



Xplor
COMMERCIAL REAL ESTATE

AVAILABLE FOR LEASE

116 N. MAIN STREET, KENDALLVILLE, IN

NEAL WORDEN

Broker

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President/Broker

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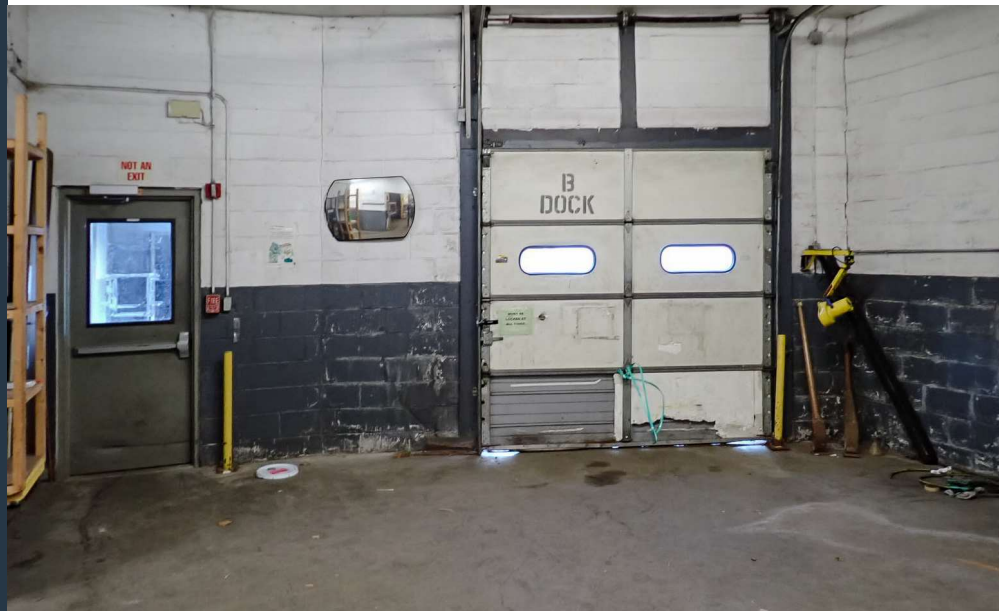
127 W Berry St Suite 700

Fort Wayne, IN 46802

AVAILABLE 8,300 SF
LEASE RATE \$3.50 SF/YR

PROPERTY HIGHLIGHTS

- Formerly used newspaper production and warehouse facility for lease
- (3) 9' x 9' dock doors and (1) 9'x12' overhead door with designated loading area along alley
- Varied ceiling heights from 9' to 14'
- Located within the "Historical Kendallville District" along Mitchell Street
- Additional basement storage area and adjoining office space available
- Short term leases available



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116 N. MAIN STREET

Kendallville, IN 46755



PROPERTY SUMMARY

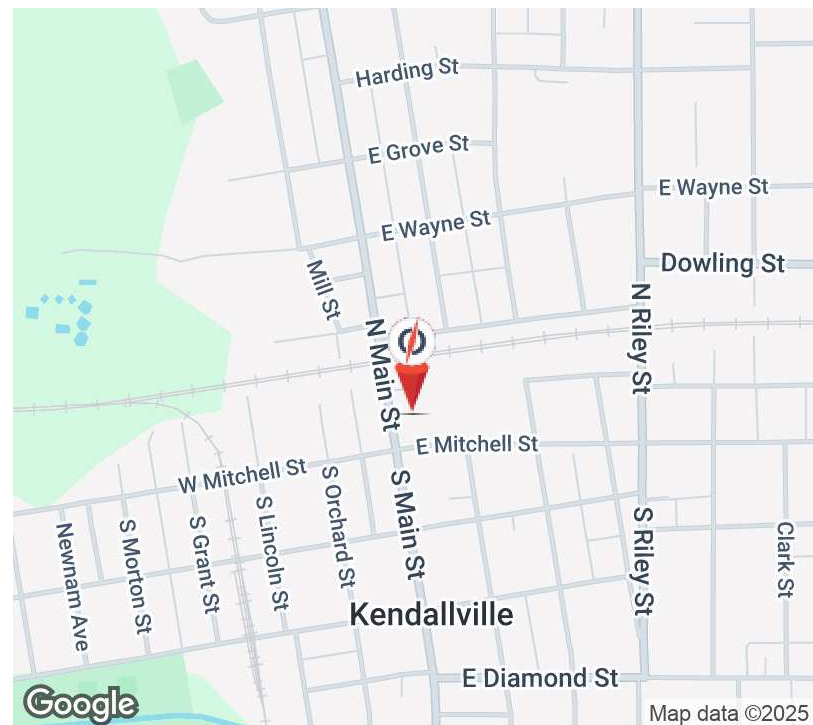


PROPERTY DESCRIPTION

116 N. Main Street is a versatile property strategically located within the "Historical Kendallville District." This former newspaper production and warehouse facility offers an array of features designed to meet diverse business needs. Boasting (3) 9' x 9' dock doors and (1) 9'x12' overhead door with a designated loading area, the property provides seamless logistics support. With varied ceiling heights ranging from 9' to 14' and additional basement storage space, it offers flexibility for a range of warehouse or storage operations. Adjacent office space further enhances its appeal, making it an ideal choice for businesses seeking a unique and adaptable workspace. Short Term leases terms are available.

OFFERING SUMMARY

Lease Rate:	\$3.50 SF/yr (Gross)
Number of Units:	4
Available SF:	8,300 SF
Divisible:	Yes
Additional Space Available	Office, Basement Storage
Term Length:	Short and Long



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EXTERIOR PHOTOS



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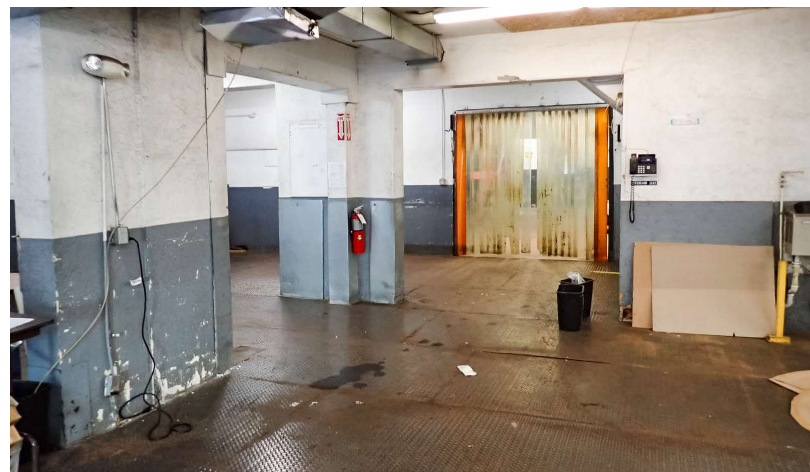
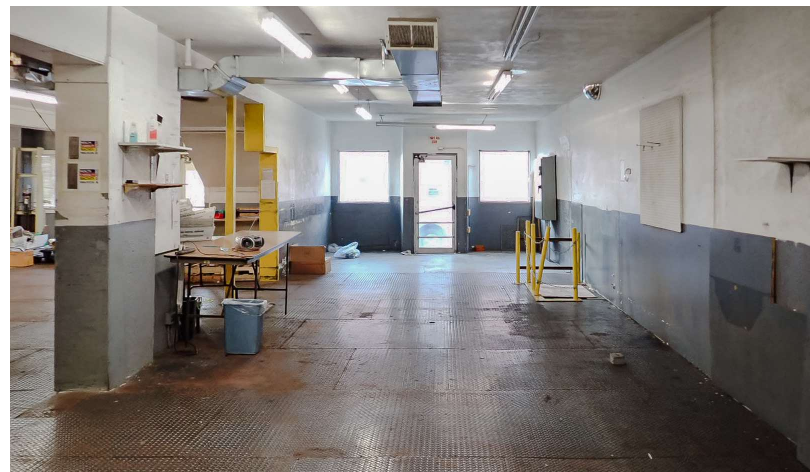
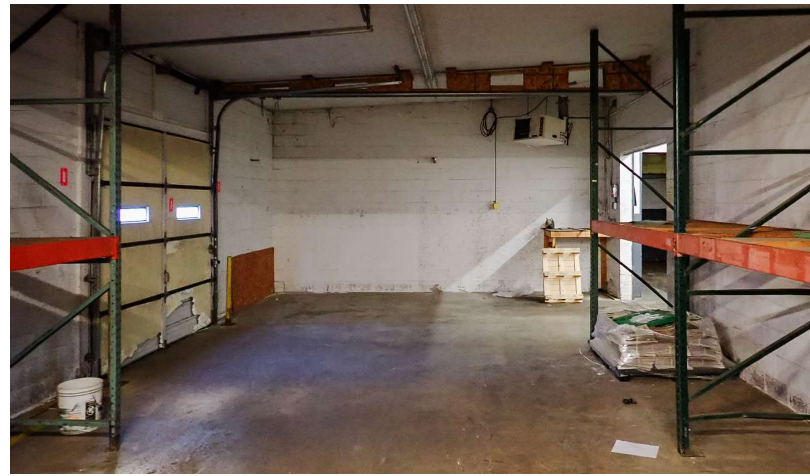
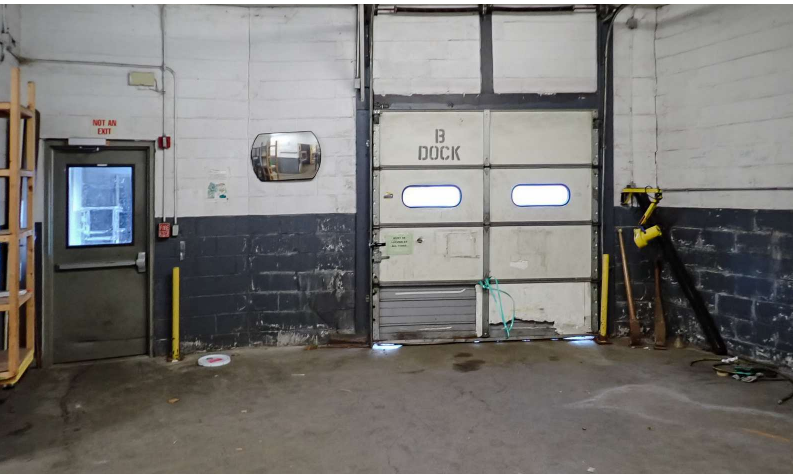
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INTERIOR PHOTOS



NEAL WORDEN

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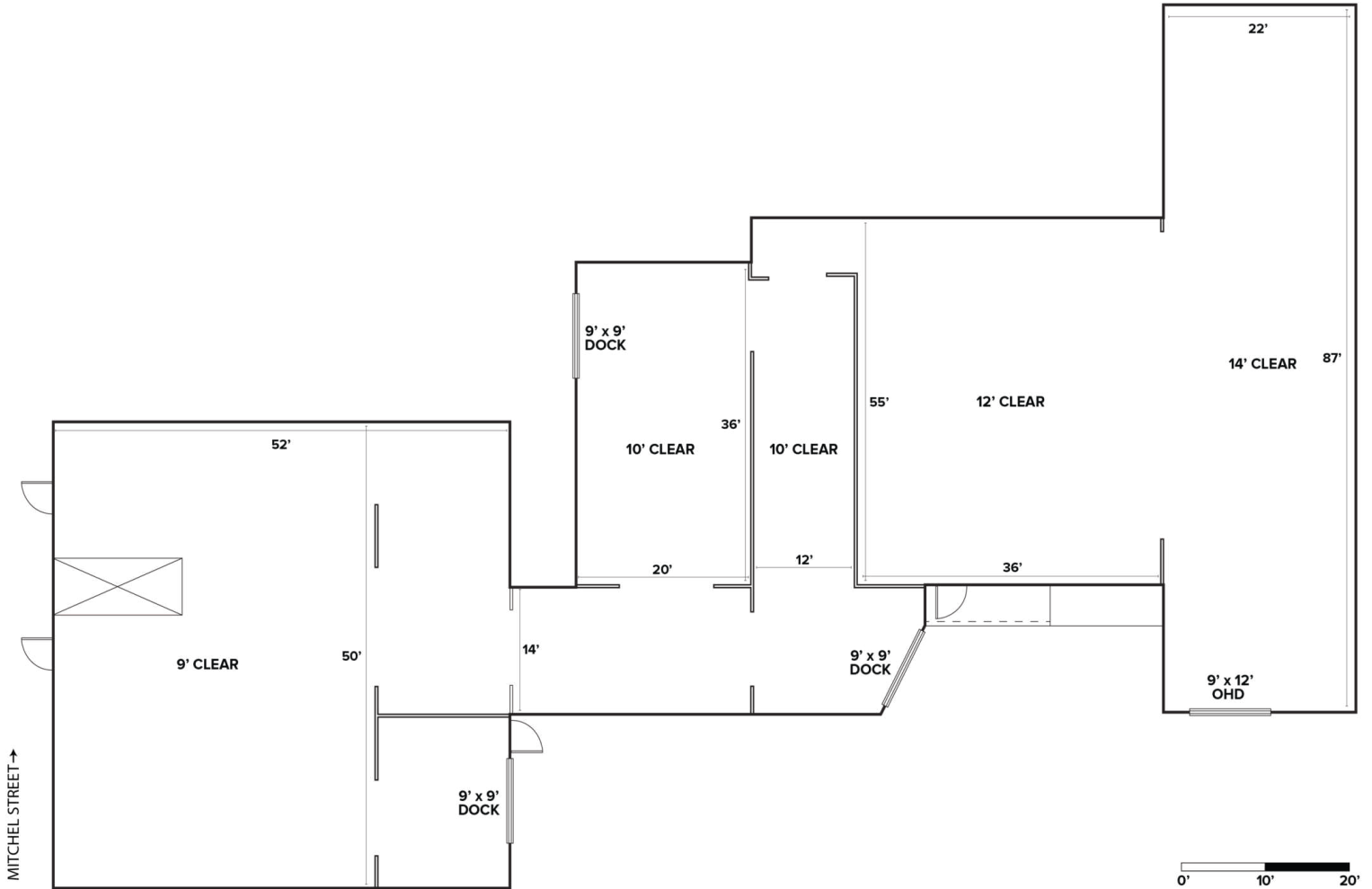
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FLOOR PLAN



116 N. MAIN STREET

Kendallville, IN 46755



PROPERTY DETAILS

LEASE RATE **\$3.50 SF/YR**
LEASE TYPE **GROSS**

LOCATION INFORMATION

Street Address 116 N. Main Street
City, State, Zip Kendallville, IN 46755
County/Township Noble/Wayne
Cross Streets W. Mitchell St. & Harris St.
Side Of Street East
Road Type Paved

BUILDING INFORMATION

Building Size 45,616 SF
Price / SF \$3.50 SF/yr
Building Class C
Tenancy Single or Multiple
Number Of Floors 2
Average Floor Size 11,000 SF
Number Of Buildings 2

PROPERTY DETAILS

Property Type Mixed-Use
Property Subtype Office Building
Zoning C-1 (Commercial)
Lot Size 0.67 Acres
APN# 57-07-33-310-170.000-020
57-07-33-310-169.000-020
57-07-33-310-167.000-020
Lot Frontage 159'
Lot Depth 384'

AMENITIES

Ceiling Heights 9' - 14'
Dock Doors Three (3) - 9' x 9'
Overhead Door One (1) - 9' x 12'
Lighting Fluorescent
HVAC Fully heated and conditioned
Lease Terms Short and Extended
Divisible Yes