

406 SMALTZ WAY STRIP CENTER

406 SMALTZ WAY, AUBURN, IN 46706



DENNIS CALLISON

260.438.6251

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PROPERTY SUMMARY



TRIPLE NET LEASE EXPENSES

- Utilities - Tenant
- Lawn & Snow Removal - Tenant
- Real Estate Taxes & Building Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	3
Lot Size:	1.06 Acres
Building Size:	7,050 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 301	\$25.00 SF/yr	1,895 SF



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RETAILER MAP



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PROPERTY DETAILS

LEASE RATE **\$25.00 SF/YR**
LEASE TYPE **TRIPLE NET**

LOCATION INFORMATION

Building Name 406 Smaltz Way Strip Center
Street Address 406 Smaltz Way
City, State, Zip Auburn, IN 46706
County/Township DeKalb/Keyser
Cross Streets SR 8 & Smaltz Way
Side Of Street East
Nearest Highway I-69 & SR 8

BUILDING INFORMATION

Building Size 7,050 SF
Price / SF \$25.00
Year Built 2022
Tenancy Multiple

PROPERTY DETAILS

Property Type Retail
Property Subtype Strip Center
Zoning C-2 (General Commercial)
Lot Size 1.06 Acres
APN# 17-05-36-200-053.000-012
Lot Frontage 189.41'
Corner Property No
Traffic Count Street SR 8 - 18,211 VPD
I-69 - 33,187 VPD

PARKING & TRANSPORTATION

Parking Type Surface
Number Of Spaces 35