

INDUSTRIAL SPACE FOR SUBLEASE

6886 N. 400 E. | Kendallville, IN 46755



36,000 SF Single Story Industrial Building

Building Size:	36,000 SF
Land:	2.720 Acre
Zoning:	I-2 High Intensity Industrial
Lighting:	Fluorescent
Parking:	On-site
HVAC:	Gas Forced Heat/ Central A/C in offices
Power:	1,200A/480V/3Ph
OH Doors:	12 FT Grade Level Overhead Doors
Docks:	4 Loading Dock
Reduced Lease Rate:	(\$3.25) \$2.95 PSF NNN

Details:

This 36,000 SF single story industrial building is situated on 2.72 acres of land and was built in 1980. The ceiling height is 13 FT-14 FT 7 inches, there is a 12 FT grade level door and four (4) loading dock doors (3 with levelers & 1 without levelers). The building is 100% sprinkled, has 1200A/ 480V/ 3Ph power, fluorescent tube lighting and ample on-site parking is available. The main building has 30 x 50 column spacing and the addition to the building has 50 x 25 column spacing. There is gas forced heat in the warehouse and central air conditioning in the offices. The office area has two (2) private offices, conference room, large open area for cubicles, men and women's restrooms.

[VIEW PROPERTY ONLINE](#)



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

INDUSTRIAL SPACE FOR SUBLEASE

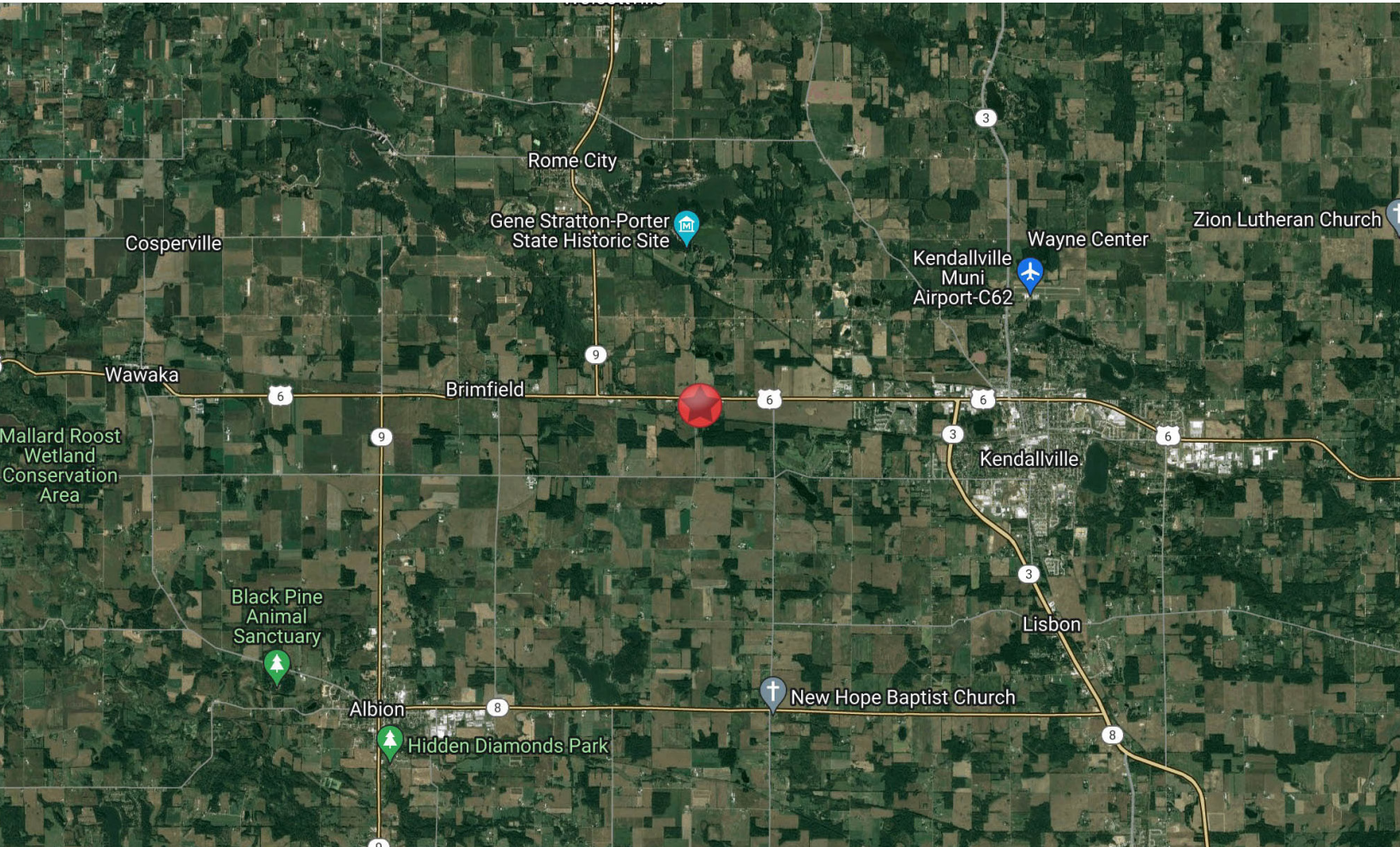
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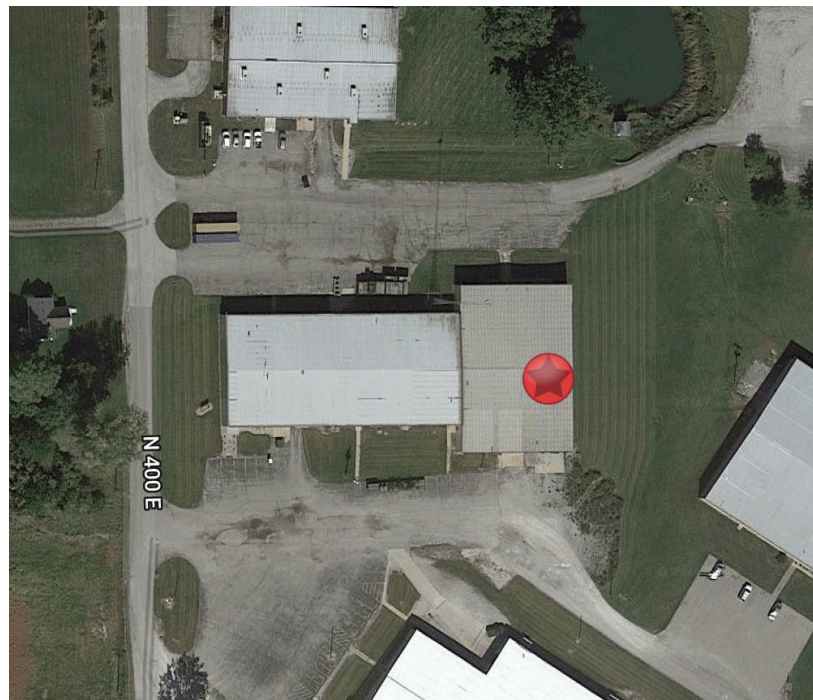
LOCATION OVERVIEW

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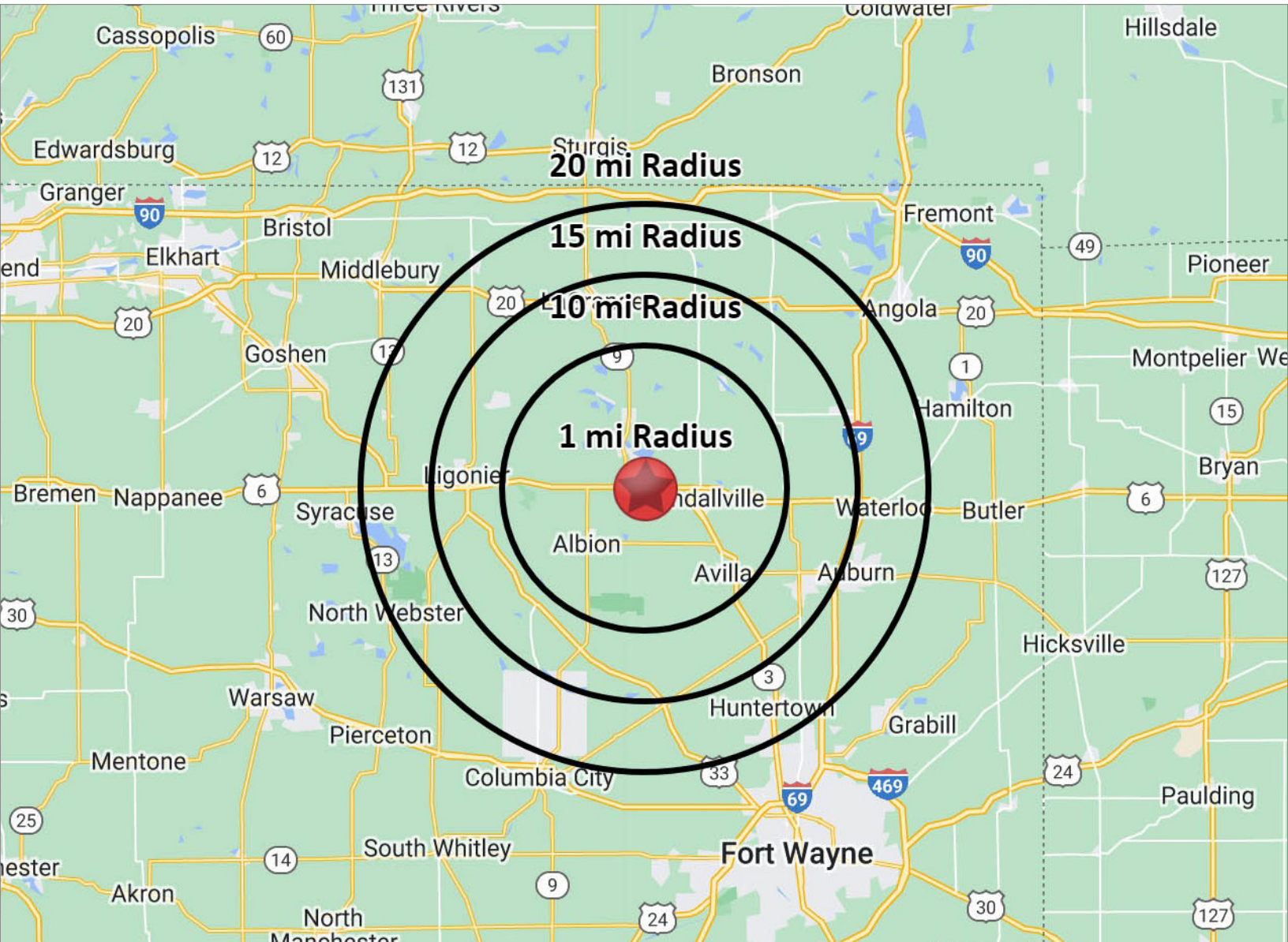
Located in Kendallville, IN on N 400 E St & County Rd 700 N approximately 15 miles west on I-69 and 23 miles south of I-80/90. The City of Kendallville is ranked 33rd in an article headlined "America's 50 Best Cities to Live" published by financial news and opinion company 24/7 Wall St. Kendallville has exceptional parks and outdoor recreational facilities, great schools, and a historic downtown area placed in recent years on the National Registry of Historic Places. It is a great centralized area for growing a business.



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POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

1 MILE	96
10 MILE	38,263
15 MILE	84,481
20 MILE	161,570

1 MILE	40
10 MILE	15,423
15 MILE	32,514
20 MILE	61,610

1 MILE	\$68,461
10 MILE	\$92,505
15 MILE	\$94,002
20 MILE	\$99,571

1 MILE	\$217,044
10 MILE	\$192,029
15 MILE	\$196,616
20 MILE	\$214,997