



## North Webster Flex

8645 E Backwater Rd

North Webster, IN 46555



## North Webster Flex Space

This commercial property is currently built out as office space but can be easily converted to a flex building with the addition of a large overhead door on the side of the building. The interior features a wide-open layout, making it ideal for a showroom or adaptable workspace. The space includes six private offices, two storage rooms, one large conference room, one small conference room, two large restrooms, and a break room. Abundant parking surrounds the building on three sides, with 40 paved parking spaces available. The property is topped with a standing seam metal roof installed in 2000, which remains in good condition and has significant remaining life.

## Property Highlights

- ▶ 12,782 SF on 1.29 AC
- ▶ FOR SALE: \$765,000
- ▶ Wide-open floor plan
- ▶ FOR LEASE: \$4.00/SF/YR NNN
- ▶ Large windows on three sides of the building

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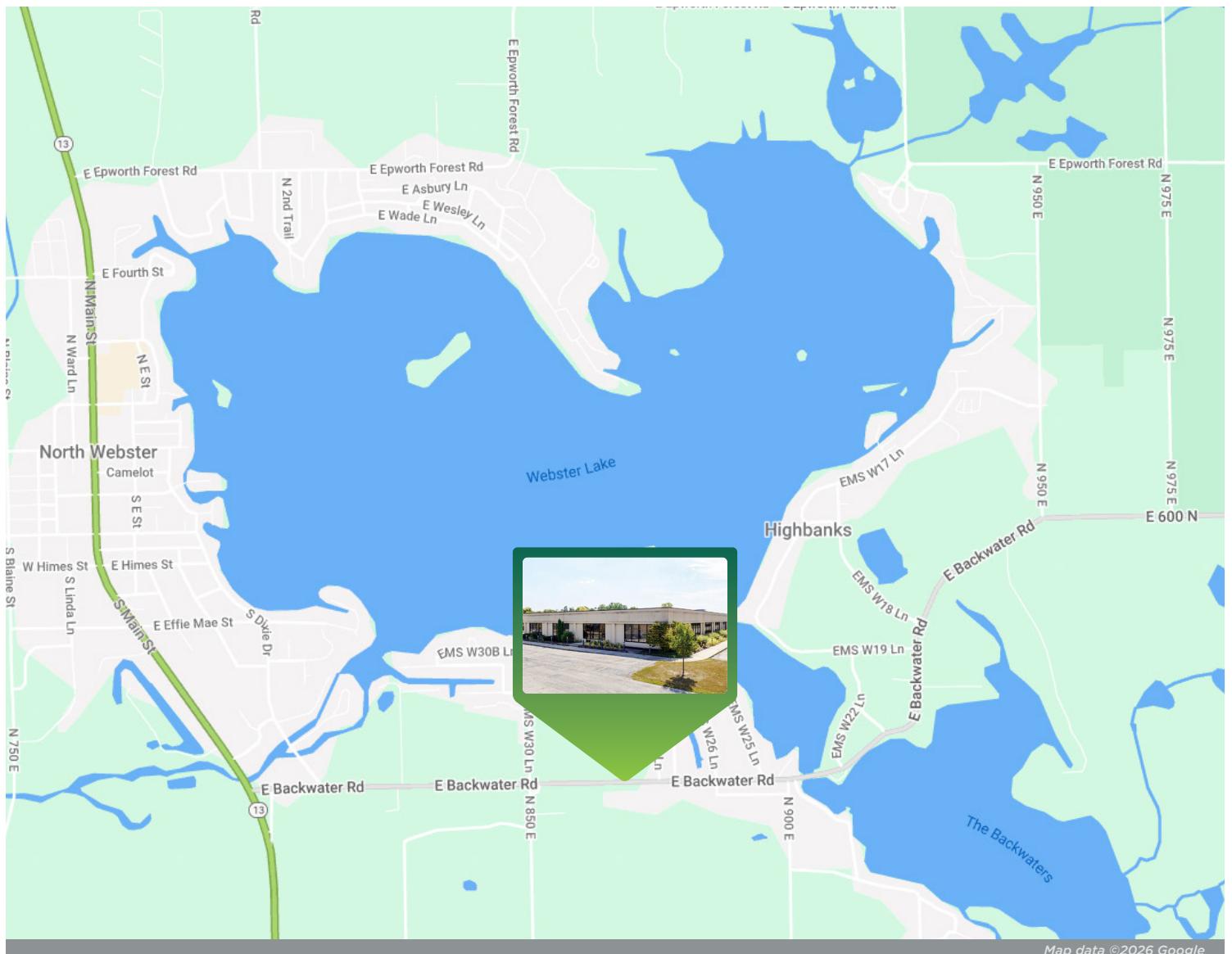
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### Excellent Location

The Backwater Rd property is located in North Webster, Indiana, approximately 41 miles from Fort Wayne, 20 miles from Columbia City, and 15 miles from Warsaw. The site is just 0.6 miles from State Road 13 (Main Street), the primary thoroughfare serving the surrounding lake communities. Situated within a small industrial park, the property is bordered by Sterling Contracting, which owns the neighboring buildings. The location is also 0.6 miles from Webster Lake and Backwaters Lake, and only 13 miles from Lake Wawasee and Syracuse, IN. This property offers convenient access to shopping, dining, and a wide range of lake-related activities.

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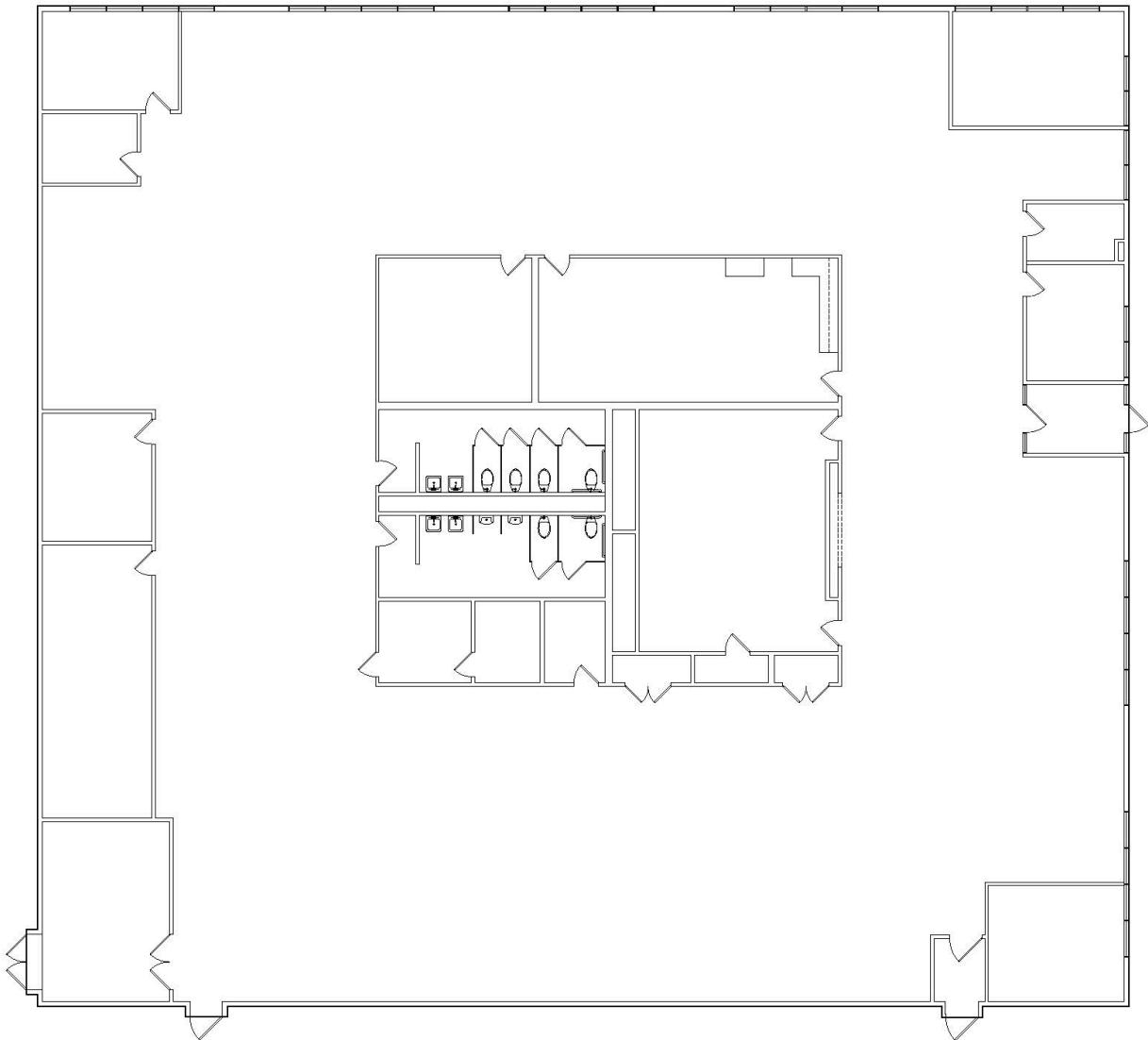
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COMMERCIAL

FOR SALE OR LEASE



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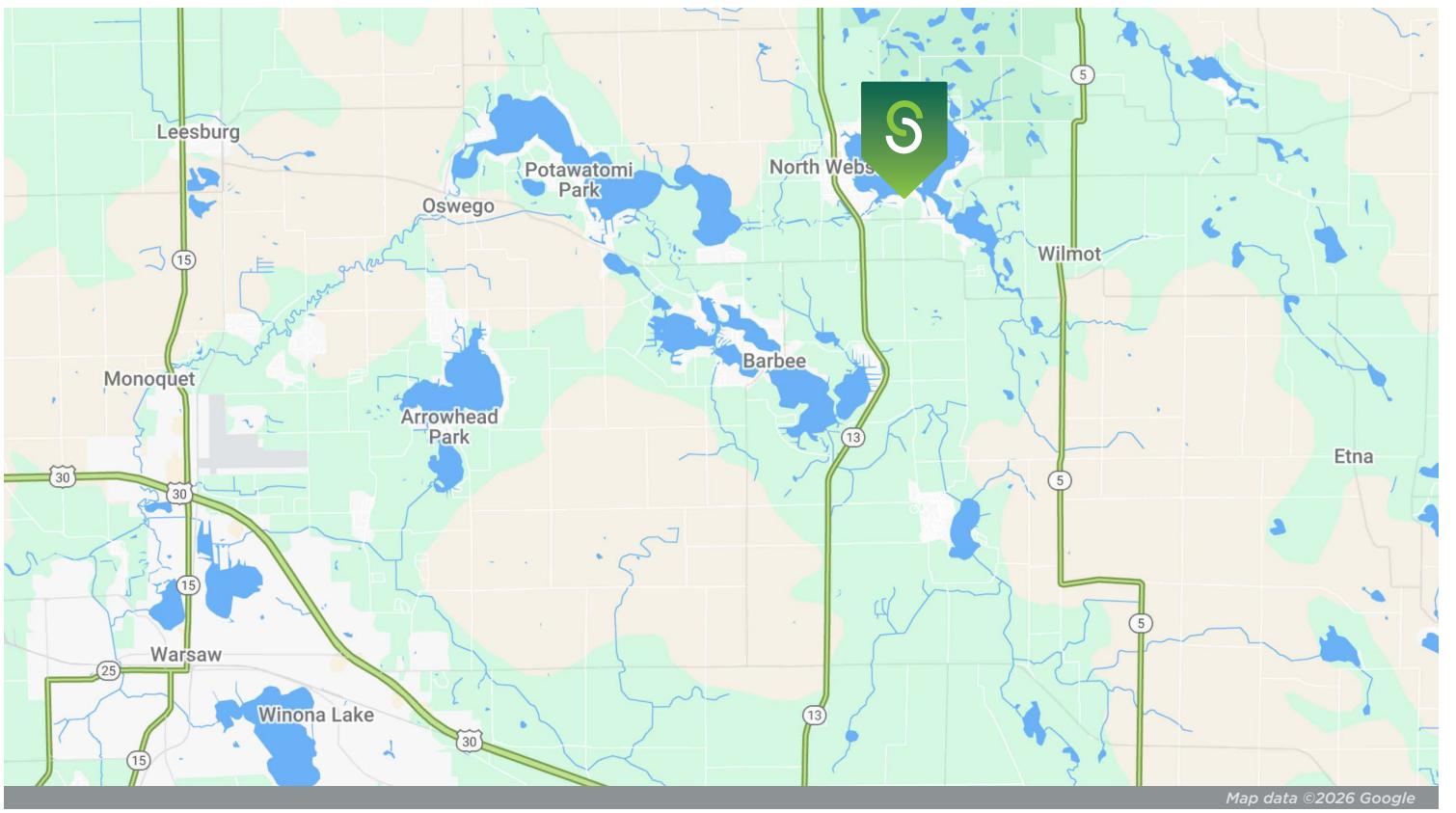
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### PROPERTY INFORMATION

Address	8645 N Backwater Rd
City, State, Zip	North Webster, IN 46555
County	Kosciusko
Township	Tippecanoe
Parcel Number	43-08-14-200-218-000-023
2025 Tax/Payable 2026	\$4,774.44

### SALE INFORMATION

Price	\$765,000
Terms	Cash at closing

### LEASE INFORMATION

Lease Rate & Type	\$4.00/SF/YR NNN
Terms	3 yr Minimum
Availability	Immediately

### SITE DATA

Site Acreage	1.29 AC
Zoning	Commercial
Nearest Interstate	8.8 mi to US 30/29 mi to I-69
Traffic Count	8,783 VPD on SR 13

### UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Well
High Speed Data	Mediacom/Bright Speed

### ADDITIONAL INFORMATION

- Space can be converted easily to flex space
- Across from North Webster Lake, near Lake Wawasee, Lake Barbee, and many others

### BUILDING INFORMATION

Property Type	Office/Commercial
Total Area SF	12,782 SF
Vacant SF	12,782 SF
Occupancy Rate	0%
Tenancy	Single
Year Built	2000
# of Stories	1 Story
Construction Type	Steel frame
Roof	Standing seam - metal
Heating	Natural Gas
AC	Central Air
Lighting	Fluorescent
Sprinklered	No
Ceiling Height	10'
Electric Service	800amp/430volt/3 phase
Signage	Façade
Restrooms	Two
High Speed Data	Yes
ADA Compliant	Yes
Floor coverings	Vinyl/carpet
Exterior Finish	Metal/EFIS
Trailer Parking	Yes
Floor Coverings	Carpet & vinyl
Ext. Finish	Wood siding & metal siding

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