



Xplor
COMMERCIAL REAL ESTATE

AVAILABLE FOR LEASE

111 E BROAD ST, SOUTH WHITLEY, IN

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127 W Berry St Suite 700

Fort Wayne, IN 46802

AVAILABLE 9,546 - 85,504 SF

LEASE RATE \$2.50 - \$4.50 SF/YR

PROPERTY HIGHLIGHTS

- Prime commercial location with high visibility and traffic
- Flexible lease terms available
- Spacious and well-maintained property
- Perfect for various retail and office uses
- Ample parking for tenants and customers
- Professional and inviting storefront



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This expansive 117,004 SF property offers versatility for a range of industrial, office, and retail uses. Boasting a 2-story office building adjoined to the 97,000 SF warehouse may be sectioned off for separate uses. With an array of amenities such as air conditioning, air compressor lines, LED lighting, and comprehensive sprinkler systems, it caters to diverse operational needs. The building's 97,004 SF warehouse features 4 docks, 5 overhead doors, generous column spacing, and up to 16' ceiling height. This property has unlimited potential for industrial, office, and retail uses.

OFFERING SUMMARY

Lease Rate:	\$2.50 - \$4.50 SF/yr (NNN)
Available SF:	9,546 - 85,504 SF
Lot Size:	4.17 Acres
Building Size:	117,004 SF
Retail Lease Rate:	\$6.00 SF/yr (NNN)
Retail Available SF:	2,500 SF



111 E BROAD ST
South Whitley, IN 46787



EXTERIOR PHOTOS



KIENAN O'ROURKE
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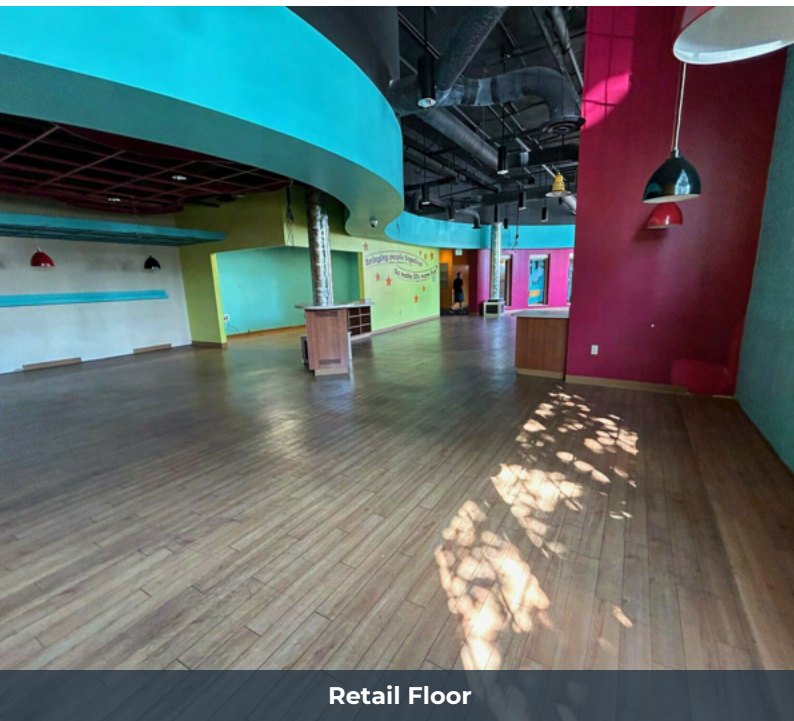
RETAIL/OFFICE PHOTOS



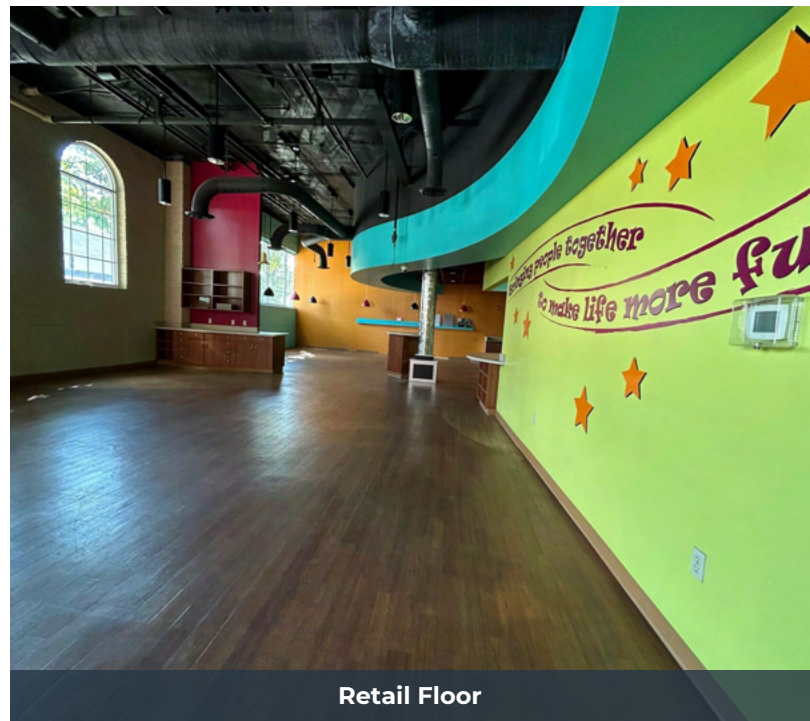
Private Office



Break Room



Retail Floor

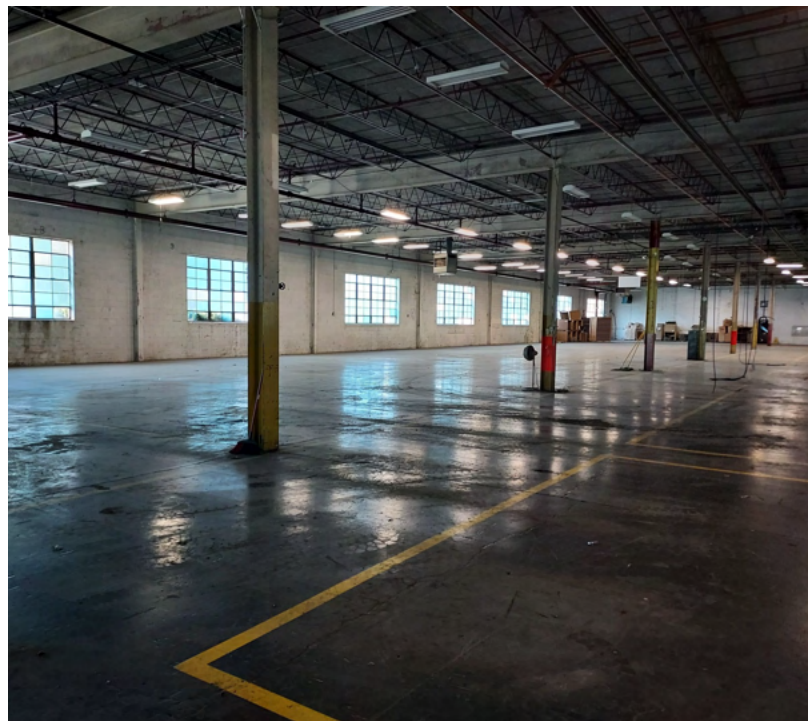


Retail Floor

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WAREHOUSE PHOTOS



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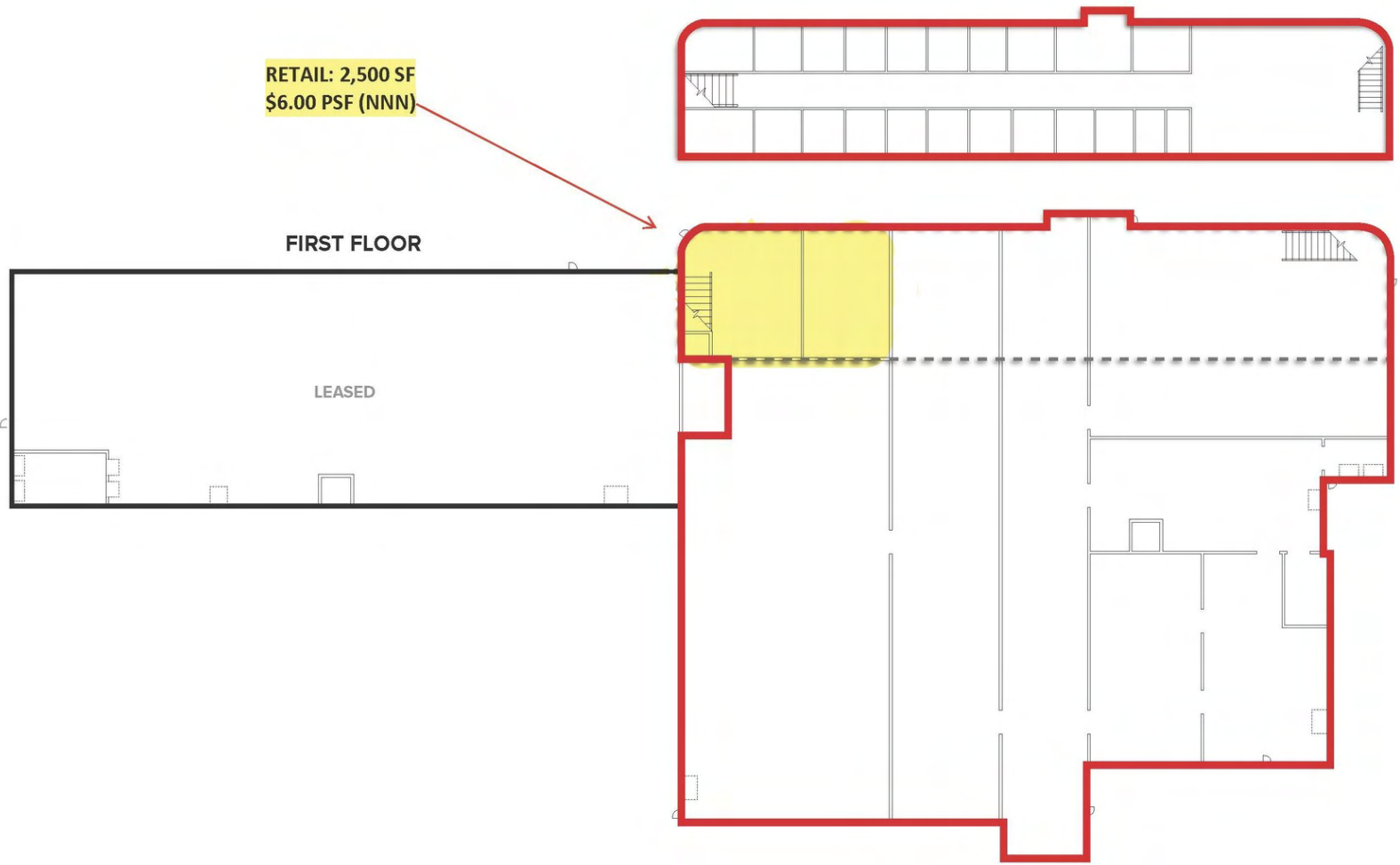
FLOOR PLAN

RETAIL: 2,500 SF
\$6.00 PSF (NNN)

FIRST FLOOR

LEASED

SECOND FLOOR



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CITY OF SOUTH WHITLEY



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PROPERTY DETAILS

LEASE RATE	\$2.50 - \$4.50 SF/YR
LEASE TYPE	TRIPLE NET

LOCATION INFORMATION

Street Address	111 E Broad St
City, State, Zip	South Whitley, IN 46787
County/Township	Whitley/Cleveland
Side Of Street	East
Road Type	Highway
Market Type	Rural
Nearest Highway	SR 5

BUILDING INFORMATION

Building Size	117,004 SF
Year Built	1959
Tenancy	Single or Multiple
Number Of Floors	2
Free Standing	Yes
Number Of Buildings	1
Office Buildout	20,000 SF

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Office Showroom
Zoning	I-1 (Limited Industrial)
Lot Size	4.17 Acres
APN#	92-08-04-118-005.900-002 92-08-04-115-006.900-002
Lot Frontage	315'
Lot Depth	647'
Traffic Count Street	Broad St (SR 5) - 4,343 & N Calhoun St - 454 VPD

UTILITIES & AMENITIES

Restrooms	6
Sprinklers	Fully Sprinkled
Power	Yes
Utilities Description	2 Electrical Feeds 2,500 Amp/208 Volt, 3-Phase Partial Air Condition Suspended Gas Heaters
Warehouse Description	Warehouse: 65,504 SF Overhead Doors: (2) 10'x16', (1) 10'x8', (1) 10'x10', (1) 10'x12', Dock Doors: (2) 8'x8', (1) 8'x10' (2)Restrooms
Office Description	20,000 SF and 2-Story Private Offices, Conference Rooms, Break Room, Work Areas, Retail Floor, (4) Restrooms