

# INDUSTRIAL BUILDING FOR SUBLEASE

800 Weston Ave. | Kendallville, IN 46755



## With Secure Outdoor Storage Space

<b>Building Size:</b>	52,800 SF
<b>Land:</b>	10.94 Acre
<b>Zoning:</b>	I1 - Light Industrial
<b>Power:</b>	2000A/480V/3Ph
<b>Lighting:</b>	LED
<b>HVAC:</b>	Air rotation and gas unit heat
<b>OH Doors:</b>	14 Overhead Doors
<b>Docks:</b>	5 recessed with levelers
<b>Clearance:</b>	13' to 21'
<b>Sublease Rate:</b>	\$2.95 PSF NNN

### Details:

Industrial manufacturing/warehouse space available for sublease. This 52,800 SF building sits on just under 11 acres of land, the majority of which has is hard surface, fenced, gated and has LED lighting for secure outdoor storage. The building includes 1,260 SF of office space and features heavy 3000A/480V/3Ph power, 13' - 21'4" ceiling heights, 30' x 40' column spacing, 5 recessed loading docks with levelers and 14 grade level overhead doors. 30' wide x 290' long crane bay with 4 bridges (3x2 ton; 1x5 ton) and 12'1" under hook height. LED lighting throughout, air rotation and gas unit heat, compressed air lines throughout the entire plant. Building is 100% sprinklered for fire protection and is connected to municipal water and sewer.

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# EXTERIOR PHOTOS

## INDUSTRIAL BUILDING FOR SUBLEASE

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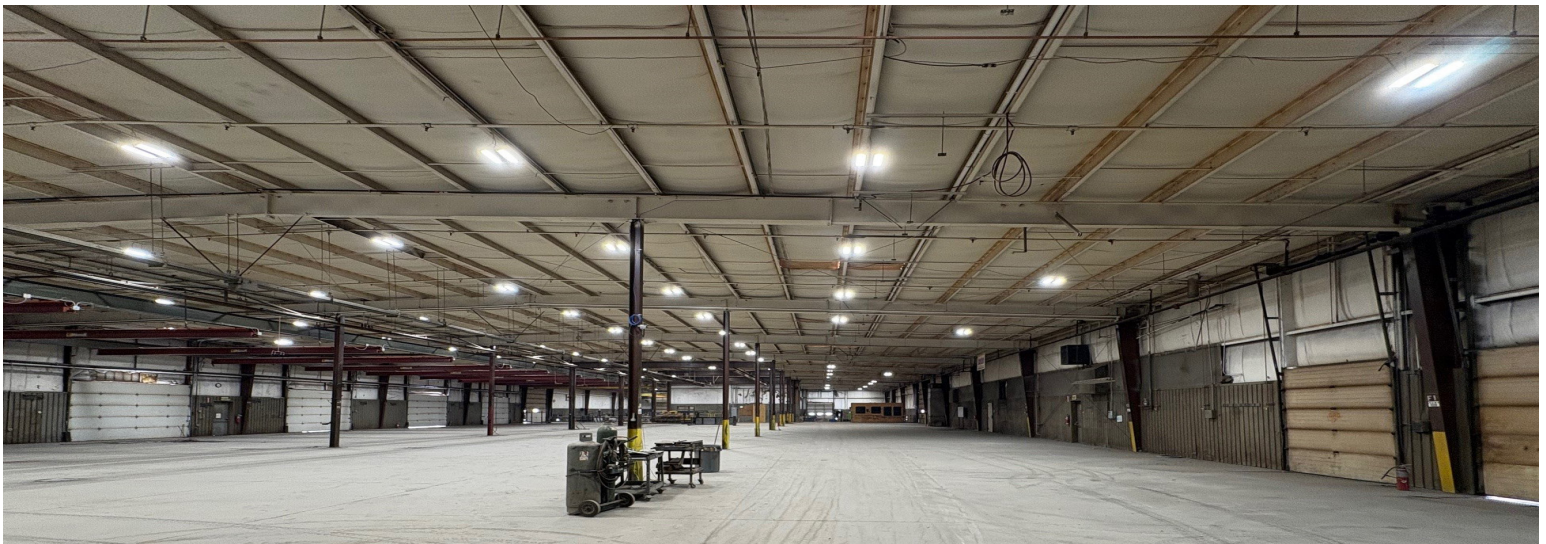




# INTERIOR PHOTOS

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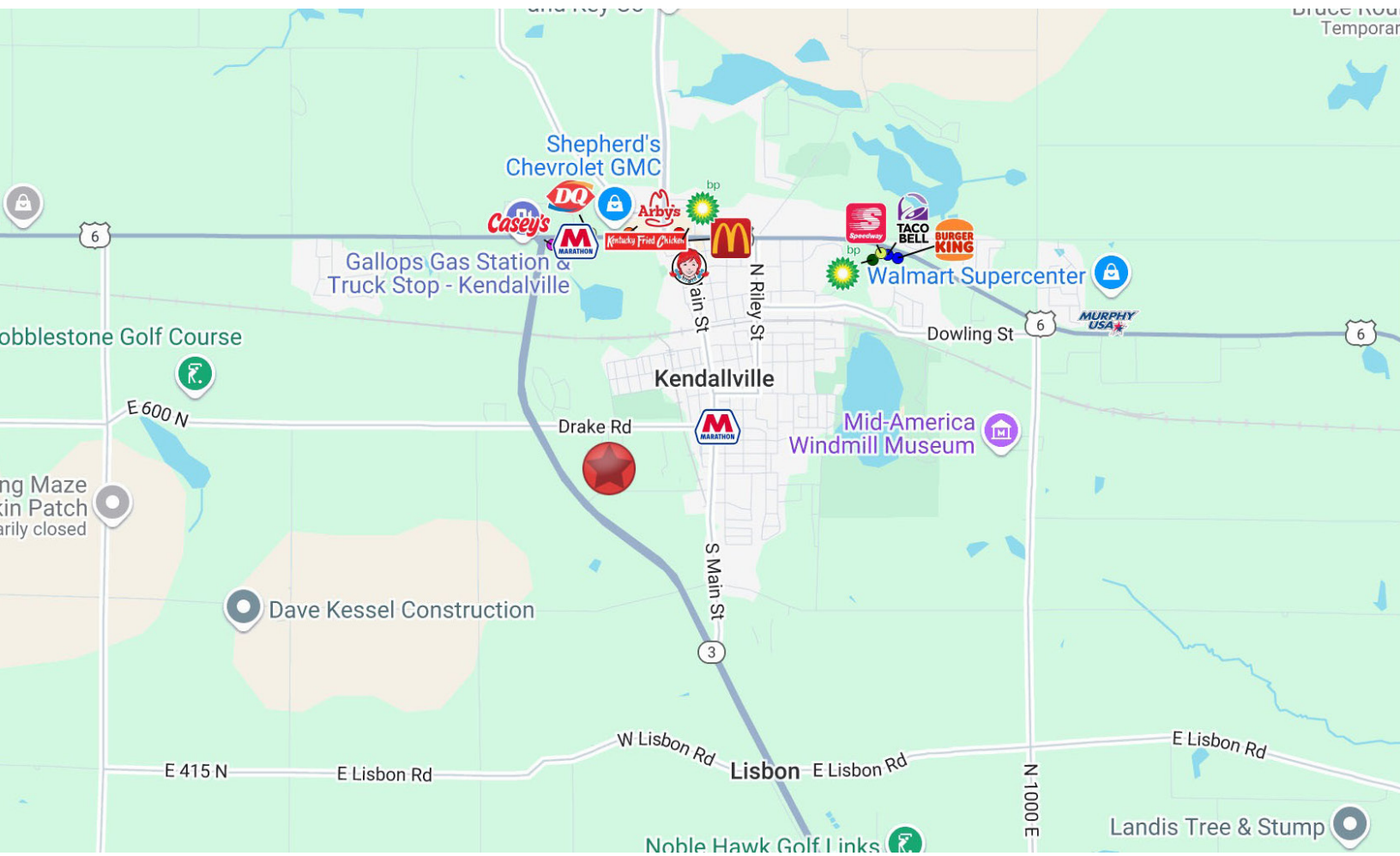




# LOCATION OVERVIEW

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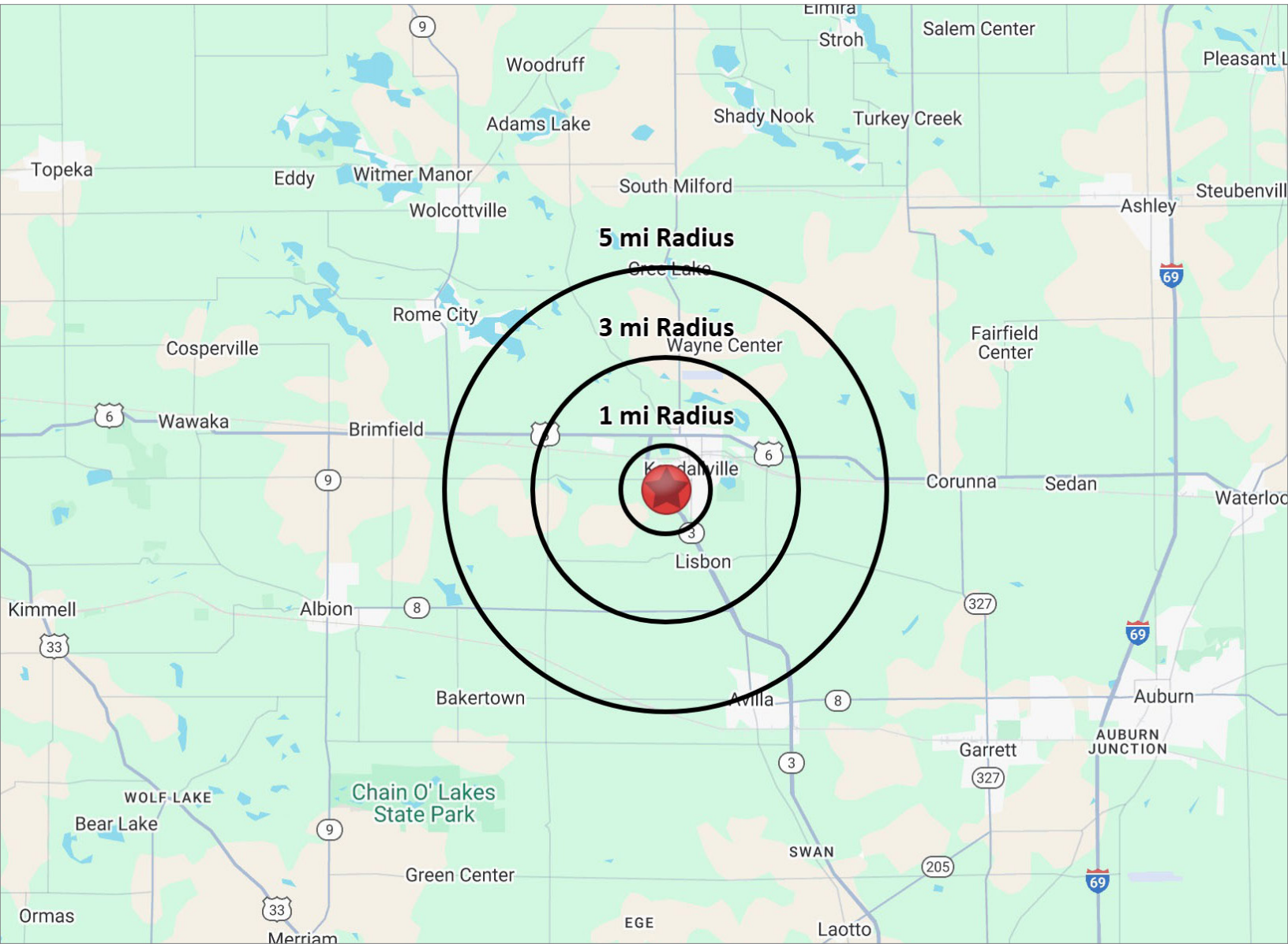
Convenient, industrial park location in the City of Kendallville near SR-3 approximately 1 mile from US-6.



# 2024 DEMOGRAPHICS

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### POPULATION

1 MILE	4,115
3 MILE	13,119
5 MILE	16,438



### NUMBER OF HOUSEHOLDS

1 MILE	1,067
3 MILE	3,607
5 MILE	4,695



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$90,272
3 MILE	\$85,541
5 MILE	\$87,390



### MEDIAN HOME VALUE

1 MILE	\$120,849
3 MILE	\$149,611
5 MILE	\$156,133