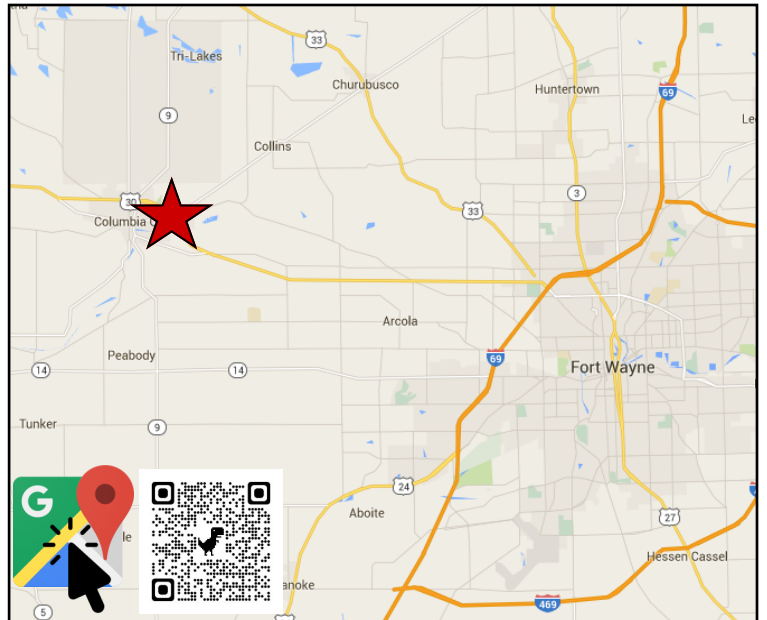


BND**COMMERCIAL****NEW CONSTRUCTION - INDUSTRIAL
30,000 SF - EXPANDABLE
FOR SALE OR LEASE
COLUMBIA CITY, INDIANA****Highlights: 1035 Rogers Drive**

- Total Available: 30,000 Square Feet
- 26' Clear Ceiling Heights
- Fully Customizable Buildout Potential
- Adjacent 8.86 Acres Available for Expansion
- Lease Rate: \pm \$7.95 / SF / NNN
(Contingent on Tenant's Specific Needs)
- Sale Price: \$2,750,000

**O. Karl Behrens, CCIM, SIOR**

Direct: (260) 407-7115
Cell: (260) 410-3627
kb@bnd.net

Tyler Kellerman

Direct: (260) 421-1909
Cell: (260) 385-8008
tk@bnd.net

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

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NEW CONSTRUCTION - INDUSTRIAL
30,000 SF - EXPANDABLE
FOR SALE OR LEASE
COLUMBIA CITY, INDIANA



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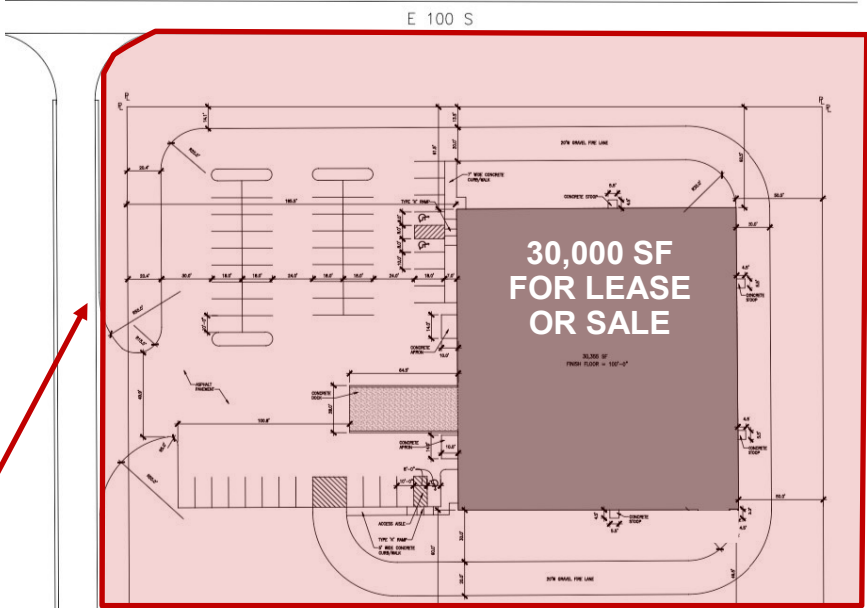
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NEW CONSTRUCTION - INDUSTRIAL 30,000 SF - EXPANDABLE FOR SALE OR LEASE COLUMBIA CITY, INDIANA

Site Plan



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BND**COMMERCIAL****NEW CONSTRUCTION - INDUSTRIAL
30,000 SF - EXPANDABLE
FOR SALE OR LEASE
COLUMBIA CITY, INDIANA****Property Highlights**

Parcel Number	92-05-18-000-101.000-012
Address	1035 Rogers Drive (CR E 100 S Google Map)
City / State / Zip	Columbia City / IN / 46725
Sale / Lease	For Sale and Lease
Total Building Size	30,000 SF
Available Space	30,000 SF - Expandable up to 100,000 Square Feet
Land Size	± 4.0 Acres - Additional Land Available
Zoning	IPM / Industrial Park Manufacturing

Building Information

Construction Type	Conventional structural steel frame, metal panel exterior wall construction, glass panel features and stone
Construction Year	2023 - 2024
Number of Floors	One
Roof	Metal
Foundation	Concrete: 6"+ Thickness
Lighting	LED
Heating System	Gas Forced Unit Heaters
Electric	User Specific
Air Conditioning	Office Only
Sprinkler System	Yes
Restrooms	As Needed
Ceiling Height	Up to 26' Clear (West Eve 28'; East Eve 24'6")
Bay Spacing	30' x 55'
Docks	Two (2) - Additional Can Be Added - Door Size 8' x 9'
OH Doors	One 12' x 14'

Additional finishes can be added to meet user's specific needs, either amortized over the life of the lease as additional rent or paid by the Tenant.

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COLUMBIA CITY, INDIANA

Lease Information

Lease Rate RSF / Year	± \$7.95 / SF (Rate depends on tenant's specific build-out and credit strength)
Term of Lease	5 - 10 Years
Type of Lease	Triple Net

Sale Information

Sale Price	\$2,750,000 (as-is)
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Contact Broker for Estimated Pricing to Finish

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	
Property Tax	Tenant	± \$0.75 / SF / (Estimated)*
Building Insurance	Tenant	± \$0.15 / SF / (Estimated)*
Roof / Structure	Landlord	
Int. Maintenance	Tenant	
Exterior Maintenance	Tenant	± \$0.40 / SF / (Estimated)*

*Year 1 CAM: ± \$1.30 / SF

Utilities

	Company	Estimated Expense / Year
Gas	NIPSCO	User Specific
Electric	NE REMC	User Specific
Water	City of Columbia City	User Specific
Sewer	City of Columbia City	User Specific

Distance

Nearest Highway	US 30
Distance to Interstate	14 Miles - I-69
Distance to Airport	30 Miles to Fort Wayne International Airport

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FOR LEASE
COLUMBIA CITY, INDIANA



Prime Location

Columbia City is a community in northeast Indiana, located just 14 miles from Fort Wayne. This fast-growing area is a great place for both small and large companies to do business. Population of Whitley County is 34,430 and population of Columbia City is 10,185.



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