



**FOR LEASE**  
**2500 MARION DRIVE**

**129,537 SF**  
**KENDALLVILLE, IN**

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**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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# PROPERTY DETAILS

2500 MARION DRIVE | KENDALLVILLE, IN

AVAILABLE SPACE	129,537 SF
DOCK DOORS	6
DRIVE-IN DOORS	5
CLEAR HEIGHT	16' - 21' 6"
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
POWER	4-3200 AMP/480V Services
PARKING	Ample
LAND AREA	14.7 Acres
ZONING	I-R, Industrial Reserved
PARCEL ID	57-07-35-300-013.000-020
<b>OPEX ESTIMATE</b>	<b>\$0.90/SF</b>

## PROPERTY HIGHLIGHTS



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

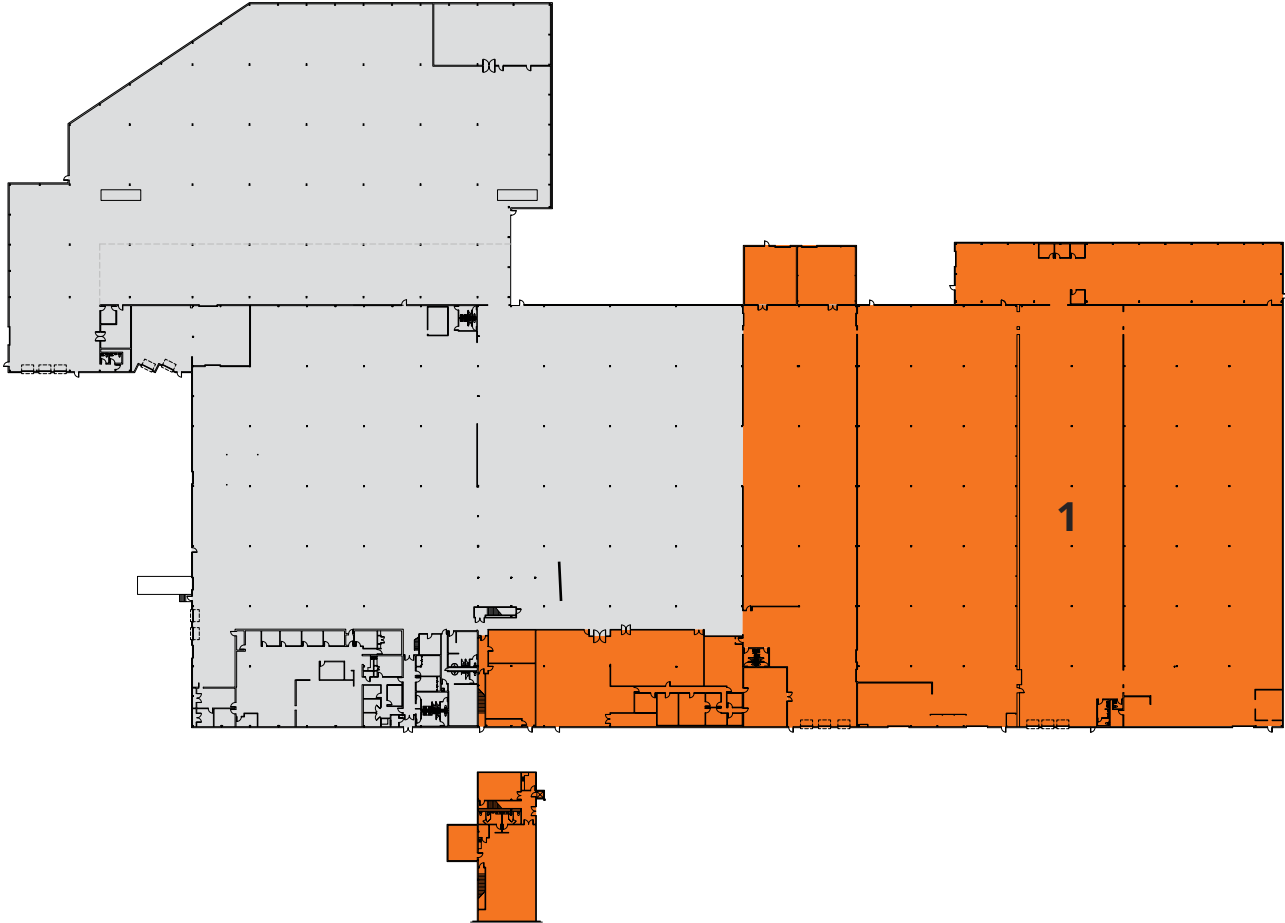


FULLY AIR CONDITIONED



# 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
<b>TOTAL</b>					<b>129,537 SF</b>



# LOCATION MAP

2500 MARION DRIVE | KENDALLVILLE, IN

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

