



FOR LEASE | **129,537 SF**
2500 MARION DRIVE | **KENDALLVILLE, IN**



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



10 MILES TO I-69, 30 MILES
TO I-80/90



FULLY AIR-CONDITIONED



BREAKROOM IN
MEZZANINE SPACE



ASPHALT CAR
PARKING/CONCRETE
PARKING



PROPERTY DETAILS

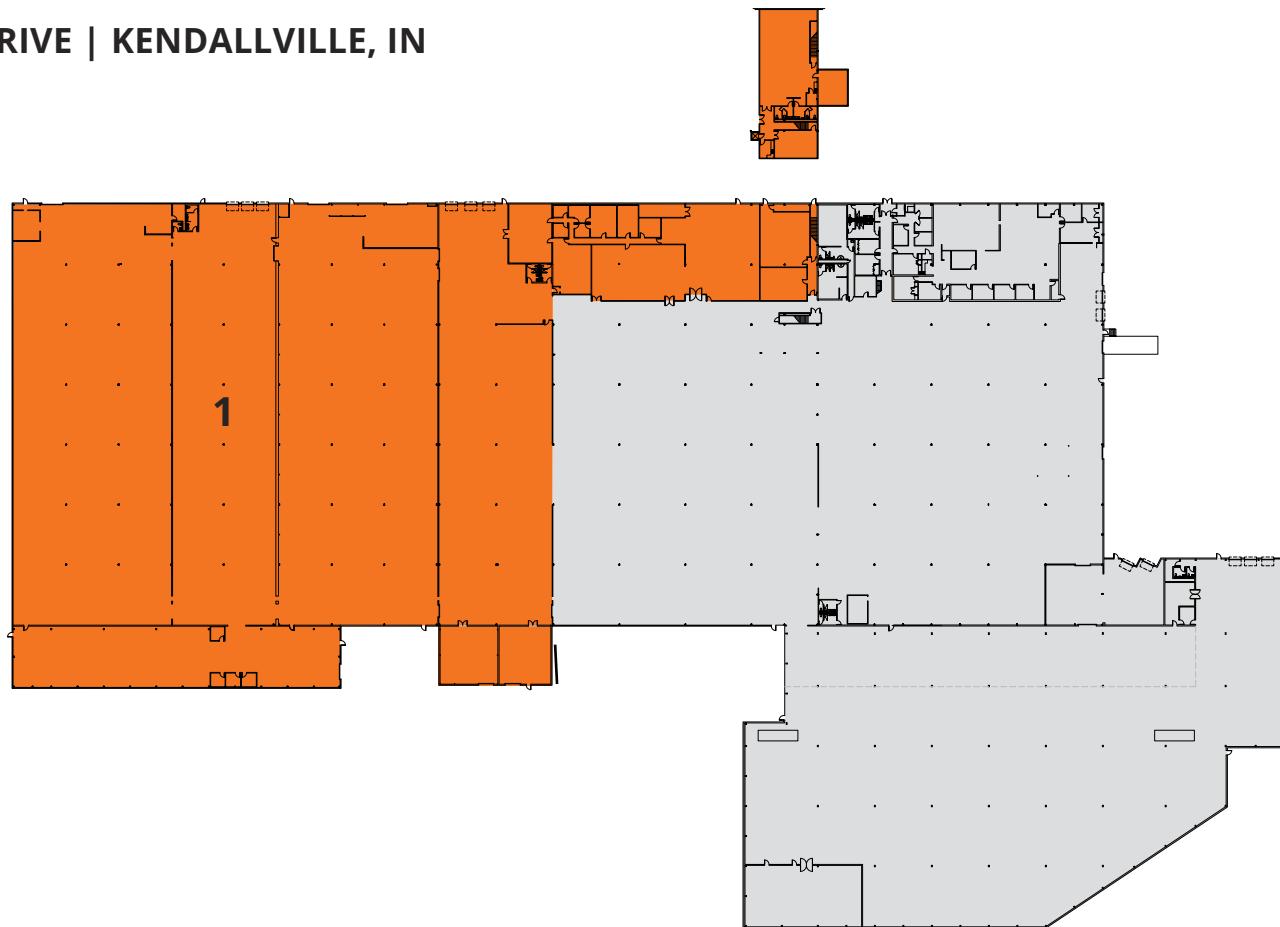
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AVAILABLE SPACE	129,537 SF
DOCK DOORS	6
DRIVE-IN DOORS	5
CLEAR HEIGHT	16' - 21' 6"
FLOORS	1
ROOF	Built Up
WALLS	Structural Steel/Insulated Metal Walls w/ Interior Liner Panels
FLOORS	6" Reinforced Concrete
YEAR BUILT	1972 - 2009
FIRE SUPPRESSION	Wet
LIGHTING	LED/Fluorescent
PARKING	Ample
POWER	4-3200 AMP/480V Services
LAND AREA	14.7 Acres
ZONING	I-R, Industrial Reserved
PARCEL ID	57-07-35-300-013.000-020



FLOOR PLAN

2500 MARION DRIVE | KENDALLVILLE, IN



NUMBER	SPACE DESIGNATION	DOCKS	RESTROOMS	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	6	6	16' - 21' 6"	129,537 SF
TOTAL					129,537 SF



LOCATION MAP

2500 MARION DRIVE | KENDALLVILLE, IN

I-69	10 MILES
FORT WAYNE	27 MILES
FORT WAYNE INT'L AIRPORT	42 MILES
TOLEDO	97 MILES
CHICAGO	165 MILES

