



# FOR SALE / LEASE

## INDUSTRIAL PROPERTY



2605 Marion Dr.  
Kendallville, IN 46755

# 179,160 SF Industrial Building Available

## About The Property

- Well suited for manufacturing with heavy power & warehouse addition
- Ceiling height: east 27' middle 20' west 17'
- ESFR/AFFF sprinkler & compressed air
- Fully air conditioned
- 13,800 SF office/break room/restroom
- 20,000 SF mezzanine
- Two parcels: 15.27 acres & 8.92 acres
- Lease Rate: \$4.50 NNN
- Sale Price: \$8,600,000 (\$48.00/sf)



**the**  
**Zacher**  
company

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# PROPERTY INFORMATION

## 179,160 SF INDUSTRIAL BUILDING AVAILABLE

### BUILDING SIZE/LOCATION/ZONING

Total Building Area	179,160 SF
High bay warehouse east	57,600 SF
Main mezzanine east	20,260 SF
Office/ Restroom/Break room	10,762 SF
2nd floor office west side	3,000 SF
Street Address	2605 Marion Dr.
City, State, Zip	Kendallville, IN 46755
Zoning	IR - Industrial Reserved
Site Acreage	15.27 & 8.92 Acres

### BUILDING DATA

Construction/Expansion	1988/1992
Building Type	Pre- engineered steel
Roof	Standing seam metal
Columns	25' x 60' & 30' x 60
Floor	Undetermined thickness
Power:	1,600 1,200 & 2,000 Amp 480V, 3 Phase
Ceiling Height (Clear)	east 27' middle 20' west 17'
Sprinklers:	129,000 SF ESFR 59,000 SF AFFF Foam
Heat	Air makeup units
Air Conditioning	Fully Air-Conditioned
Lighting	LED
Restrooms	4 Sets

### LOADING FACILITIES

Dock Doors	Six 10' high 9' wide
Drive-in Doors	Three
Parking Spaces	288
Distance to Interstate	12 Miles

### PRICE/AVAILABILITY

Sale Price	\$8,600,000.00
Sale Price/SF	\$48.00
Lease Rate	\$4.50 SF/yr (NNN)
Available	January 1, 2025

### PROPERTY TAXES

Parcel Number	57-07-35-200-013-000.020
	57-07-35-200-012-000.019
Assessment : Land	\$555,400
Improvements	\$2,665,900
Total Assessment	\$3,221,300
Annual Taxes	\$82,874.90 (\$.46 psf)
Tax Year	2023 payable 2024

### ESTIMATED OPERATING COSTS

	Cost (SF)
Taxes	\$0.46
Insurance	\$0.12
Lawn & Snow	\$0.12
Total	\$0.70

### UTILITIES

Electric	Indiana Michigan Power
Natural Gas	NIPSCO
Water/Sewer	City of Kendallville
Broadband	Mediacom

### MISC

Racking and office furniture could remain  
Extensive compressed air distribution



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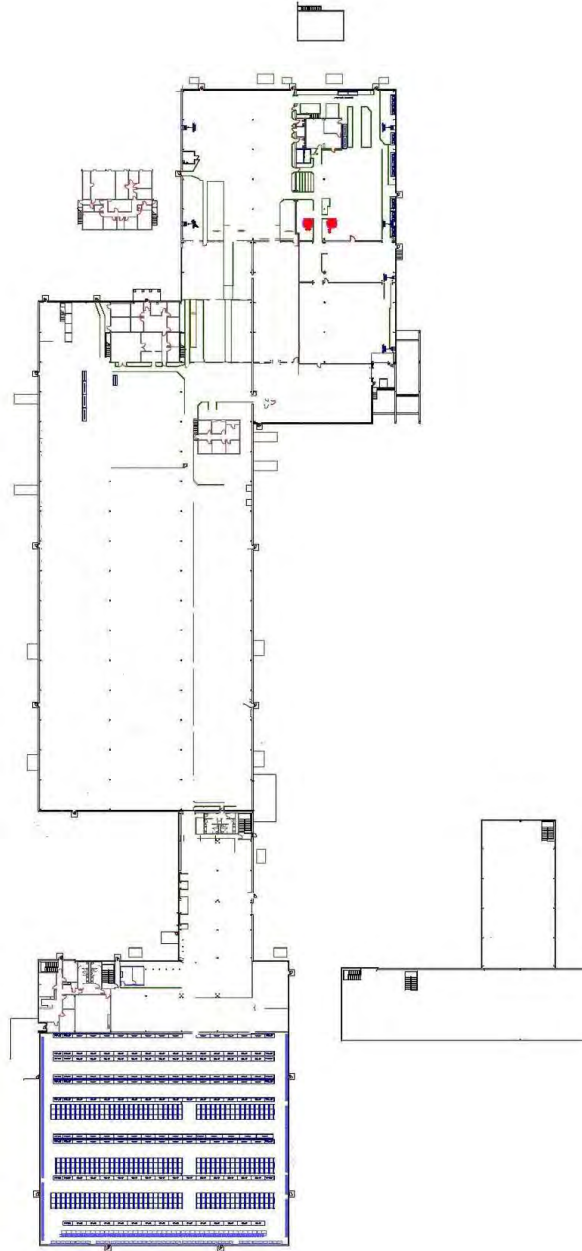
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# FLOOR PLAN

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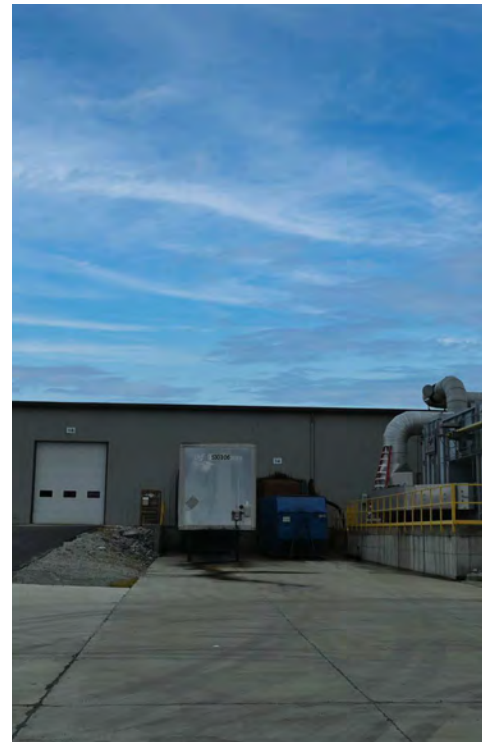
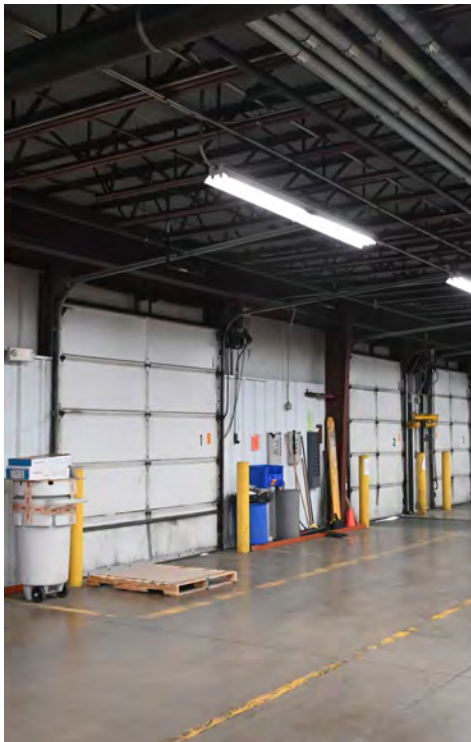
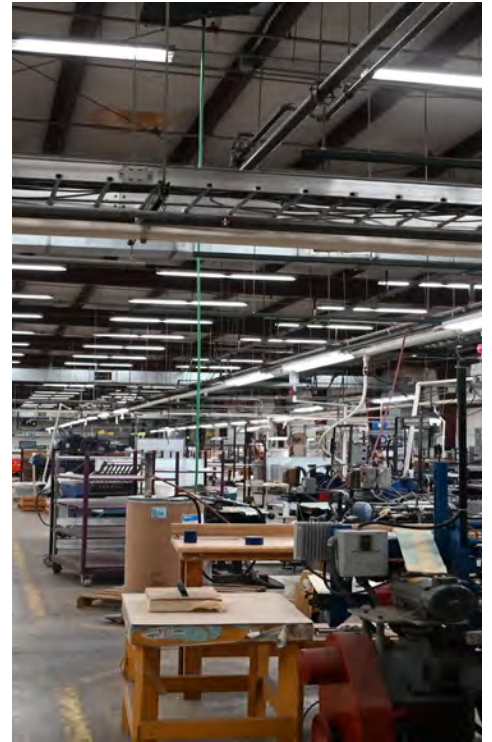
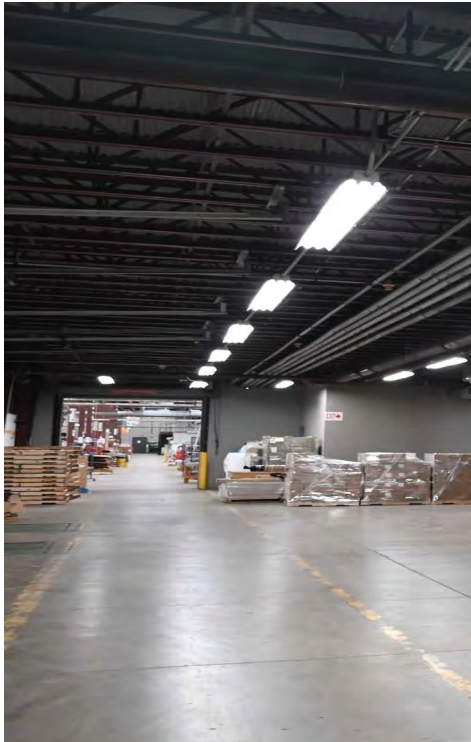
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# ADDITIONAL PHOTOS

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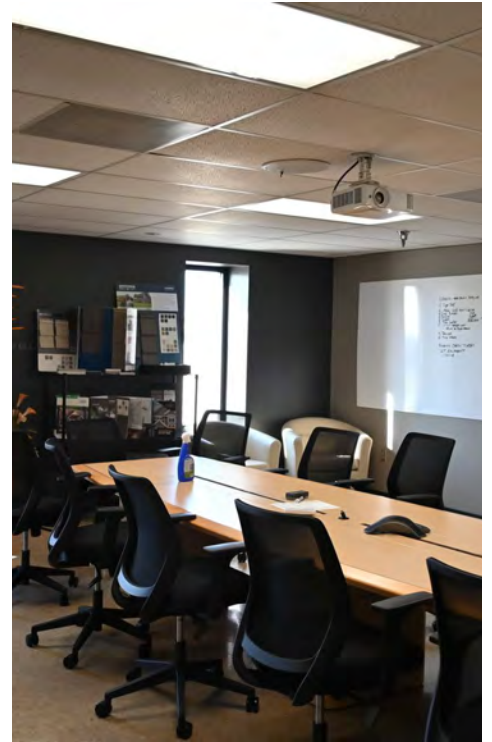
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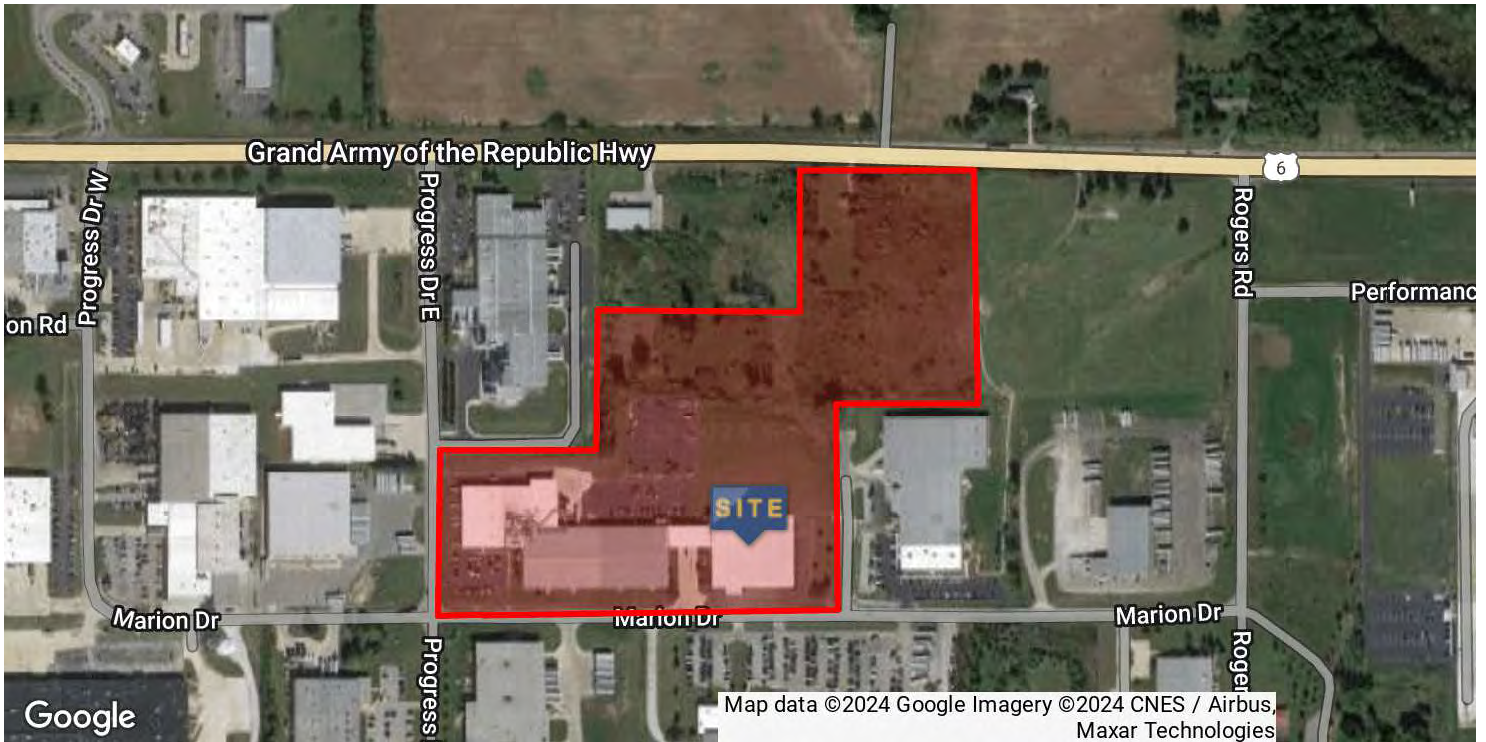
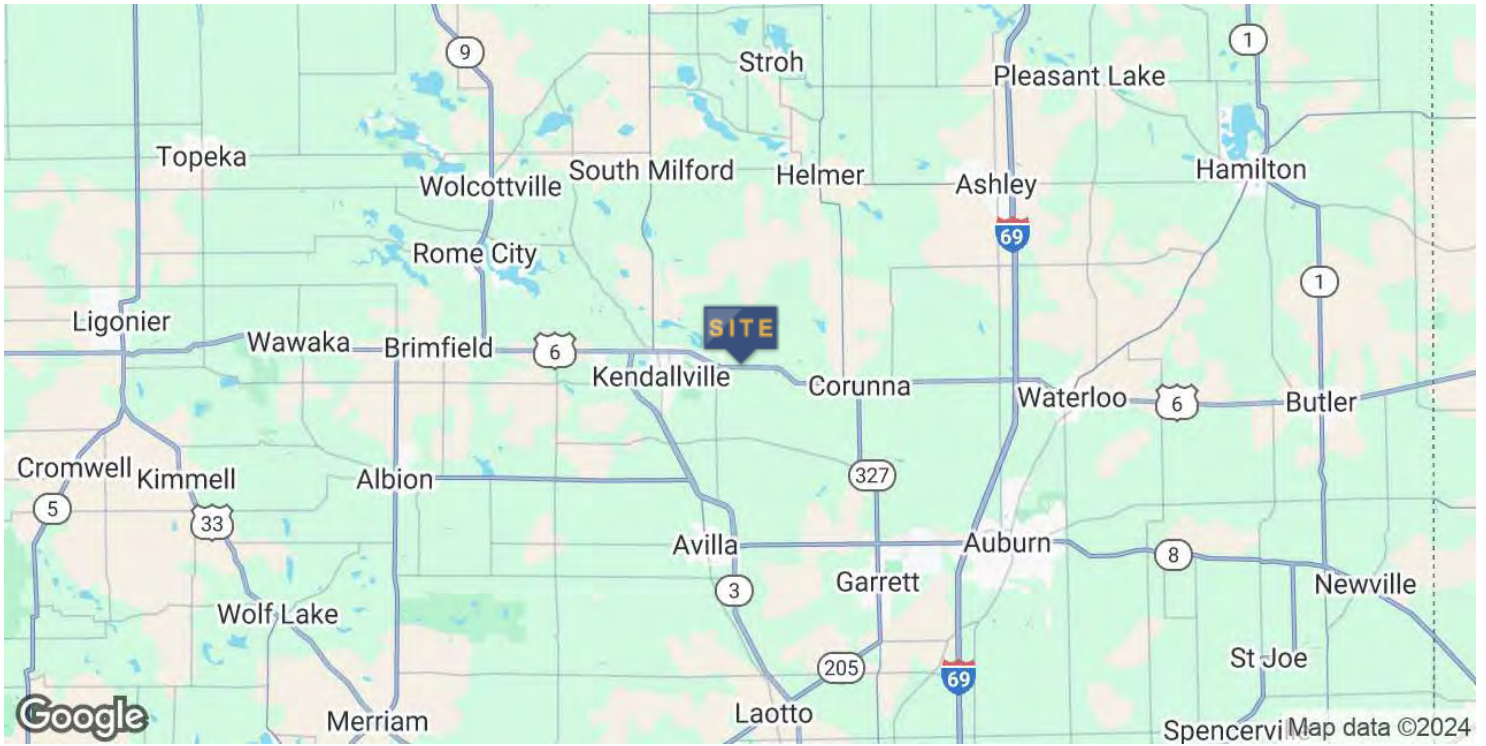
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# LOCATION MAP

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# DRIVING DISTANCE MAP

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## DISTANCE FROM KENDALLVILLE, INDIANA, TO MAJOR CITIES

<b>Fort Wayne</b>	27 miles	<b>Chicago</b>	164 miles
<b>Toledo</b>	106 miles	<b>Detroit</b>	167 miles
<b>Grand Rapids</b>	124 miles	<b>Columbus</b>	187 miles
<b>Indianapolis</b>	150 miles	<b>Cincinnati</b>	213 miles



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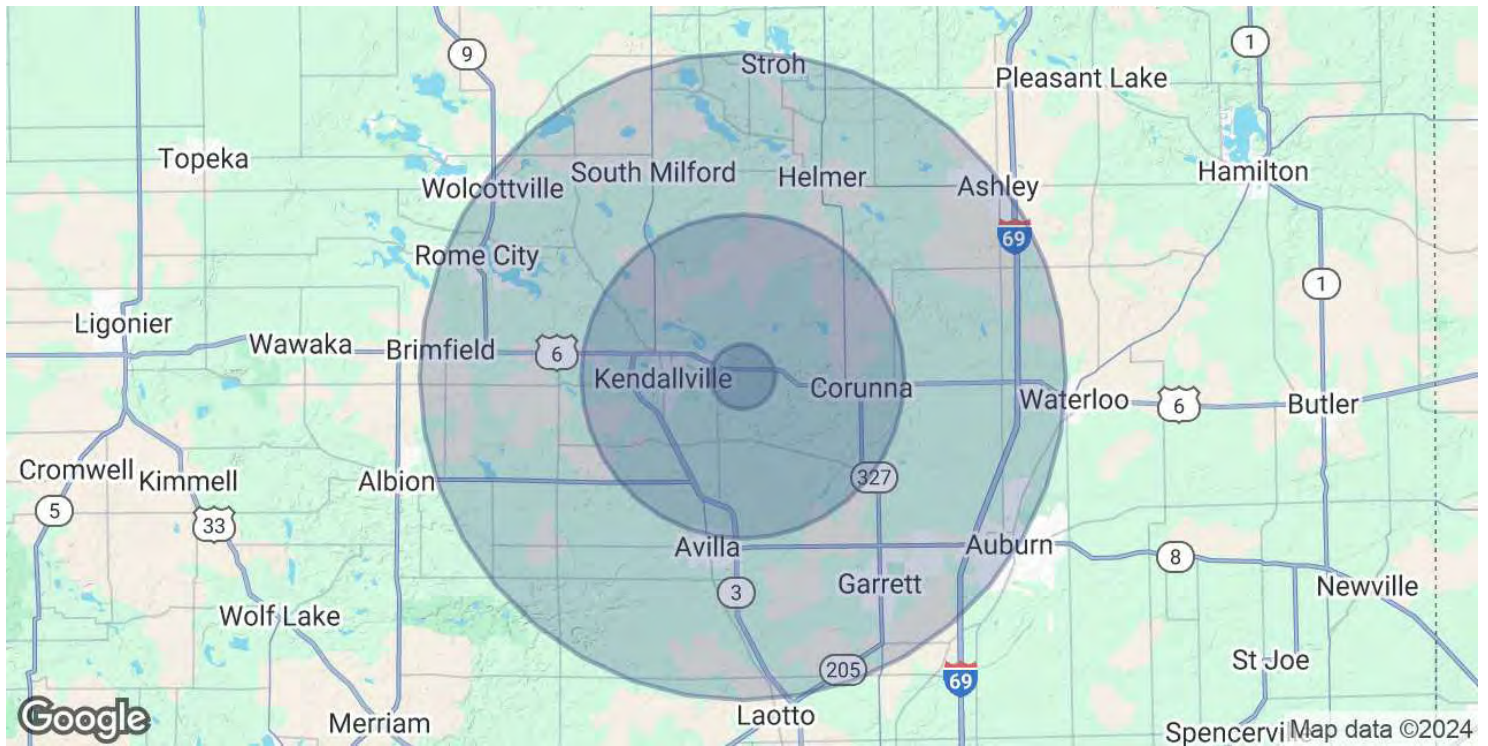
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	917	15,566	56,798
Average Age	43	40	41
Average Age (Male)	42	39	40
Average Age (Female)	45	42	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	376	6,250	22,799
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$82,633	\$85,484	\$87,329
Average House Value	\$205,321	\$208,179	\$217,184

Demographics data derived from AlphaMap



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