

BND

COMMERCIAL

**OFFICE BUILDING
FOR SALE OR LEASE**

7,556 SF

**831 COMMERCE DRIVE
KENDALLVILLE, INDIANA**



OVERVIEW :

Available Space: 150 SF up to 7,556 SF

- Well located building in Kendallville, IN
- Flexible office building - can be configured as single or multi-tenant
- Well-managed property
- Very good condition

Sale Price: \$298,000

Lease Rate: \$5.50 / SF / Triple Net



David W. Nugent, CCIM, SIOR

Direct: (260) 407-7113

Cell: (260) 704-3283

dn@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

(260) 407-0900 | www.bnd.net

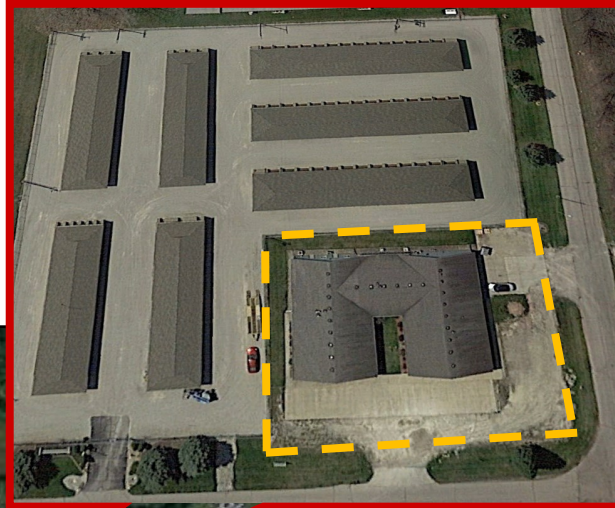
BND

COMMERCIAL

**OFFICE BUILDING
FOR SALE OR LEASE**

7,556 SF

831 COMMERCE DRIVE
KENDALLVILLE, INDIANA



David W. Nugent, CCIM, SIOR

Direct: (260) 407-7113

Cell: (260) 704-3283

dn@bnd.net

1021 S. Calhoun Street | Suite One

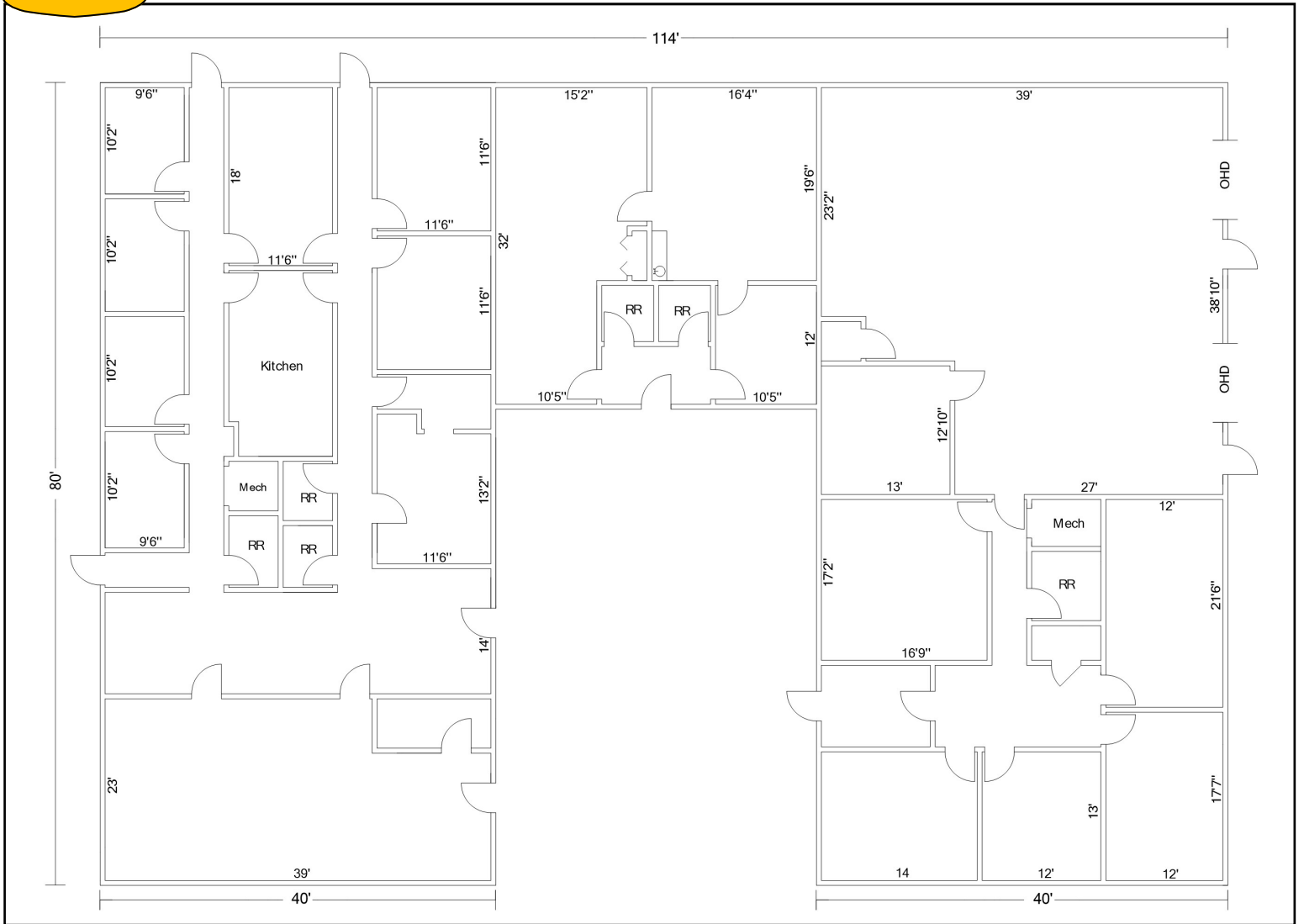
Fort Wayne, IN 46802

(260) 407-0900 | www.bnd.net



OFFICE BUILDING
FOR SALE OR LEASE
7,556 SF
831 COMMERCE DRIVE
KENDALLVILLE, INDIANA

Space Plan



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

David W. Nugent, CCIM, SIOR
Direct: (260) 407-7113
Cell: (260) 704-3283
dn@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net



**OFFICE BUILDING
FOR SALE OR LEASE**
7,556 SF
831 COMMERCE DRIVE
KENDALLVILLE, INDIANA

Property Highlights

Parcel Number	57-07-29-300-008.000-020
Address	831 Commerce Drive
City / State / Zip	Kendallville / IN / 46755
Sale / Lease	Sale or Lease
Available Space	150 SF up to 7,556 SF
Total Building Size	7,556 SF
Land Size	0.56 Acres
Zoning	I-2 Light Industrial / Office
Number of Parcels	One
Dimensions	Approx. 143' x 166' x 141' x 177'
Frontage	166'
Parking	Surface parking for +/-18 vehicles
Nearest Highway	Hwy. 6



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

David W. Nugent, CCIM, SIOR
Direct: (260) 407-7113
Cell: (260) 704-3283
dn@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net

BND**COMMERCIAL****OFFICE BUILDING
FOR SALE OR LEASE****7,556 SF****831 COMMERCE DRIVE
KENDALLVILLE, INDIANA****Building Information**

Construction Type	Masonry
Construction Year	1993
Number of Floors	One
Roof	Asphalt shingle – 4 years old
Foundation	Reinforced concrete
Lighting	Fluorescent
Heating System	Gas forced air
Electric	Standard service
Air Conditioning	Central air
Sprinkler System	None
Restrooms	6 total and 1 shower area currently accessible from both Suites E and F
Breakroom/Kitchenette	One shared kitchenette currently accessible from both Suites E and F

Utilities

	Company
Gas	NIPSCO
Electric	I & M
Water/Sewer	City of Kendallville
Trash Pickup	City of Kendallville



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

David W. Nugent, CCIM, SIOR

Direct: (260) 407-7113

Cell: (260) 704-3283

dn@bnd.net

1021 S. Calhoun Street | Suite One**Fort Wayne, IN 46802****(260) 407-0900 | www.bnd.net**



**OFFICE BUILDING
FOR SALE OR LEASE**
7,556 SF
831 COMMERCE DRIVE
KENDALLVILLE, INDIANA

Sale Information

Sale Price	\$298,000.00
Terms	Cash at closing
Annual Taxes	\$5,027.12
Tax Year / Pay Year	2023 / 2024

Lease Information

Lease Rate RSF / Year	\$5.50 / SF / Year
Monthly Rate	Dependent on amount of SF leased
Term of Lease	Will advise - ask Broker
Type of Lease	Triple Net
Sale Price	\$298,000.00

Building Expenses

	Responsible Party (Landlord / Tenant)
Utilities	Tenant
Property Tax	Tenant
Building Insurance	Tenant
Janitorial	Tenant
Roof / Structure	Landlord
Int. Maintenance	Tenant
Lawn / Snow	Tenant
Common Area	Tenant

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

David W. Nugent, CCIM, SIOR
Direct: (260) 407-7113
Cell: (260) 704-3283
dn@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net