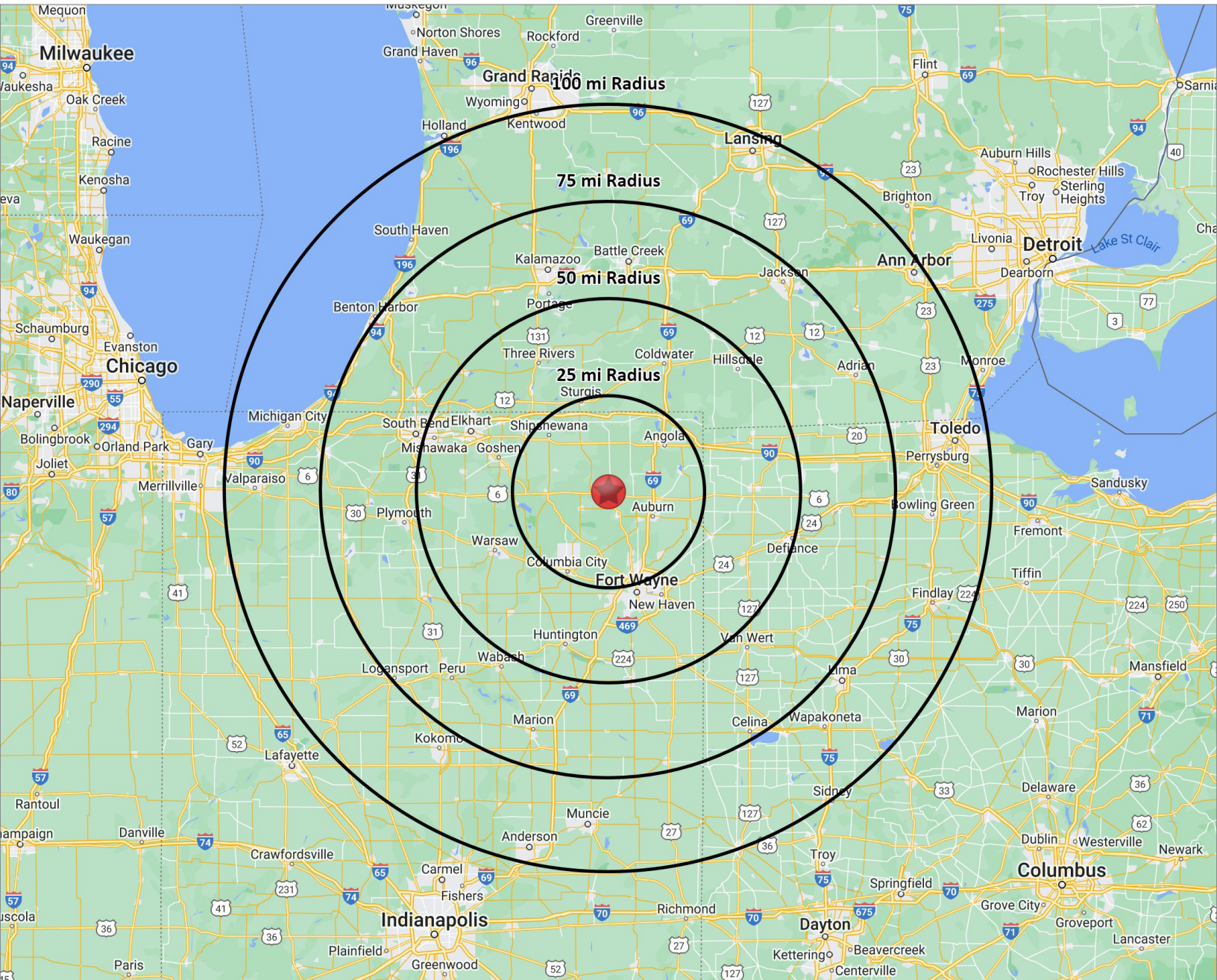


- Excellent centralized location in Kendallville, IN on Stonebraker Drive.
- Just off US 6, less than a minute away from State Road 3.
- The property is surrounded by restaurants, retailers, and other commercial businesses.



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DISTANCE TO MAJOR CITIES

FORT WAYNE, IN	30 MILES
TOLEDO, OH	104 MILES
GRAND RAPIDS, MI	124 MILES
CHICAGO, IL	150 MILES

INDIANAPOLIS, IN	152 MILES
DETROIT, MI	167 MILES
COLUMBUS, OH	186 MILES
CINCINNATI, OH	208 MILES