



Kendallville Industrial Building

6886 N 400 E
Kendallville, IN 46755



Industrial Warehouse For Sale or Lease

This 36,100 SF warehouse on the west side of Kendallville includes 7,000 SF of office space, split evenly between both sides of the building. The remaining 29,100 SF is open warehouse space. The layout allows for easy division between two tenants, with each side containing its own office area, loading docks, and overhead doors. This building sits on 2.72 acres and has ample parking in the front and rear.

Property Highlights

- ▶ 36,100 SF
- ▶ Easily divisible
- ▶ New roof in 2025
- ▶ 2.72 AC parcel
- ▶ Ample surface parking
- ▶ Located off US 6
- ▶ **FOR SALE: \$2,160,000**
- ▶ **FOR LEASE: \$4.00/SF/Yr NNN**

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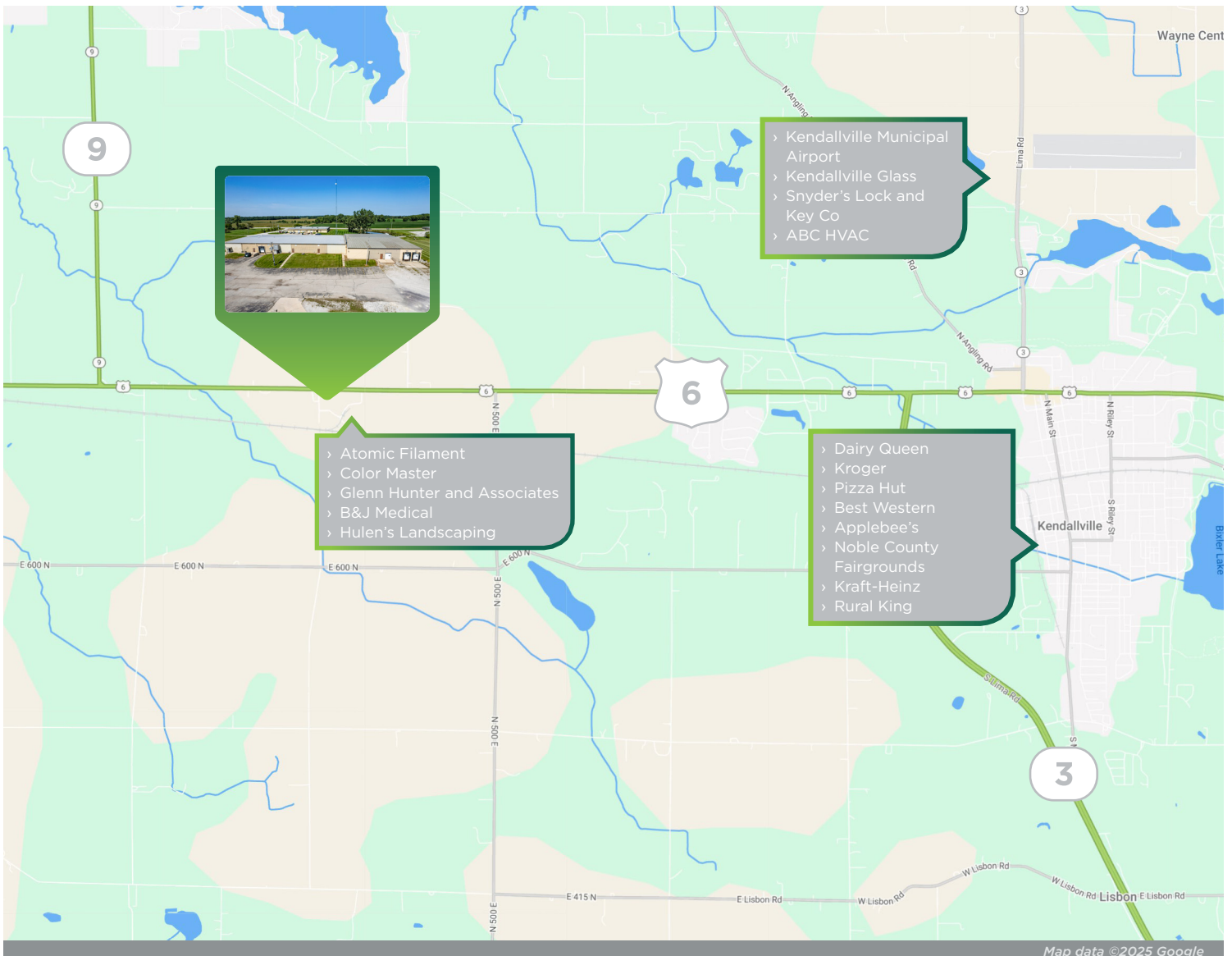
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Fantastic Location

6886 N 400 E is located on the west side of Kendallville, just off US 6 and surrounded by many other industrial users including Atomic Filament, Color Master, Glenn Hunter and Associates, B&J Medical, and Hulen's Landscaping. The site offers direct access to US 6, which sees approximately 12,000 vehicles per day.

Kendallville sits at the intersection of SR 3 and US 6. The surrounding area offers a business-friendly environment and a close proximity to many industrial support services.

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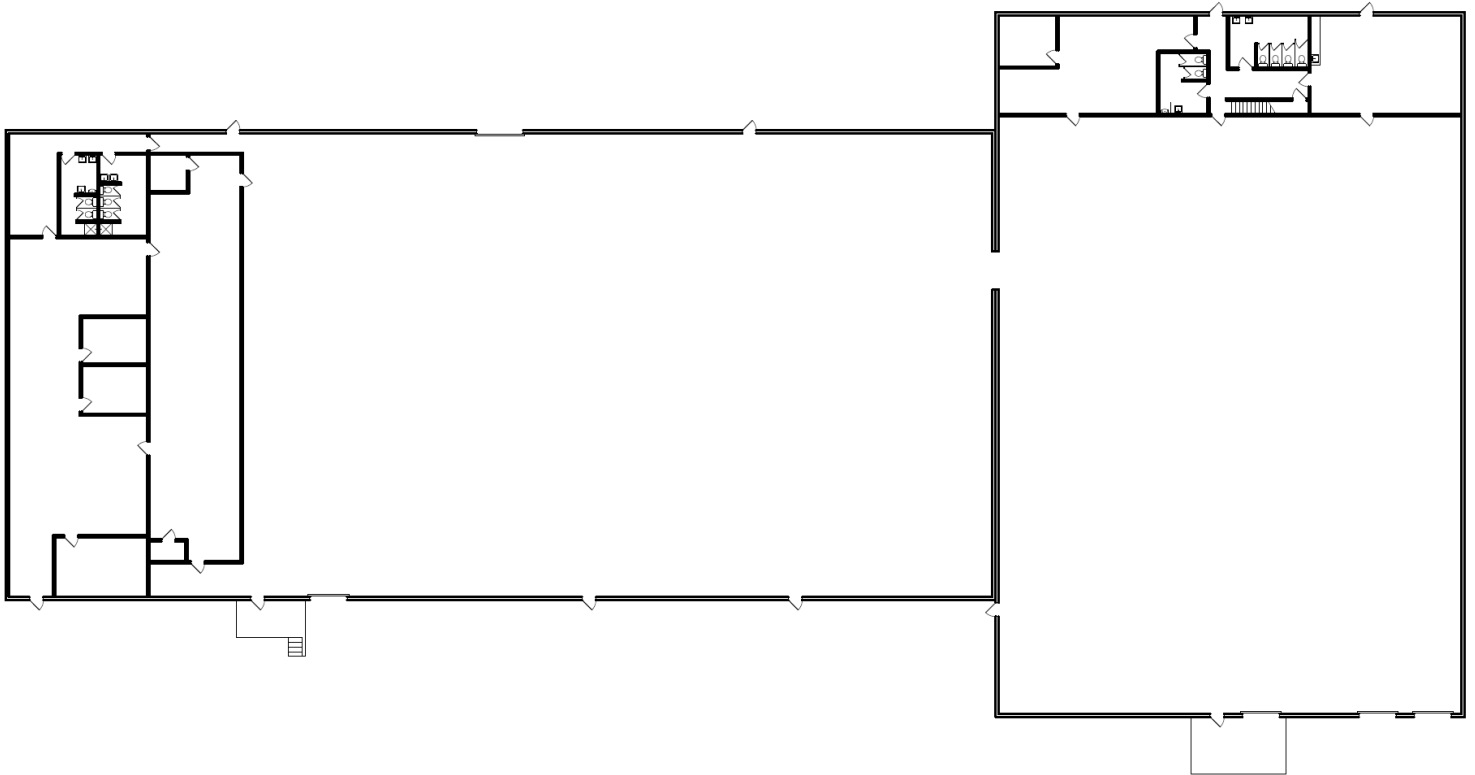
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Available - 36,100 SF



Floor plan may not be to scale.
Contact broker for detailed floor plan.



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Site Plan



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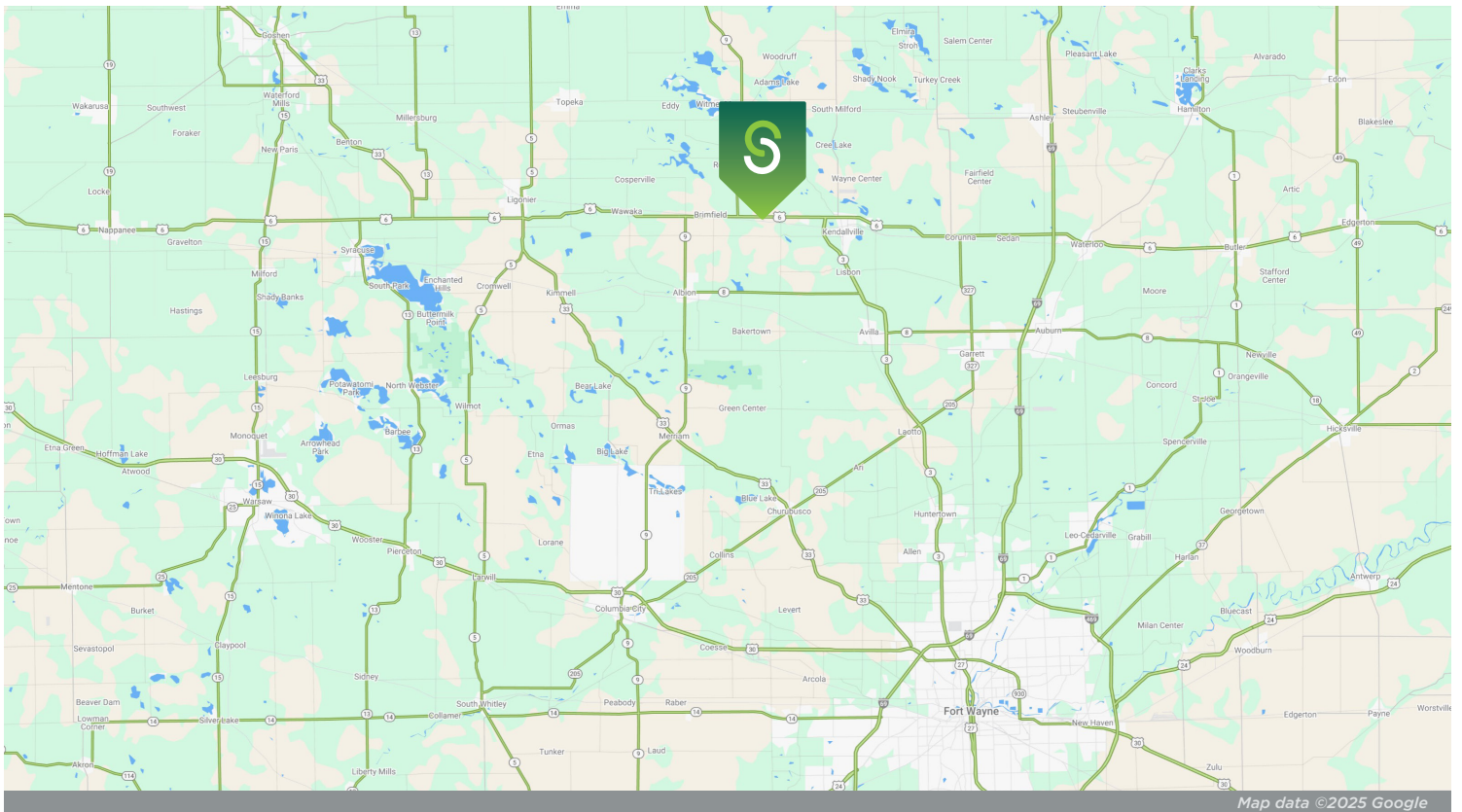
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PROPERTY INFORMATION

Address	6886 N 400 E
City, State, Zip	Kendallville, IN 46755
County	Noble
Township	Orange
Parcel Number	57-04-35-400-005.000-010



SALE INFORMATION

Price	\$2,160,000
Terms	Cash at close

LEASE INFORMATION

Lease Rate & Type	\$4.00/SF/Yr NNN
Terms	3 year minimum
Availability	9/1/2025

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE UNITS

Total Building SF	36,100 SF		Total Available	36,100 RSF		
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 6886	29,100	7,000	\$4.00	\$12,000	4	1 - 10' x 12'

BUILDING INFORMATION

Property Type	Industrial warehouse
Year Built	1980
# of Stories	1
Construction Type	Steel frame
Roof	Standing seam (2025)
Heating	Hanging gas
A/C	Office only
Sprinkler	No
Signage	Building
Power	1200A, 480/277V, 3-phase

SITE DATA

Site Acreage	2.72	Interstate	I-69, 15 miles
Zoning	I2	Flood Zone	No
Parking	Surface	Parking Ct	Ample

UTILITIES

Electric Provider	Noble REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Well, septic
High Speed Data	Multiple

ADDITIONAL INFORMATION

- 36,100 SF industrial warehouse for lease or sale
- Located right off US 6
- Roof replaced in 2025

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About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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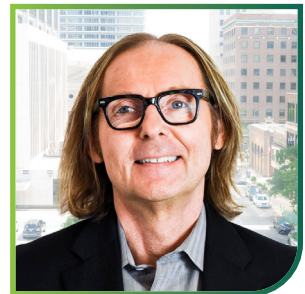
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