

BND

COMMERCIAL

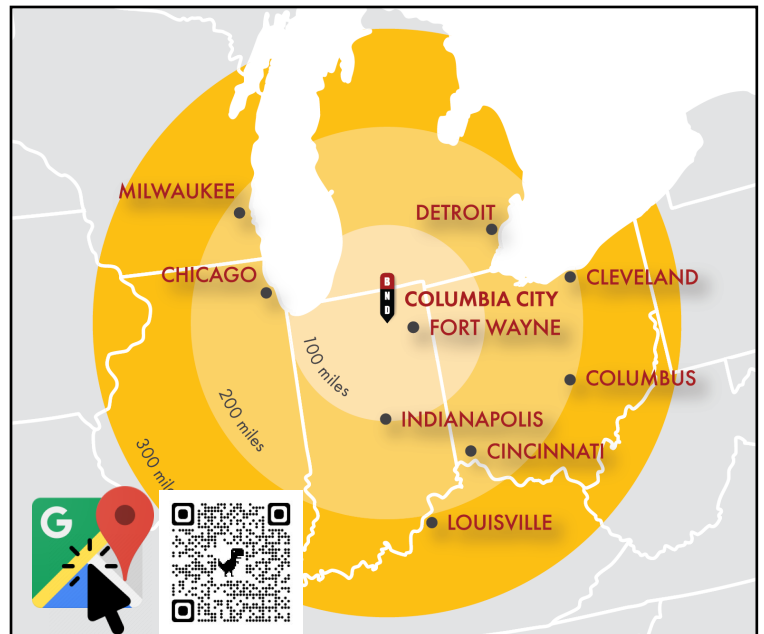
**INDUSTRIAL LAND
FOR SALE OR BUILD TO SUIT
UP TO 8.86 ACRES
COLUMBIA CITY, INDIANA**



OVERVIEW : Rogers Drive / CR E 100 S

- Lot size: 8.86 Acres - Divisible
- Build-To-Suit Options
- Flexible Lot Sizes
- Zoning - Industrial (IPM)
- ± 0.5 Miles to U.S. 30
- ± 14 Miles to I-69

Sale Price: \$56,628 / Acre



O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115
Cell: (260) 410-3627
kb@bnd.net

Tyler Kellerman

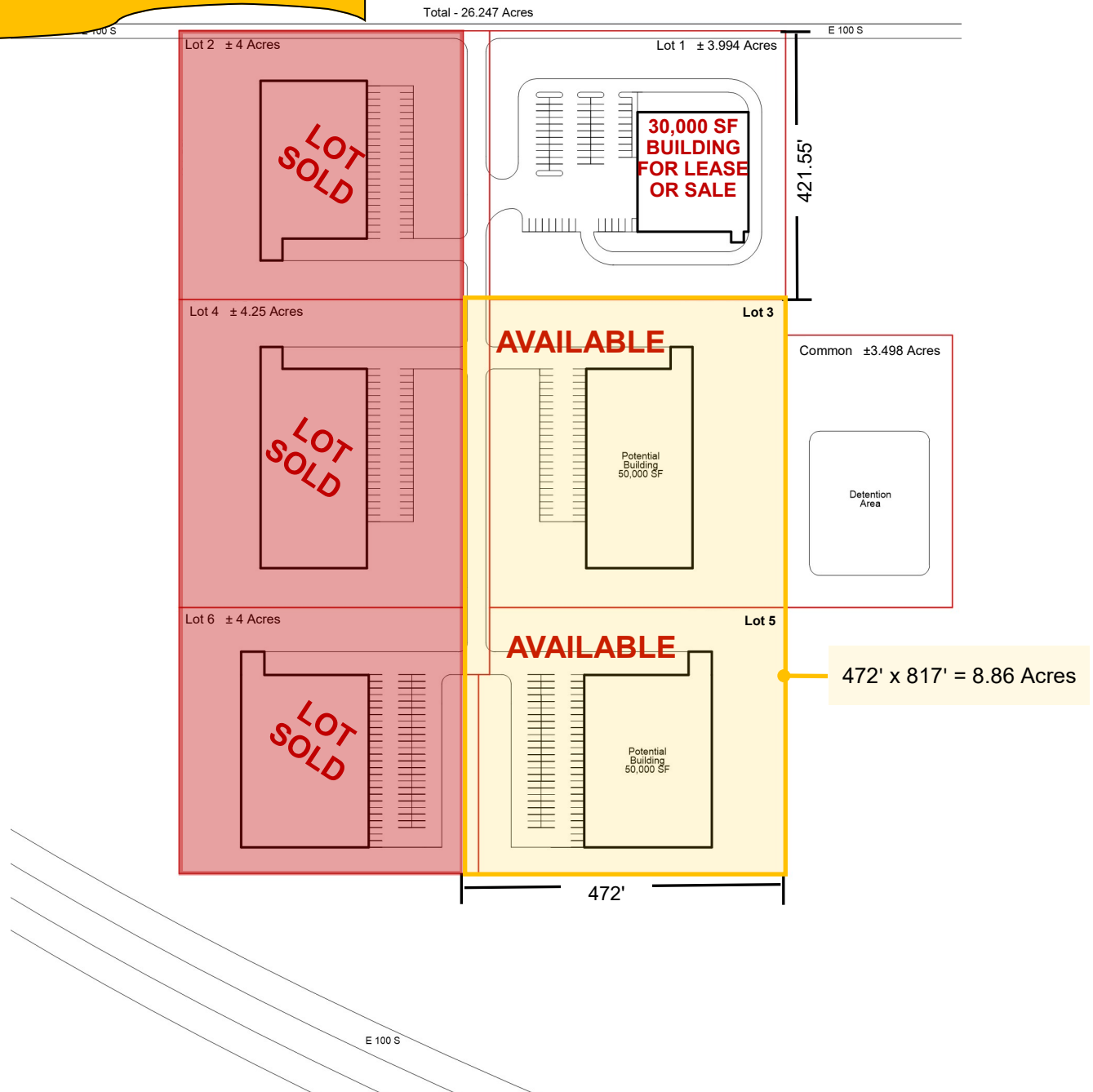
Direct: (260) 421-1909
Cell: (260) 385-8008
tk@bnd.net

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net



**INDUSTRIAL LAND
FOR SALE OR BUILD TO SUIT
UP TO 8.86 ACRES
COLUMBIA CITY, INDIANA**

Sample Site Plan



O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

kb@bnd.net

Tyler Kellerman

Direct: (260) 421-1909

Cell: (260) 385-8008

tk@bnd.net

1021 S. Calhoun Street | Suite One

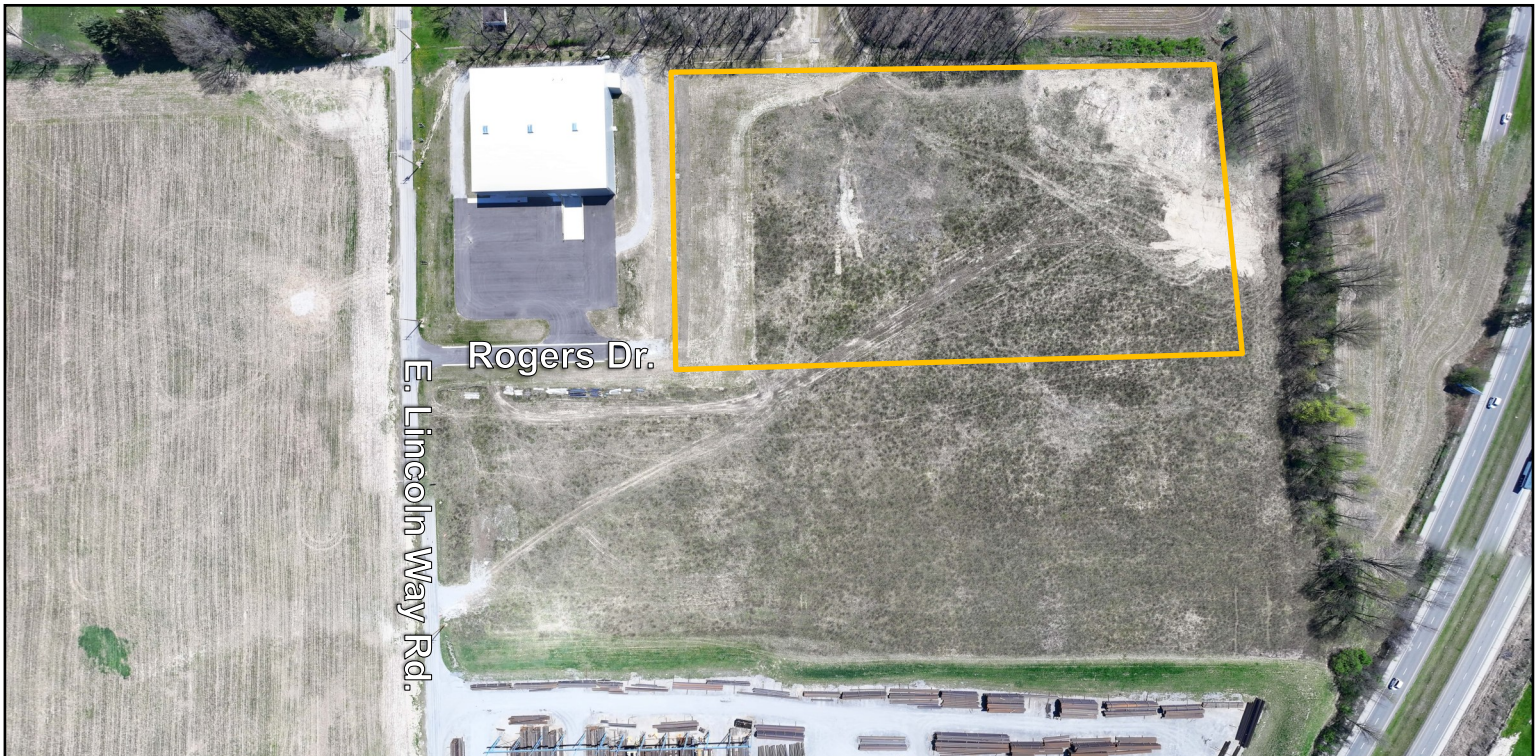
Fort Wayne, IN 46802

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

BND

COMMERCIAL

**INDUSTRIAL LAND
FOR SALE OR BUILD TO SUIT
UP TO 8.86 ACRES
COLUMBIA CITY, INDIANA**



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

kb@bnd.net

Tyler Kellerman

Direct: (260) 421-1909

Cell: (260) 385-8008

tk@bnd.net

1021 S. Calhoun Street | Suite One

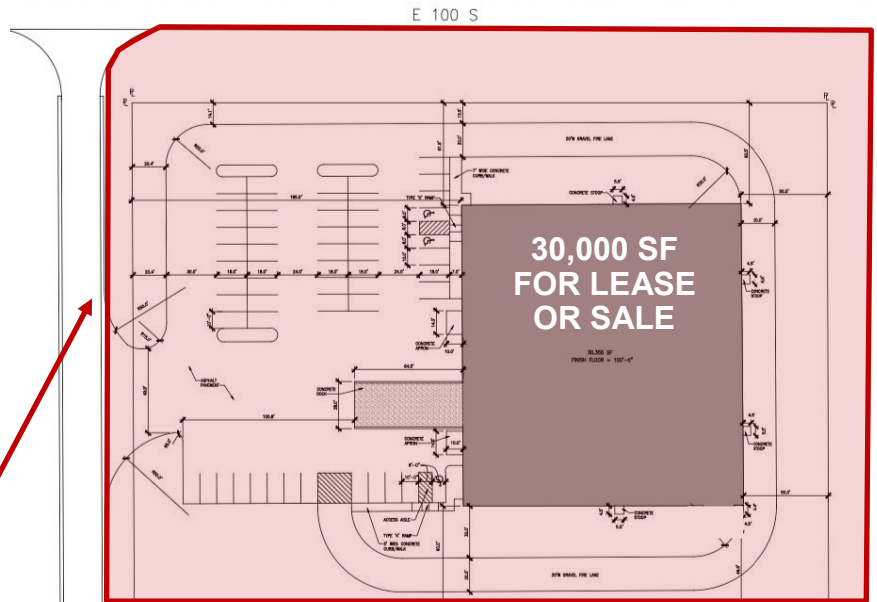
Fort Wayne, IN 46802

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



INDUSTRIAL LAND FOR SALE OR BUILD TO SUIT UP TO 8.86 ACRES COLUMBIA CITY, INDIANA

Site Plan



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

O. Karl Behrens, CCIM, SIOR
Direct: (260) 407-7115
Cell: (260) 410-3627
kb@bnd.net

Tyler Kellerman
Direct: (260) 421-1909
Cell: (260) 385-8008
tk@bnd.net

**1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net**



**INDUSTRIAL LAND
FOR SALE OR BUILD TO SUIT
UP TO 8.86 ACRES
COLUMBIA CITY, INDIANA**

Property Highlights

Parcel Number	92-05-18-118-200.000-012
Address	Rogers Drive (CR E 100 S Google Map)
City / State / Zip	Columbia City, IN 46725
Sale / Lease	For Sale
Land Size	8.86 Acres - Divisible
Zoning	IPM / Industrial Park/Manufacturing
Dimensions	472' x 817' (Approx.)
Rail Access	No
Nearest Highway	0.5 Miles to U.S. 30
Distance to Interstate	14 miles to I-69
Distance to Airport	23 miles - Fort Wayne International Airport
Other Distances	20 Miles to Warsaw, 12.7 Miles to Amazon US 30, 7.1 Miles to SDI

Lot Pricing

Lot Number	Status	Price	Per Acre	Per Square Foot
Lot 1	SOLD - 30,000 SF BUILDING AVAILABLE FOR LEASE or SALE (See Broker for Details)			
Lot 2 / 4 / 6	SOLD	-	-	-
Lots 3 & 5	8.86 Acres - Divisible	\$501,724	\$56,628	\$1.30

Utilities

	Company	Size	Location
Gas	NIPSCO		At Site
Electric	NE REMC		At Site
Water	City of Columbia City	12"	To Be At Site
Sewer	City of Columbia City	8"	To Be At Site

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

kb@bnd.net

Tyler Kellerman

Direct: (260) 421-1909

Cell: (260) 385-8008

tk@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

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

BND

COMMERCIAL

**INDUSTRIAL LAND
FOR SALE OR BUILD TO SUIT
UP TO 8.86 ACRES
COLUMBIA CITY, INDIANA**



Prime Location

Columbia City is a community in northeast Indiana, located just 21 miles from Fort Wayne. This fast-growing area is a great place for both small and large companies to do business. Population of Whitley County is 34,885 and population of Columbia City is 10,185.



O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

kb@bnd.net

Tyler Kellerman

Direct: (260) 421-1909

Cell: (260) 385-8008

tk@bnd.net

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

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