



FOR **SALE** INDUSTRIAL
PROPERTY



811 Commerce Dr.
Kendallville, IN 46755

60,760 SF Industrial Building Available

About The Property

- Heavy power capabilities - 6,000 Amps, 3-Phase
- Favorable industrial (I2) zoning in place
- Fully heated and air-conditioned facility
- Fire suppression sprinkler system
- Six included loading docks and four drive-in doors
- Room for expansion on 6.64 Acre site
- Sale Price \$2,585,000 (\$42.54/SF)



the
Zacher
company

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

PROPERTY INFORMATION

60,760 SF INDUSTRIAL BUILDING AVAILABLE

BUILDING LOCATION/SIZE/ZONING

Street Address	811 Commerce Dr.
City, State, Zip	Kendallville, IN 46755
County/Township	Noble/Wayne
Total Building Size	60,760 SF
Office Area	4,400 SF
Office Mezzanine	560 SF
Site Acreage	6.64 Acres
Zoning	I2/General Industrial

BUILDING DATA

Construction Date	1987
Type of Construction	Pre-engineered Steel
Roof	Standing Seam Metal
Floor	Concrete (Mostly 5")
Ceiling Height	12 - 16 ft
Bay Spacing	30' x 50'
Sprinklers	Wet
Heat	Thermocycler Air Rotation & 6 Suspended Gas Units
Air Conditioning	Included (5 Ground Mount Trane Voyagers)
Lighting	Metal Halide & Fluorescent (Some LED Upgrades)
Restrooms	1 Set Office, 1 Set Plant
Power	6,000 Amp, 480V, 3-Phase Buss Duct Transformer & Switch Gear

LOADING FACILITIES

Dock Doors	6 (10'h x 8w') - 3 with levelers
Drive-in Doors	4 (12'h x 12'w) & (14'h x 21'w)

PRICE/AVAILABILITY

Sale Price	\$2,585,000.00
Sale Price/SF	\$42.54/SF
Availability	Immediately

PROPERTY TAXES

Parcel Number	57-07-29-300-011.000-020
Assessment: Land	\$145,000
Improvements	\$1,812,900
Total Assessment	\$1,957,900
Annual Taxes	\$45,946.04 (\$0.76/SF)
Tax Year	2025 Payable 2026

UTILITY SUPPLIERS

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Kendallville

TRANSPORTATION

Major Roads Nearest Site	US Hwy. 3 - Approx. 1.3 Miles US Hwy. 6 - Less than 0.5 Mile
Distance to Interstate	12 Miles to I-69

NEARBY BUSINESSES

ROOKLEIF Lawn & Landscape	Baseline 4x4 Recyclers
TC Dance Academy	Linde Welding Gas & Equip.
Sunoco	Max Platt Ford Lincoln
Casey's	Best-One Tire & Auto Care

ADDITIONAL AMENITIES

Security system, floor scale, interior roll away scrap bins, communication tower, roof exhaust fan, and sidewall ventilation louvers



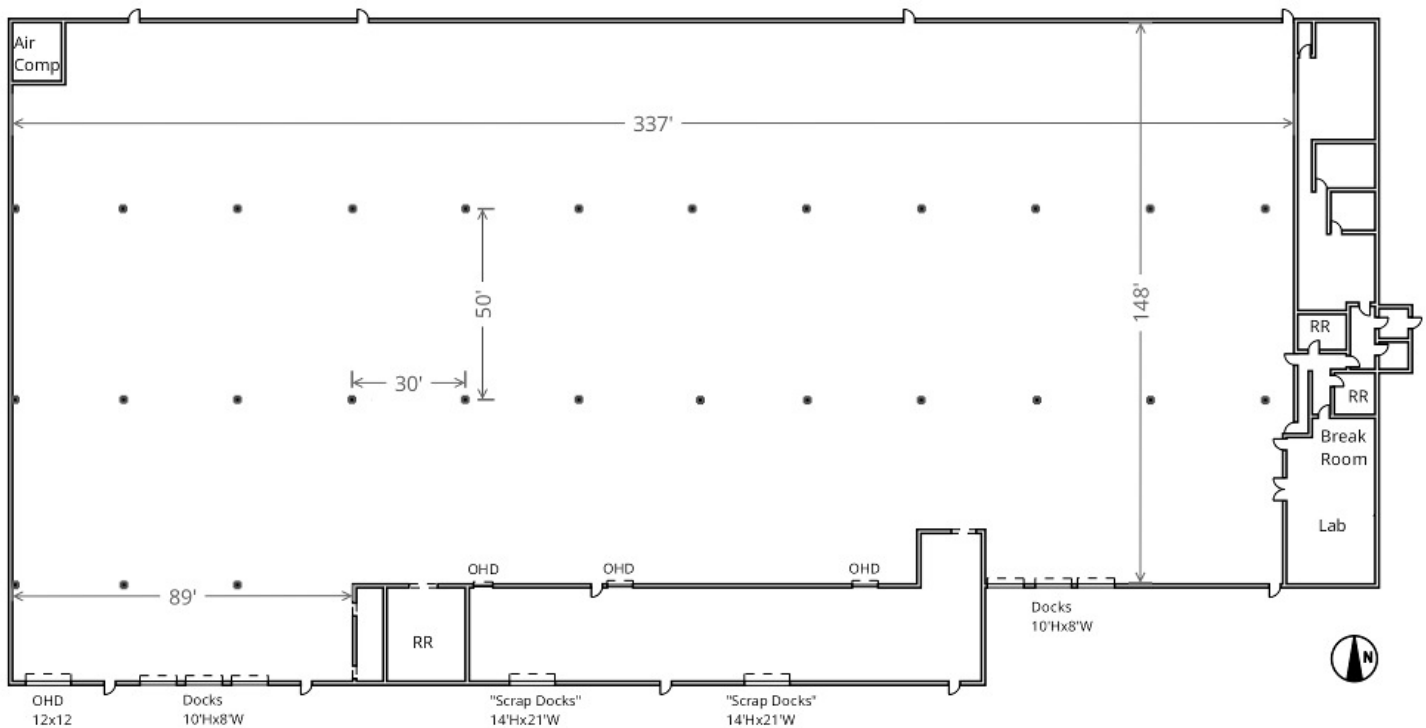
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FLOOR PLAN

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AERIAL PHOTOS

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ADDITIONAL PHOTOS

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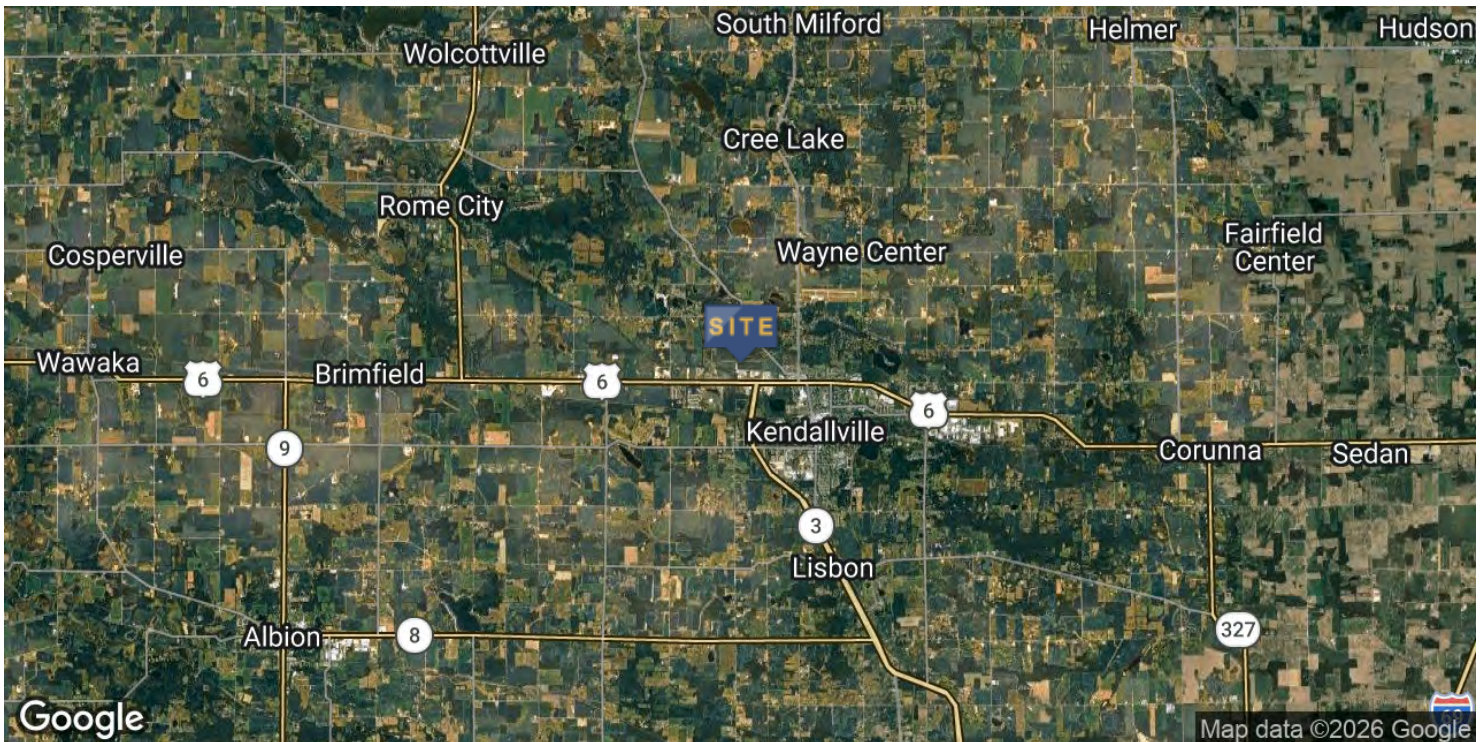
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LOCATION MAP

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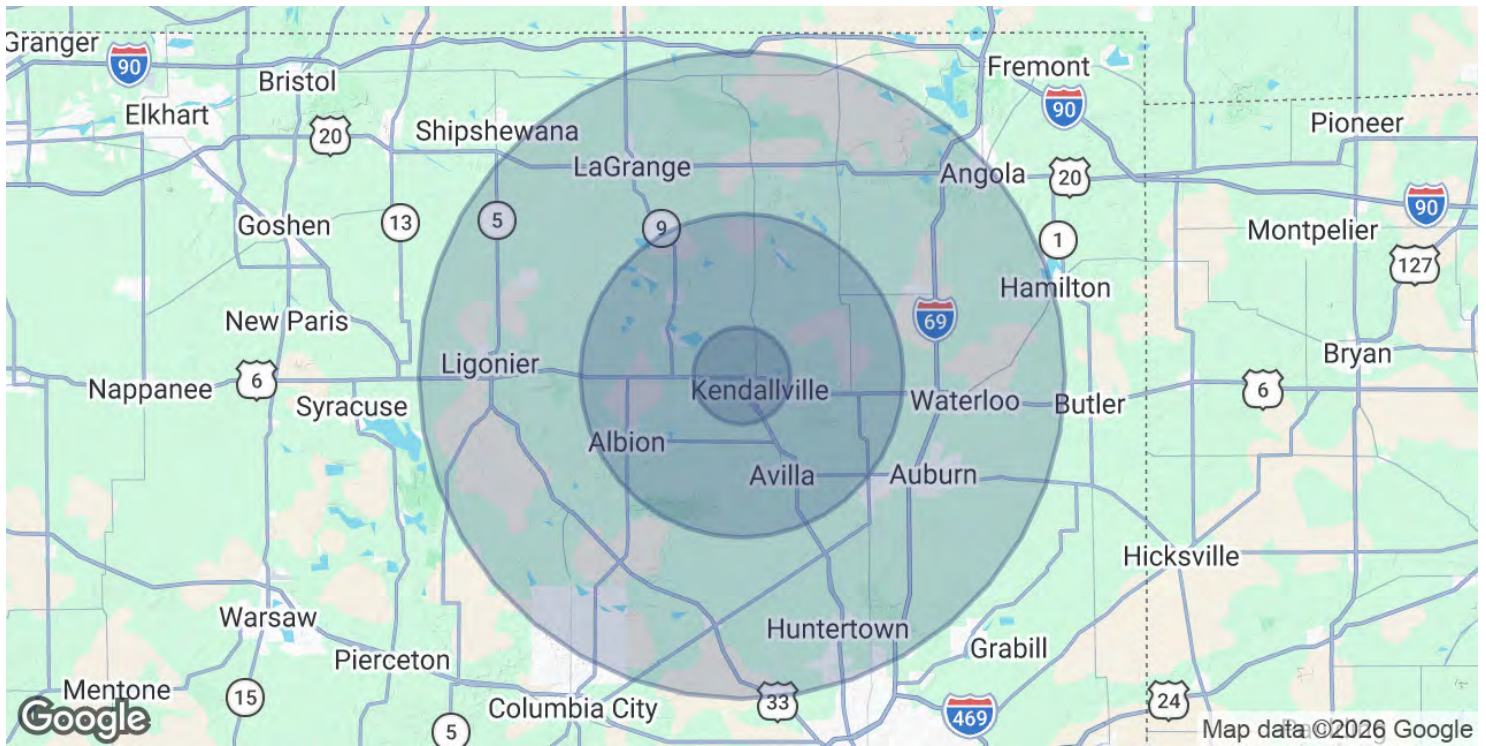
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DEMOGRAPHICS MAP & REPORT

60,760 SF INDUSTRIAL BUILDING AVAILABLE



POPULATION	3 MILES	10 MILES	20 MILES
Total Population	11,254	37,930	176,975
Average Age	41.6	42.0	38.6
Average Age (Male)	41.7	40.9	37.5
Average Age (Female)	41.4	42.8	39.5

HOUSEHOLDS & INCOME	3 MILES	10 MILES	20 MILES
Total Households	4,613	14,712	64,954
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$76,822	\$88,976	\$99,244
Average House Value	\$165,745	\$208,206	\$244,633

2023 American Community Survey (ACS)



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