

BND

COMMERCIAL

COMMERCIAL SPACE > FOR LEASE

1,945 SF

832 N. LIMA ROAD

KENDALLVILLE, IN

Available For Lease

OVERVIEW :

Available Space: 1,945 SF - Suite 832

Corner location across from Kroger

Prime Restaurant Location

Located in the heart of Downtown Kendallville

Multiple access locations on Hwy 6 and Hwy 3

Pylon Signage Available

Lease Rate: \$14.00-\$16.00 / SF / Triple Net



Breck Johnson

Direct: (260) 421-1915

Cell: (260) 705-7532

bj@bnd.net

Dalton Jasper

Property Manager / Broker

Cell: (260) 421-1910

dj@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

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

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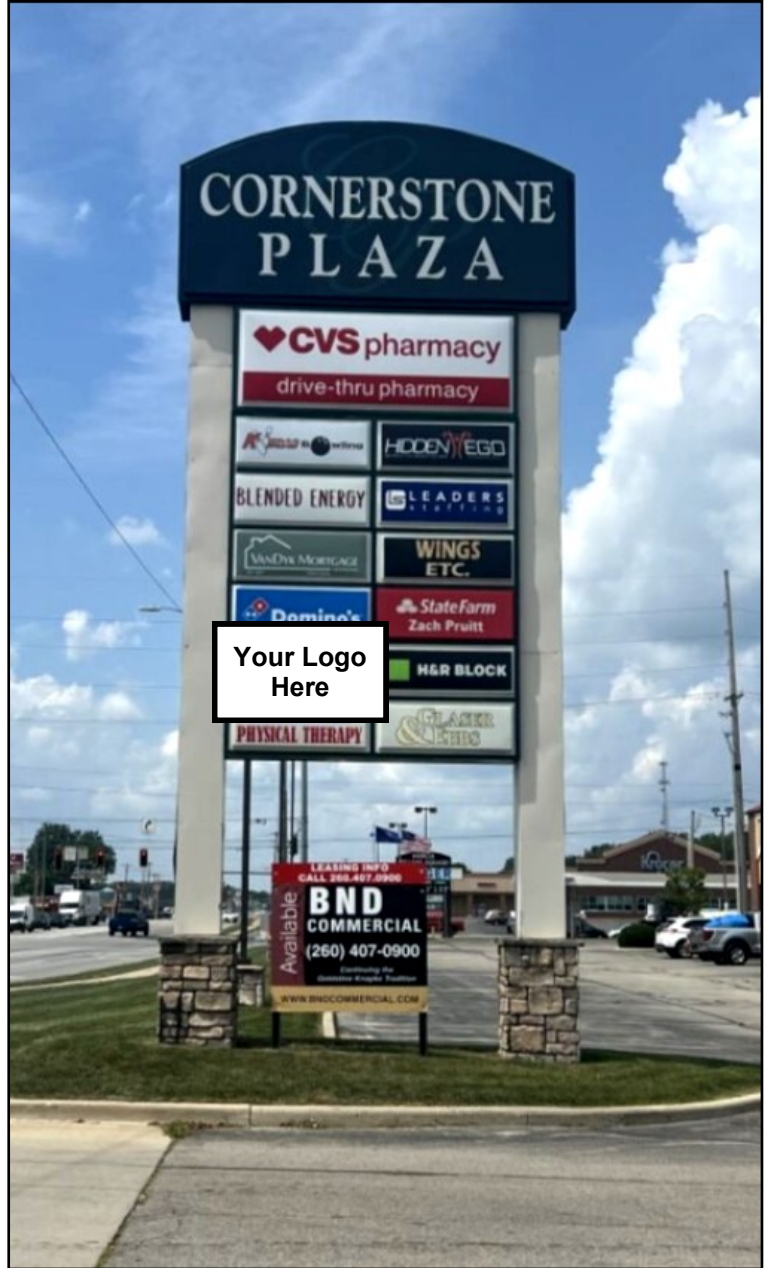
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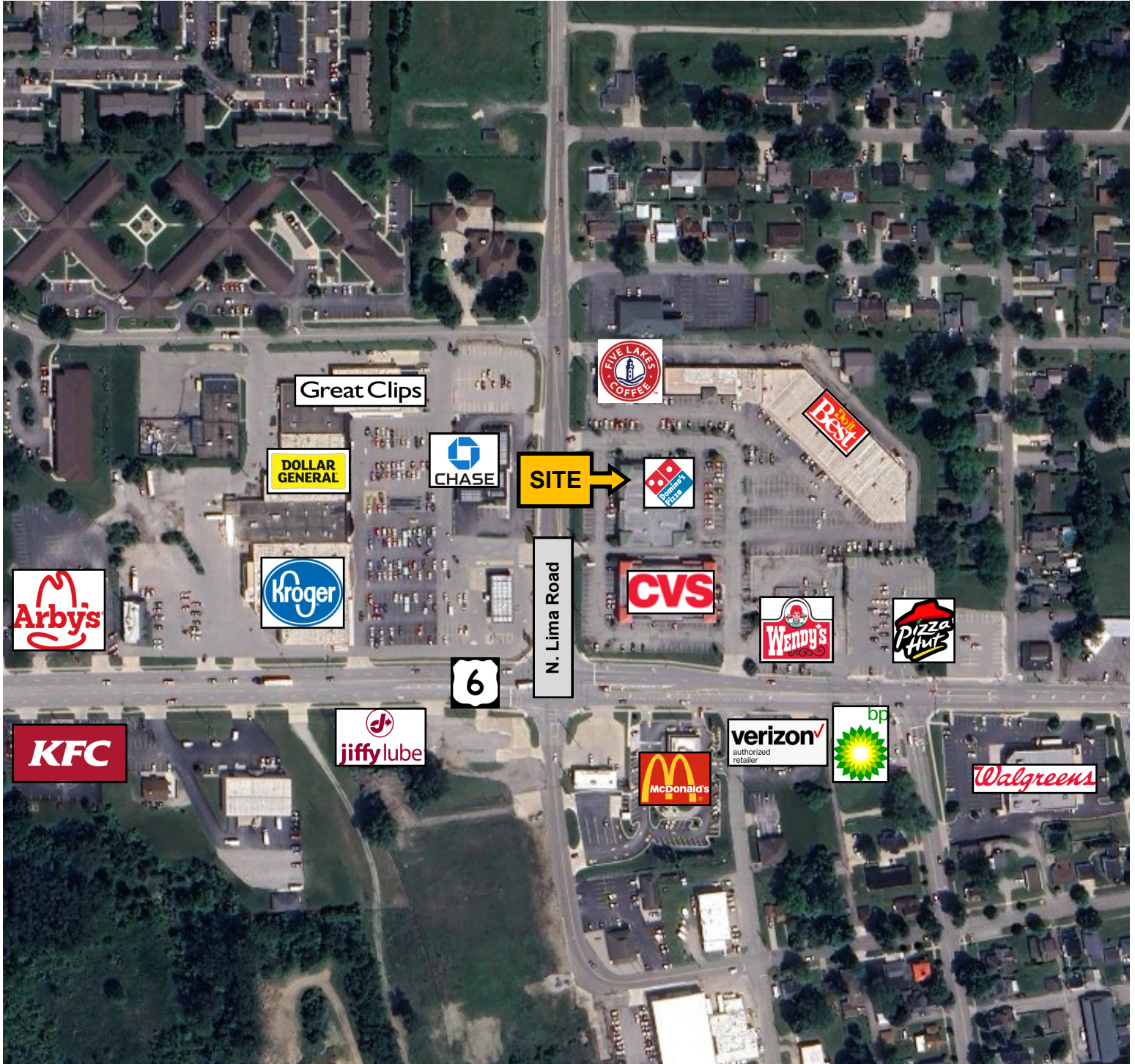
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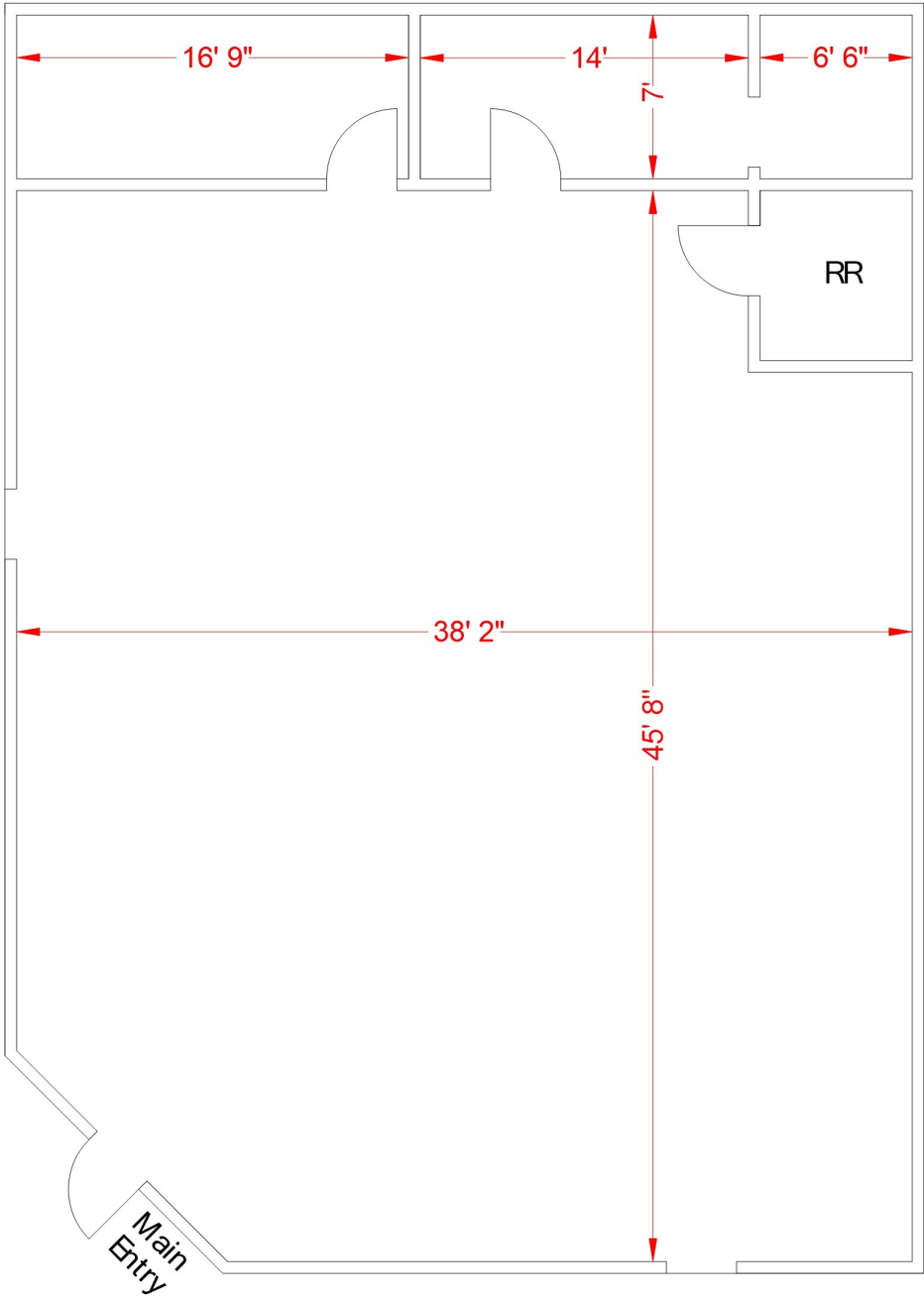
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KENDALLVILLE, IN**

Suite 832



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KENDALLVILLE, IN****Property Highlights**

Parcel Number	57-07-28-300-223.000-020
Address	832 N. Lima Road
City / State / Zip	Kendallville / Indiana / 46775
Sale / Lease	Lease
Available Space	1,945 SF - Suite 832
Total Retail Size	64,689 SF Retail Shopping Center (Plus CVS)
Zoning	Neighborhood Shopping Center
Land Size	±6.16 Acres
Traffic Count	HWY 6: 18,192 VPD (2024) HWY 3: 10,003 VPD (2024)
Nearest Highway	Hwy 3 and Hwy 6
Distance to Interstate	11.5 Miles to Interstate 69

Building Information

Construction Type	Steel Frame with Brick and Metal Sidewalls
Construction Year	2004
Number of Floors	One
Roof	Flat
Foundation	Reinforced Concrete
Heating System	Gas Forced Air
Electric	Standard
Air Conditioning	100% Central air-conditioned (separate units)
Sprinkler System	Partial

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Lease Information

Lease Rate RSF / Year	\$14.00/SF - \$16.00/SF
Lease Rate / Month	\$2,269.17 / Month - \$2,593.33 / Month
Term of Lease	5 Years Plus
Type of Lease	Triple Net

Building Expenses

	Responsible Party Triple Net (Landlord / Tenant)	Estimated NNN Expense	Responsible Party Full Service (Landlord / Tenant)
Utilities	Tenant		Landlord
Janitorial	Tenant		Tenant
Int. Maintenance	Tenant		Tenant
Property Tax	Tenant	\$1.09 / SF	Landlord
Building Insurance	Tenant	\$0.37 / SF	Landlord
Common Area Maintenance	Tenant	\$1.36 / SF	Landlord
		\$2.82 / SF Total NNN	

Utilities

	Company
Electric	AEP
Gas	NIPSCO
Sewer/Water	City of Kendallville

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