



SEMI UNLOADING DOCK



WAREHOUSE



SHOP INTERIOR



FOR LEASE

COMMERCIAL PROPERTY FOR LEASE AVAILABLE FALL 2026

1111 W 3RD ST, RUSHVILLE, IN 46173

This turnkey commercial property features four parcels totaling 4.55+/- acres with road frontage along US Hwy 52 and CR 100 W. An exciting opportunity currently operating as a John Deere Dealership features a 13,325 SQ FT showroom including a shop and offices.

In addition, there is a 7,833 SQ FT warehouse complete with a semi unloading dock as well as a large gravel and hard surface parking lot. Don't miss this rare opportunity. Contact us for a private showing!

Rusty Harmeyer

765.570.8118

Halderman-Harmeyer Real Estate
rustyh@halderman.com

800.424.2324 | halderman.com

Jackie Briggs

317.332.5762

Lynn Properties, LLC
jtinnermanbriggs@gmail.com



HALDERMAN

REAL ESTATE & FARM MANAGEMENT



Halderman-Harmeyer
Real Estate Services

LYNN PROPERTIES, LLC

REAL ESTATE BROKERAGE
COMPANY

TURNKEY COMMERCIAL PROPERTY • AVAILABLE FALL 2026



LEASE INFORMATION

BOTH BUILDINGS:
13,325 sq ft Building | 4.55+/- Acres
7,833 sq ft Warehouse (As Is)
NNN Lease:
\$10,189/Month Base Rent Year 1
Annual increase of 2% per year

**13,325 sq ft Building | Showroom
Offices | Shop/Warehouse**
NNN Lease:
\$8,883/Month Base Rent Year 1
Annual increase of 2% per year

7,833 sq ft Warehouse
NNN Lease:
\$3,264/Month Base Rent Year 1
Annual increase of 2% per year

PROPERTY LOCATION

1111 W 3rd Street, Rushville, IN 46173
Rushville Twp, Rushville Co

UTILITIES/WATER SUPPLY ZONING
Municipal Commercial

