



FOR **LEASE** INDUSTRIAL
PROPERTY



800 Weston Ave
Kendallville, IN 46755

52,800 SF Industrial Building With Outdoor Storage

About The Property

- Located within established industrial park setting
- Building Renovations Starting Soon
- Crane served with center busbar
- Secure outdoor storage included on 10.94 Acres
- Heavy power capacity (3,000 amp, 480 volt, 3 phase)
- 5 docks and 14 overhead doors
- Industrial (I1) zoning
- Lease Rate: \$4.50/sf NNN



the
Zacher
company

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PROPERTY INFORMATION

52,800 SF INDUSTRIAL BUILDING WITH OUTDOOR STORAGE

BUILDING SIZE/LOCATION/ZONING

Office Area	52,800 SF
Office Area	1,260 SF
Street Address	800 Weston Ave
City, State, Zip	Kendallville, IN 46755
County/Township	Noble/Allen
Zoning	I-1 Light Industrial
Site Acreage	10.94 Acres

AVAILABILITY/PRICE

Lease Rate	\$4.50 SF/yr (NNN)
Availability	Immediately

PROPERTY TAXES

Parcel Number	57-09-05-100-014.000-004
Assessment: Land	\$184,200
Improvements	\$815,200
Total Assessment	\$999,400
Annual Taxes	\$23,416.94 (\$0.44/SF)
Tax Year	2025 payable 2026

BUILDING DATA

Construction Date	1985
Ceiling Height	13' to 21'
Under Hook Height	12' 1"
Heat	Two air rotation and gas units
AC	Office only
Sprinklers	100%
Lighting	LED
Power	3,000 Amps, 480 Volt, 3 Phase
Overhead Doors	14 Drive through capable
Docks	5 recessed with levelers
Crane Bay	30' x 290' with 4 bridges
Compressed Air Lines	Throughout
Column Spacing	30' x 40'
Restrooms	3

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant

ESTIMATED OPERATING COSTS

	Cost (SF)
Taxes	\$0.42
Insurance	\$0.00
CAM	\$0.00
Total	TBD

PARKING/TRANSPORTATION

Parking Lot	Concrete - 9,295 SF +/- 30 car parking
Distance to Interstate	14 miles to I-69
Distance to US-6	1 Mile
Distance to SR-3	0.4 Miles

UTILITY SUPPLIERS

Electric	Indiana Michigan Power
Natural Gas	NIPSCO
Water & Sewer	City of Kendallville



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ADDITIONAL PHOTOS

52,800 SF INDUSTRIAL BUILDING WITH OUTDOOR STORAGE



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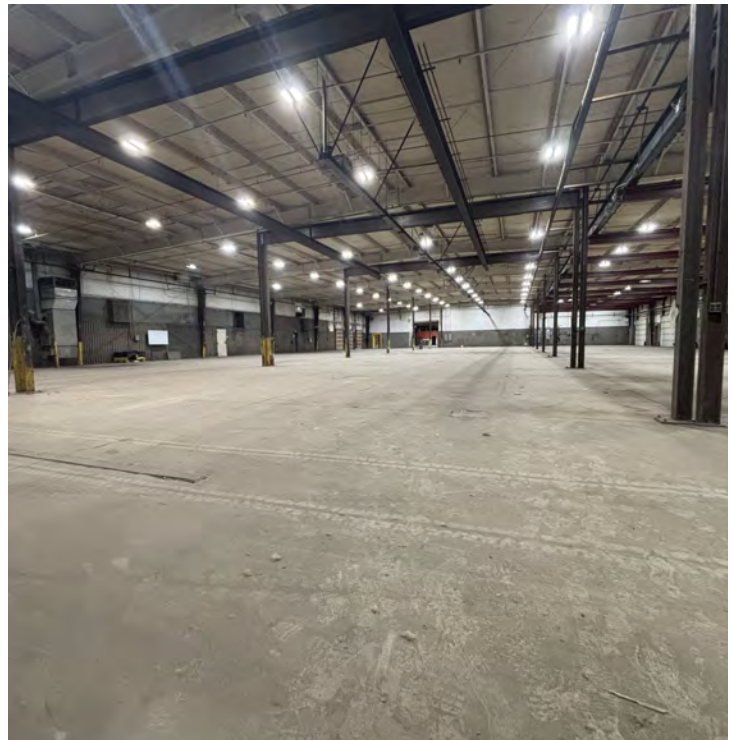
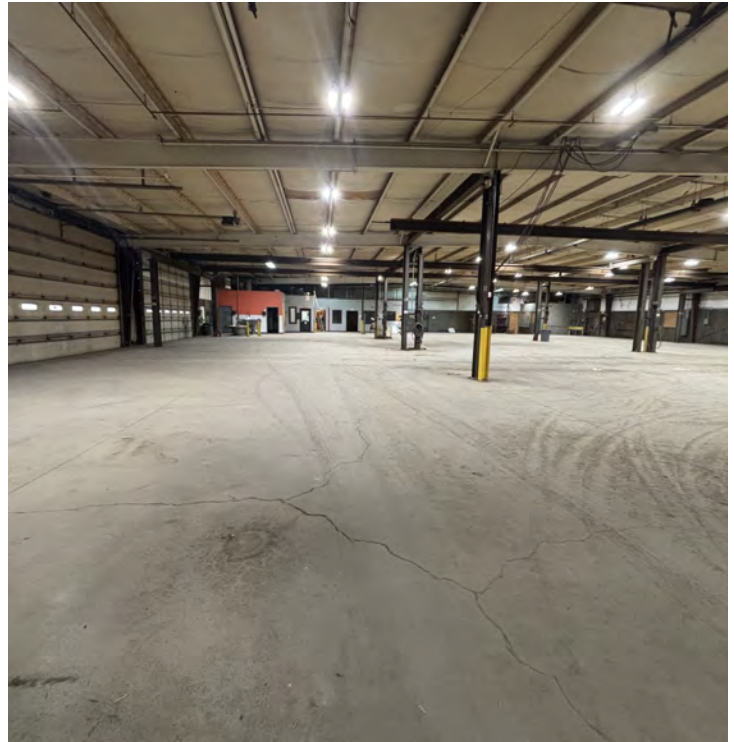
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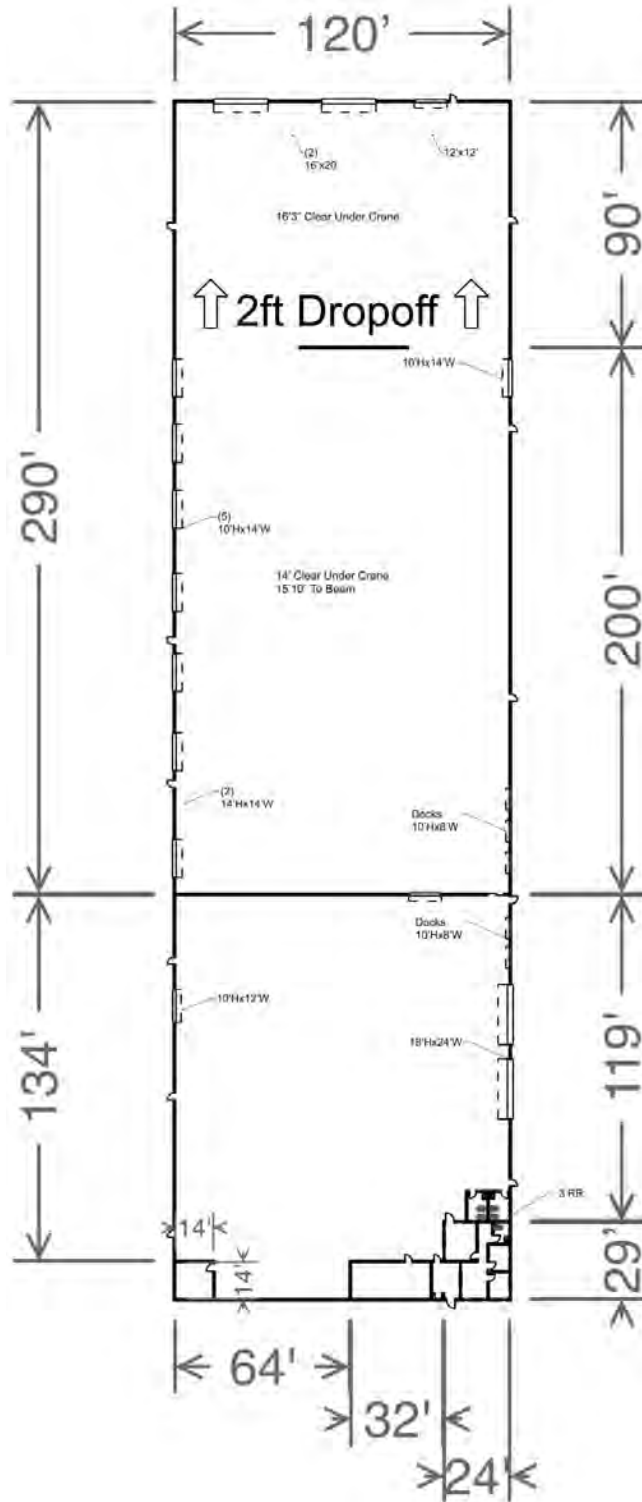
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FLOOR PLAN

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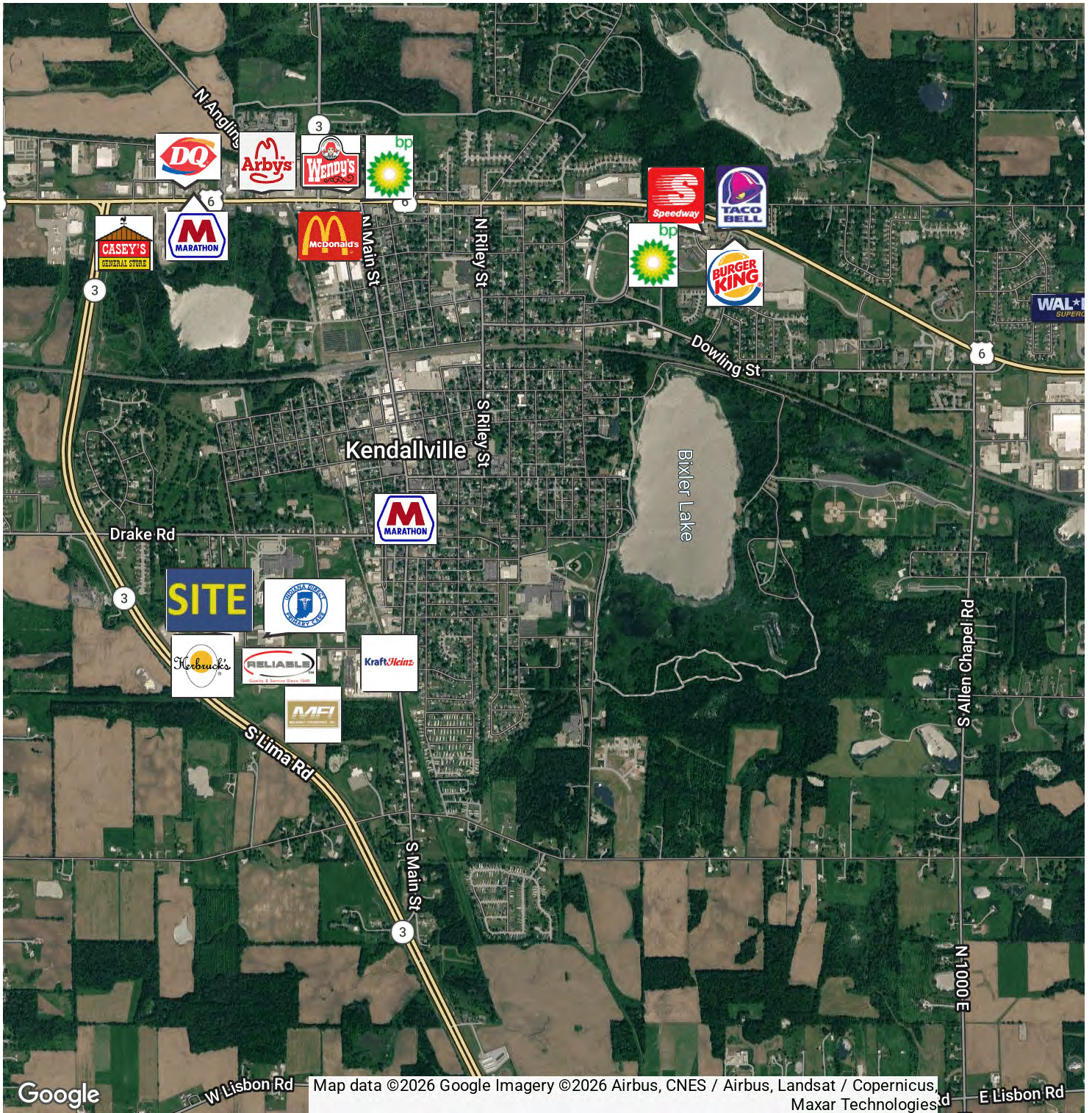
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NEIGHBORING BUSINESSES

52,800 SF INDUSTRIAL BUILDING WITH OUTDOOR STORAGE



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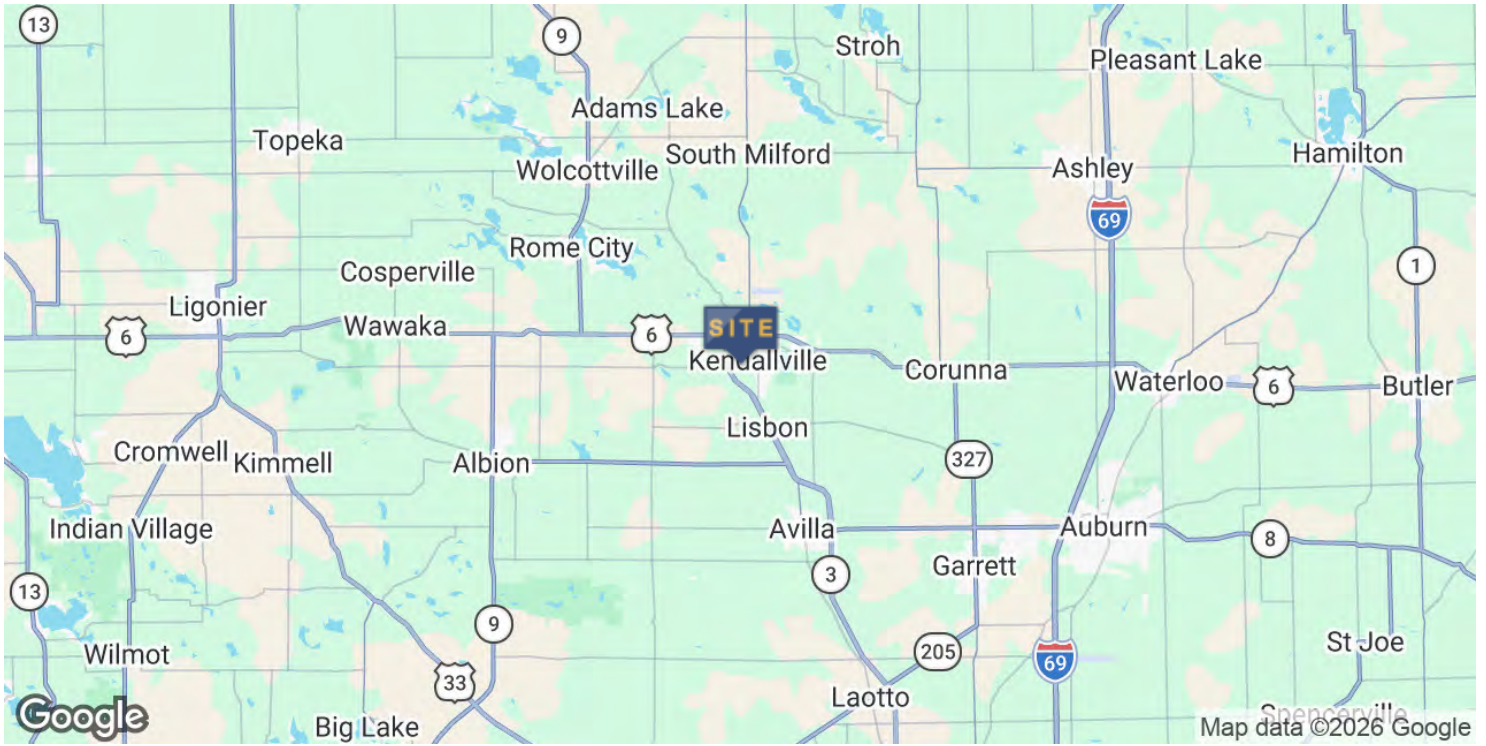
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LOCATION MAP

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DRIVING TIME

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DISTANCE FROM KENDALLVILLE, INDIANA, TO MAJOR CITIES

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



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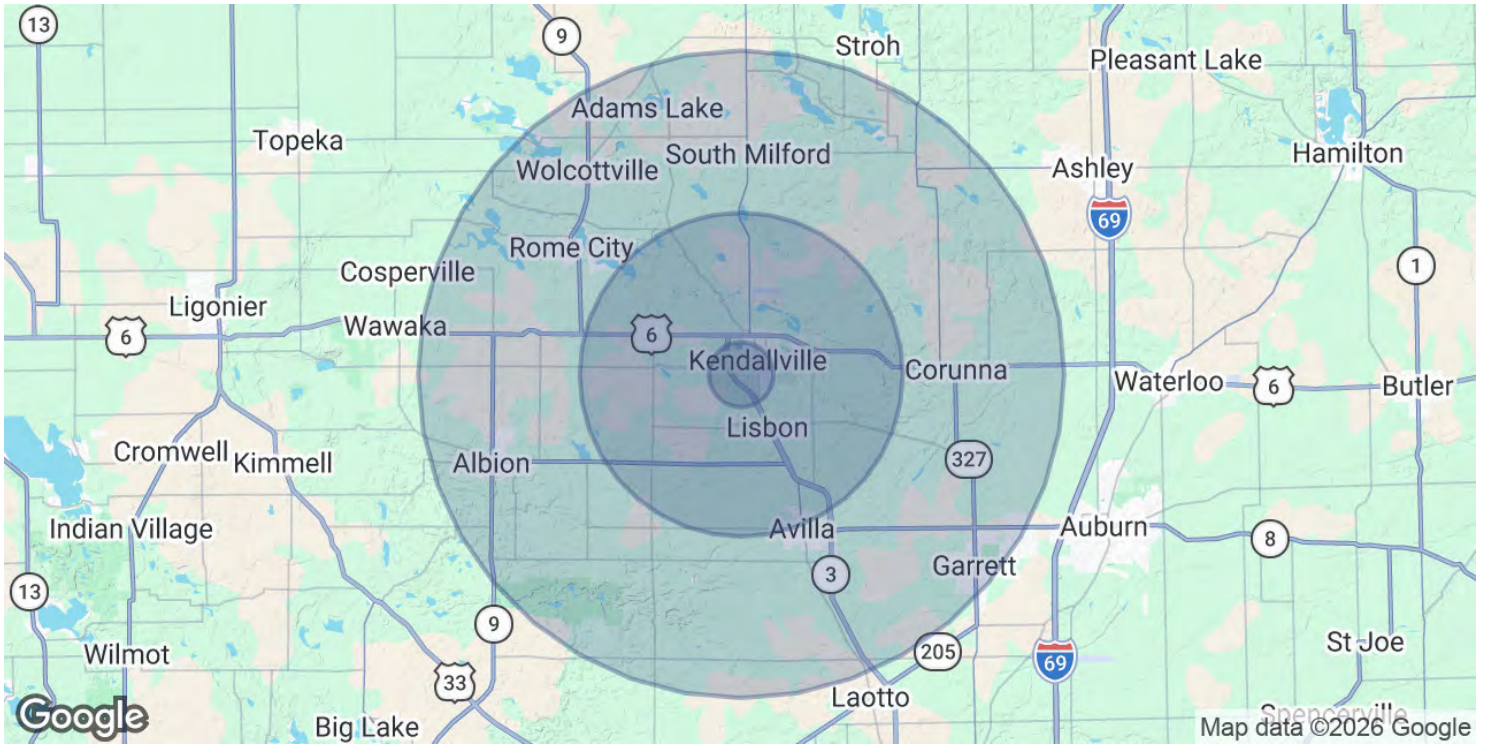
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,991	16,547	38,029
Average Age	38	41	41
Average Age (Male)	37	39	40
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,539	6,642	15,117
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$83,484	\$86,511	\$90,612
Average House Value	\$171,903	\$214,873	\$238,477

Demographics data derived from AlphaMap



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