

OWNER USER INDUSTRIAL W/ IN-PLACE INCOME

111 E BROAD ST | SOUTH WHITLEY, IN 46787



KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,995,000
Building Size:	117,004 SF
Available SF:	9,546 - 85,504 SF
Lot Size:	4.17 Acres
Number of Units:	4
Price / SF:	\$25.60
NOI:	\$175,000
Year Built:	1959
Zoning:	I-1 (Limited Industrial)

PROPERTY HIGHLIGHTS

- 117,004 SF industrial/office showroom
- 4 units within the building
- Prime South Whitley location with high visibility and accessibility
- Ample parking space available
- Flexible use for various industrial and office needs

111 E BROAD ST
South Whitley, IN 46787



EXTERIOR PHOTOS



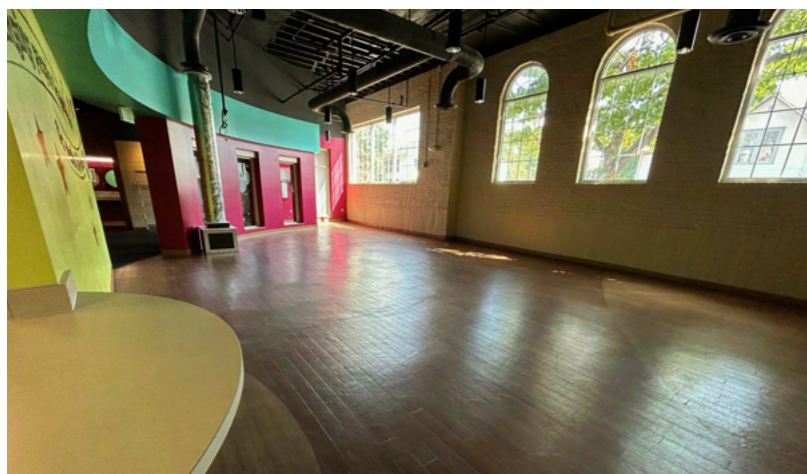
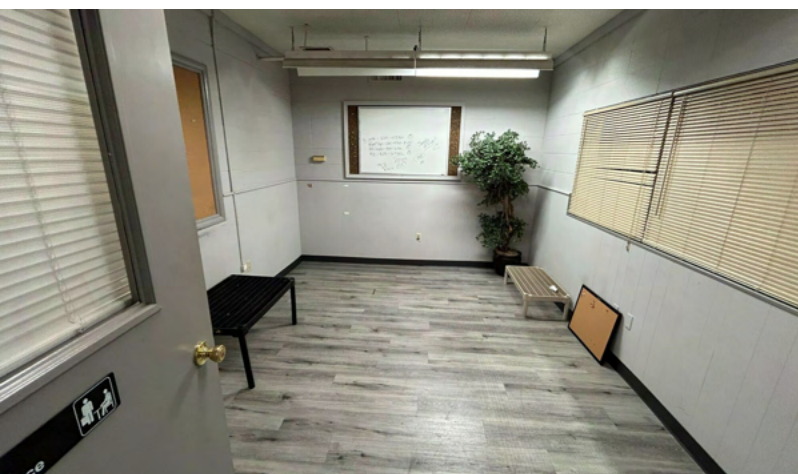
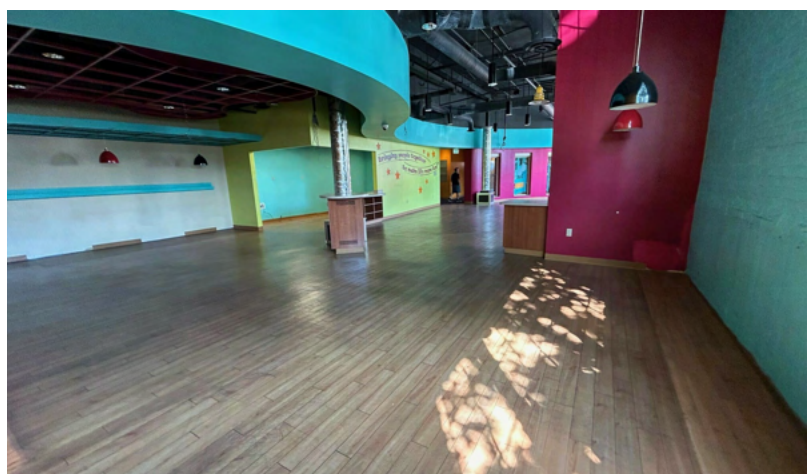
KIENAN O'ROURKE
260.450.8443
korourke@xplorcommercial.com

DENNIS CALLISON
260.438.6251
dcallison@xplorcommercial.com

111 E BROAD ST
South Whitley, IN 46787



INTERIOR PHOTOS - RETAIL/OFFICE



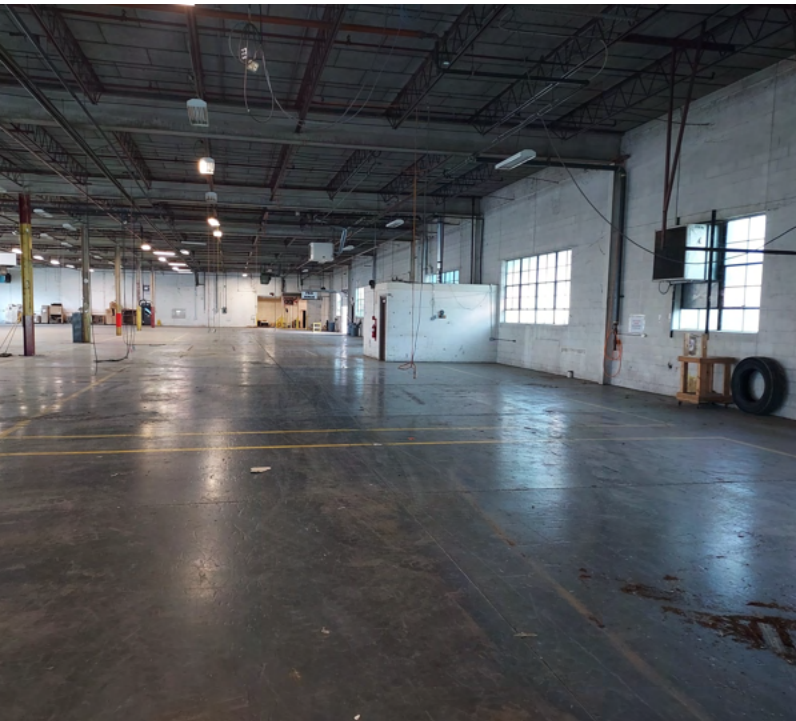
KIENAN O'ROURKE
260.450.8443
korourke@xplorcommercial.com

DENNIS CALLISON
260.438.6251
dcallison@xplorcommercial.com

111 E BROAD ST
South Whitley, IN 46787



INTERIOR PHOTOS - WAREHOUSE



KIENAN O'ROURKE
260.450.8443
korourke@xplorcommercial.com

DENNIS CALLISON
260.438.6251
dcallison@xplorcommercial.com

111 E BROAD ST
South Whitley, IN 46787



RETAILER MAPS



KIENAN O'ROURKE
260.450.8443
korourke@xplorcommercial.com

DENNIS CALLISON
260.438.6251
dcallison@xplorcommercial.com

PROPERTY DETAILS

SALE PRICE **\$2,995,000**
LEASE RATE **\$2.50 - 4.50 SF/YR**

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
2026 NOI \$175,000
Price / SF \$25.60
Year Built 1959
Tenancy Multiple
Number Of Floors 2
Free Standing Yes
Number Of Buildings 1
Office Buildout Private Offices

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

Sprinklers Fully Sprinkled
Utilities Description 2 Electrical Feeds
2,500 Amp/208 Volt, 3-
Phase
Partial Air Conditioned
Suspended Gas Heat
Industrial Description 65,504 SF Warehouse
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/Retail Description 20,000 SF and 2-Story
Private Office Buildout with
Conference Room, Break
Room, Work Areas, Retail
Floor & (4) Restrooms