

For Lease – Office Space  
Noble County / Wayne Twp  
Kendallville Indiana



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**Office Space for Lease – 1,872 SF**

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220 W WAYNE STREET / KENDALLVILLE IN 46755  
PARCEL # 57-07-33-430-099.000-020

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**HIGHLIGHTS**

- TOTAL OFFICE SPACE AVAILABLE: 1,872 SF
- 3 PRIVATE OFFICES WITH RECEPTION AREA
- KITCHENETTE, CONFERENCE AREA AND 2 RESTROOMS
- SEPARATE ENTRANCE & MINUTES NORTH OF US HWY 6 & WEST OF SR 3.



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## PROPERTY INFORMATION

PROPERTY ADDRESS: 220 W WAYNE ST. KENDALLVILLE, IN 46755  
COUNTY: NOBLE  
TOWNSHIP: WAYNE  
PARCEL # 57-07-33-430-099.000-020  
ANNUAL TAXES: \$4,634.44 (2023-2024)

SITE ACREAGE: 1.10 AC.  
ZONED: C/1 LIGHT MANUFACTURING & ASSEMBLY  
PARKING: PAVED

PROPERTY TYPE: OFFICE/LIGHT WAREHOUSE  
TOTAL BUILDING SF: 22,360 SF  
YEAR BUILT: 1945  
STORIES: SINGLE  
CONSTRUCTION TYPE: STEEL FRAME  
ROOF: RUBBER ASPHALT  
FLOOR: CONCRETE  
HEATING: CEILING -GAS  
A/C: ELECTRIC  
LIGHTING: HALOGEN  
SPRINKLERED: NO  
ELECTRIC: 110V / 1 PHASE & 240V / 3 PHASE  
CEILING HEIGHT: 14'  
FLOOR DRAIN: TIED TO CITY  
SIGNAGE: CAN BE MADE AVAILABLE

**LEASE RATE: \$3.10/PSF**  
**LEASE TYPE: NNN**  
**TERMS: MINIMUM 2 YEAR**  
**AVAILABILITY: 30 Days**



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## PROPERTY INFORMATION

OFFICE SPACE: 1,872 SF (39x48)

KITCHENETTE / CONFERENCE AREA / 2- RESTROOMS)  
3- PRIVATE OFFICES, OPEN CUBICLE AND RECEPTION AREA

### RESPONSIBLE PARTIES

#### TENANT

UTILITIES (separate meter)  
PROPERTY TAXES.  
PROPERTY INSURANCE  
MAINTENANCE & REPAIRS  
SNOW REMOVAL

#### LANDLORD

ROOF & STRUCTURE

Move-in ready office space offering 1,872 SF of well-designed workspace just minutes north of U.S. Highway 6 and west of State Road 3. The property's location provides easy access and its proximity to local businesses and amenities makes it convenient. Perfect for the business that needs an office seeking a comfortable, functional layout in a convenient Kendallville location.

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LEASE TYPE: NNN

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