

For Lease

Office Property - 2,346 SF Available



470 Bennett Dr. / Warren Clinic

Warren, IN, 46792

This 2,346 square foot medical office was previously a dental office. The suite features several exam rooms, lobby, breakroom, two guest restrooms, and an office with a private restroom, and a back patio. This is a great opportunity for a complementary medical use including physical therapy, optometric/ophthalmology, or other similar use.

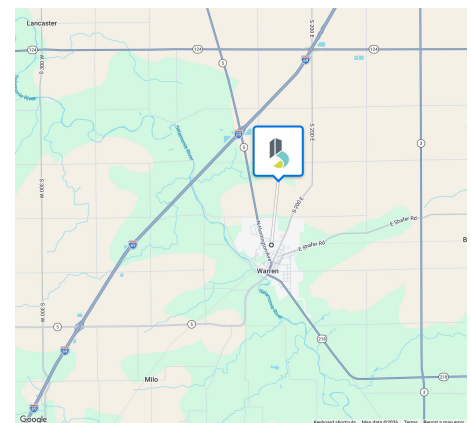
Other tenants include Parkview Health and Warren Family Dentistry.

Highlights

- Ample parking
- Shared vestibule
- 3 In-suite restrooms
- 5+ year lease preferred
- Co-located with other medical users

Lease Rate \$16.00 SF/yr (NNN)

Available SF 2,346 SF



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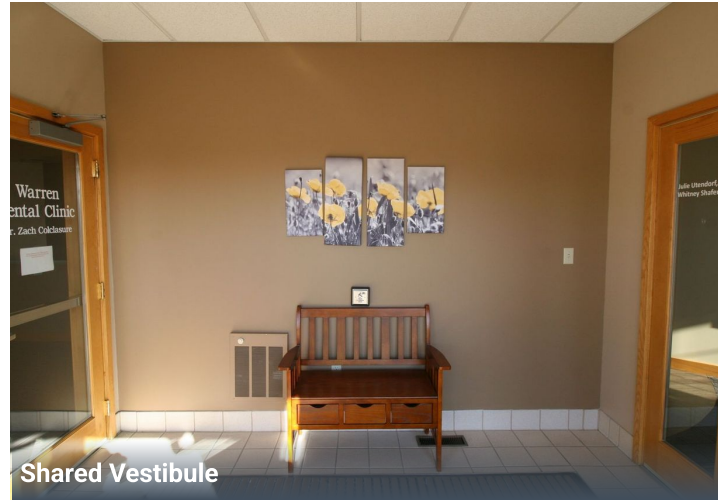
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Interior Photos

470 Bennett Dr., Warren, IN 46792



Available Space (Left of Entrance)



Shared Vestibule



Lobby



Reception Area



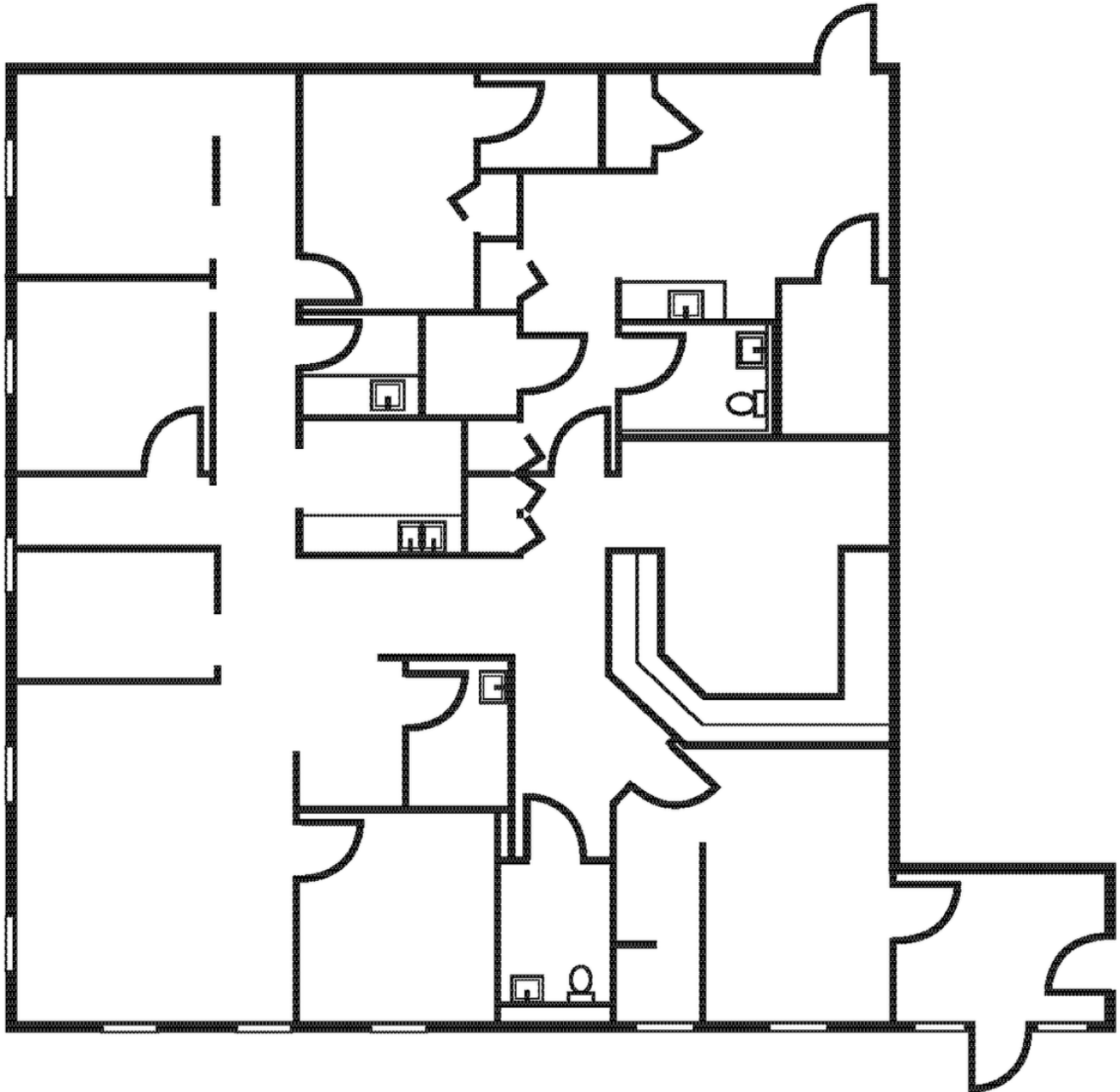
Exam Room



Exam Room

Floor Plans

470 Bennett Dr., Warren, IN 46792



Building Highlights

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Laboratory



Breakroom



Patio

Location Information

Building Information	Warren Clinic
Street Address	470 Bennett Dr.
City, State, Zip	Warren, IN 46792
County	Huntington County
Township	Salamonie

Building Information

Primary Use	Office
Tenancy	Multiple
Office Space	2,346 SF
Number of Floors	One (1)
Year Built	2000
Construction Status	Existing
Condition	Good
Roof	Asphalt shingle
Exterior	Brick
Floor Coverings	Carpet
Lighting	Fluorescent/Incandescent
Restrooms	Three (3)
HVAC System	Central
A/C System	Central
Parking	Paved, Surface
Number of Parking Spaces	70

Property Details

470 Bennett Dr., Warren, IN 46792



Property Information

Property Type	Office Building
Zoning	POD (Professional Office Development)
APN #	35-12-20-300-048.903-017
Lot Size	1.51 Acres
Lot Frontage	290 ft
Lot Depth	245 ft
Site Condition	Excellent
Site Visibility	Excellent
Signage	Monument

Taxes & Assessments

Total Assessments	\$569,500
Taxes 2019 Pay 2020	\$15,413

Utilities

Electricity & Water/Sewer Source	Municipal
Gas Source	NIPSCO

Transportation

Nearest Highway: I-69	2 Miles
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Traffic Counts

N. Huntington Ave./S.R. 5	3,902 VPD
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Demographics

	1 Mile	3 Miles	5 Miles
Population	1,346	1,977	2,968
Households	569	832	1,206
Average Household Income	\$66,935	\$68,066	\$71,429



Location Maps

470 Bennett Dr., Warren, IN 46792

