

COMMERCIAL BUILDING ONLY

For Sale

WHITLEY COUNTY, IN



LISTING PRICE: \$599,900

PROPERTY DESCRIPTION:

For sale in Columbia City, IN, this impressive industrial building spans 11,058 square feet (Per Whitley County Beacon) plus a 20'x40' lean-to on 1.58 acres, boasting excellent road access via Business 30 and U.S. 30. Ideal for manufacturing, distribution, or logistical operations, the property offers modern amenities and infrastructure. Its strategic location ensures convenience and efficiency, making it a perfect choice for businesses looking to expand or establish a presence in Columbia City's thriving industrial sector.

PARCEL # - 92-05-18-000-409.000-012

ADDRESS - 2345 EAST BUSINESS 30, COLUMBIA CITY, IN 46725

TYPE - SALE

BUILDING SIZE - 11,058 SQ. FT. (PER WHITLEY CO BEACON)

PLUS A 20' X 40' LEAN-TO

LAND - 1.58 ACRES

ZONING - INDUSTRIAL PARK MANUFACTURING

OF PARCELS - 1

NEAREST HIGHWAY - .6 MILES TO U.S. 30

DISTANCE TO INTERSTATE - 13.5 MILES TO INTERSTATE 69

PRIOR USE - ELECTRICAL CONTRACTOR

CONSTRUCTION TYPE - POLE FRAME

CONSTRUCTION YEAR - 1975

OF FLOORS - 1

ROOF - ASPHALT SHINGLE AND METAL

FOUNDATION - CONCRETE

LIGHTING - LED AND FLUORESCENT

HEATING - GAS FORCED RADIANT

COOLING - CENTRAL AIR CONDITIONING

SPRINKLER SYSTEM - NO

RESTROOMS - TWO

DATE AVAILABLE - AUGUST 2024

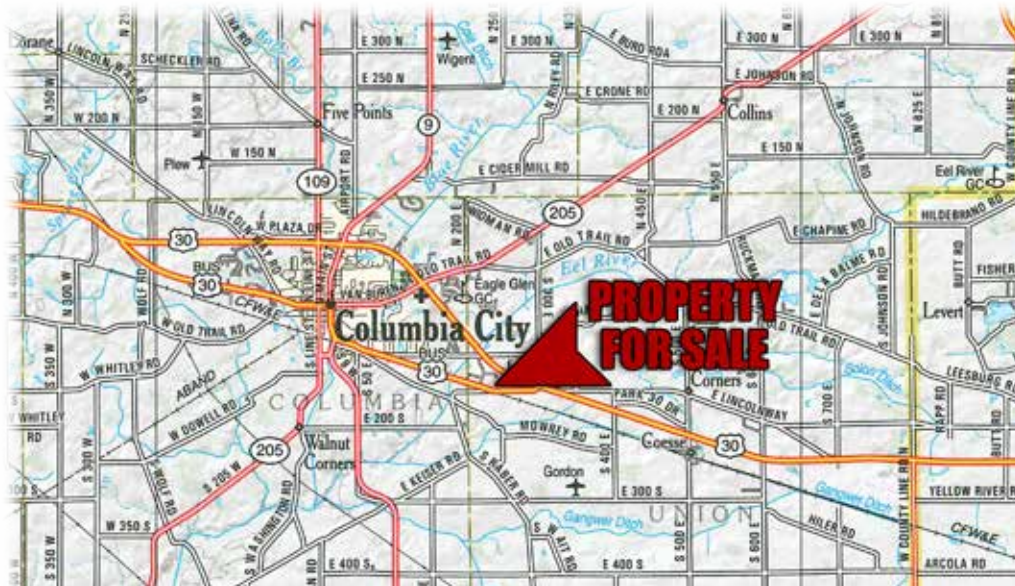
GAS - NIPSCO

ELECTRIC - NORTHEASTERN REMC

WATER - COLUMBIA CITY WATER DEPARTMENT

SEWER - COLUMBIA CITY MUNICIPAL

INTERNET FIBER - IN BUILDING



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

866-340-0445
SchraderFortWayne.com

LISTING BROKER: STEVE COIL
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