

**FOR SALE OR LEASE**

**INDUSTRIAL PROPERTY**



## SHINDIGZ

101 CARROLL ROAD, SOUTH WHITLEY, IN 46787

### FEATURES

- 71,000 SF industrial building available
  - 3 dock doors; 2 grade-level doors
  - Fully sprinkled
  - 13' ceiling height
- Conveniently located at the intersection of State Road 5 & State Road 205
  - 10 minutes southwest of US 30 in Columbia City
  - 20 minutes southeast of Warsaw
  - 30 minutes west of I-69 in Fort Wayne
- Includes 2 additional vacant lots next to the property (0.75 & 1.63 acres)
- 75 parking spaces, with additional space for parking on adjacent lot
- Double-sided monument sign with changeable letter board
- Zoned light industrial
- Located within a recently-established TIF district

## PRICE REDUCTION

**FOR SALE**

**\$895,000**

**\$795,000**

**FOR LEASE**

**\$2.00 PSF (NNN)**

### DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	1,857	8,704	26,181
Total Population	4,837	22,682	67,820
Avg. Household Income	\$56,226	\$59,472	\$58,798



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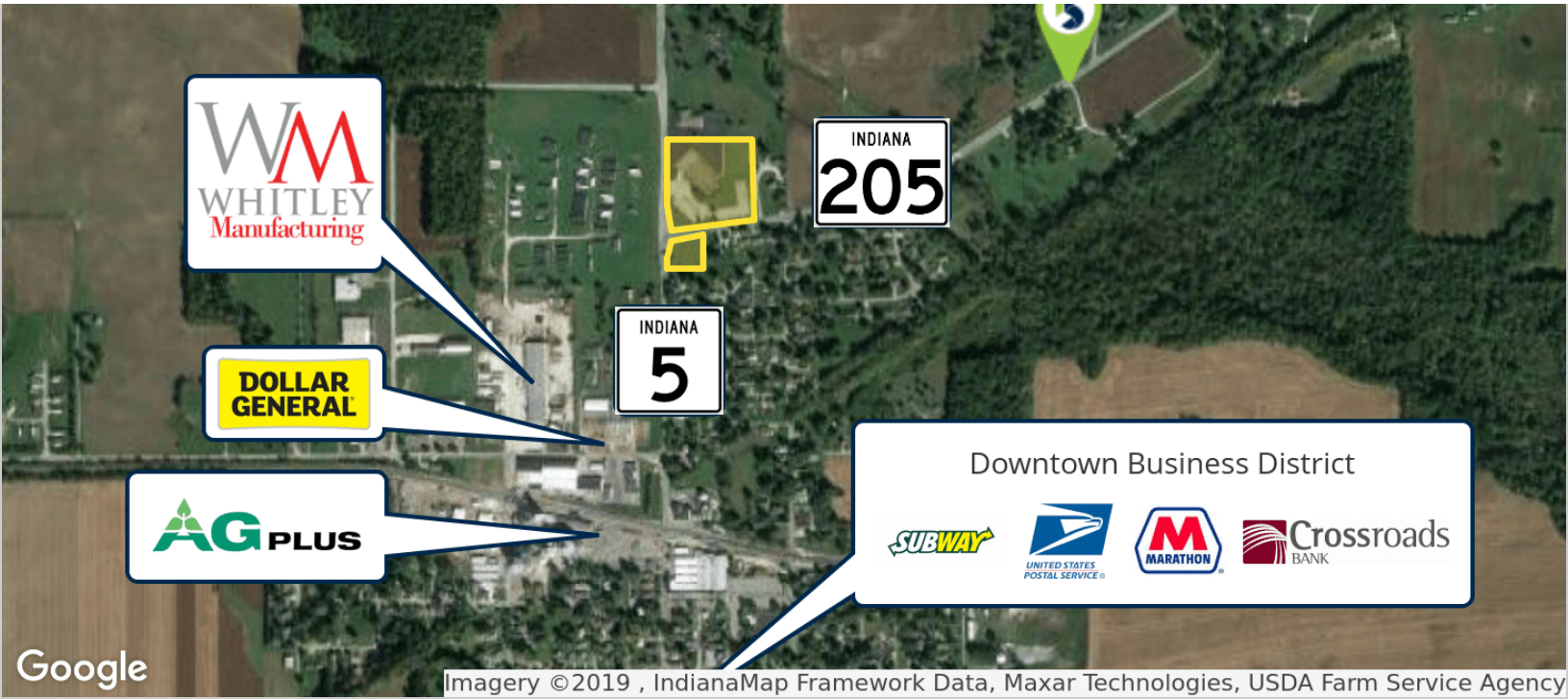
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BUILDING LAYOUT:

- Lobby
- 6 private offices
- 1 conference room
- 5 restrooms
- Kitchen / break room
- Fitness room
- IT room
- Multiple areas suitable for cubicles or an open office concept
- Warehouse space



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