



RETAIL & WAREHOUSE | FOR LEASE

6500 BLUFFTON RD | 2404 FAIROAK DR



SCAN HERE FOR VIRTUAL WALKTHROUGH



OFFERING OVERVIEW

	6500 Bluffton Rd	2404 FairOak Dr
Type:	Retail / Office	Warehouse
Lease Rate:	\$10 psf NNN	\$7 psf NNN
SF:	3,384 SF	4,819 SF
Lot Size:	0.60 ac	0.297 ac
Year Built:	1999/2007	1970/2016
Zoning:	C3	C3
Class	B	B
Total Buildings	1	1
Building Type	Freestanding	Freestanding

HIGHLIGHTS



Buildings can be leased together or separately



Recently renovated (roof, HVAC, cosmetics)



Great visibility and accessibility



Strategically placed between Downtown, Southwest, and Airport



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6500 BLUFFTON RD | EXTERIOR



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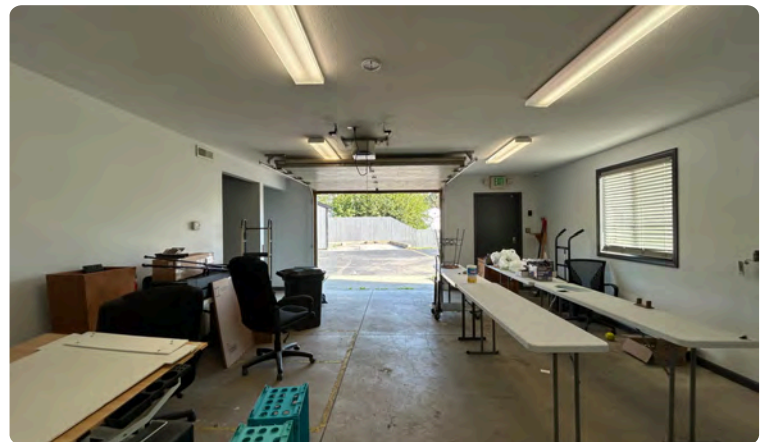
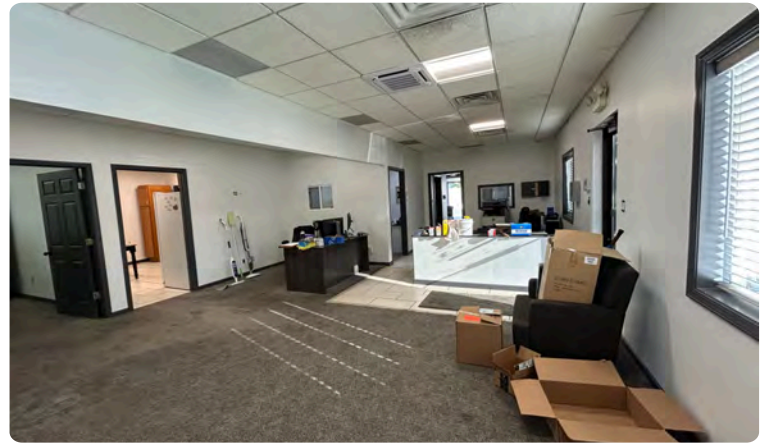
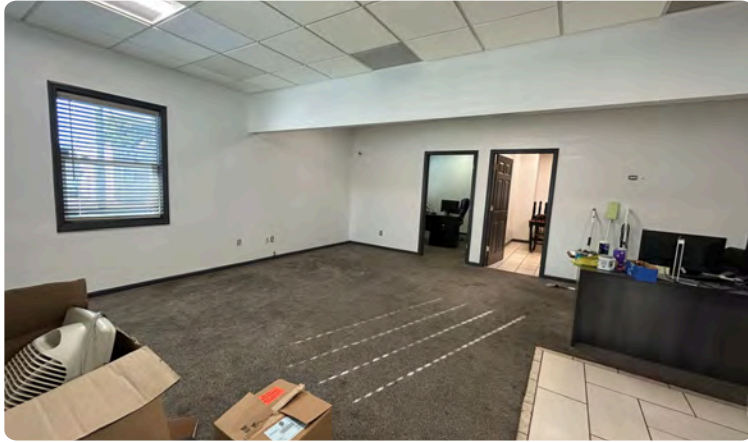
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6500 BLUFFTON RD | INTERIOR



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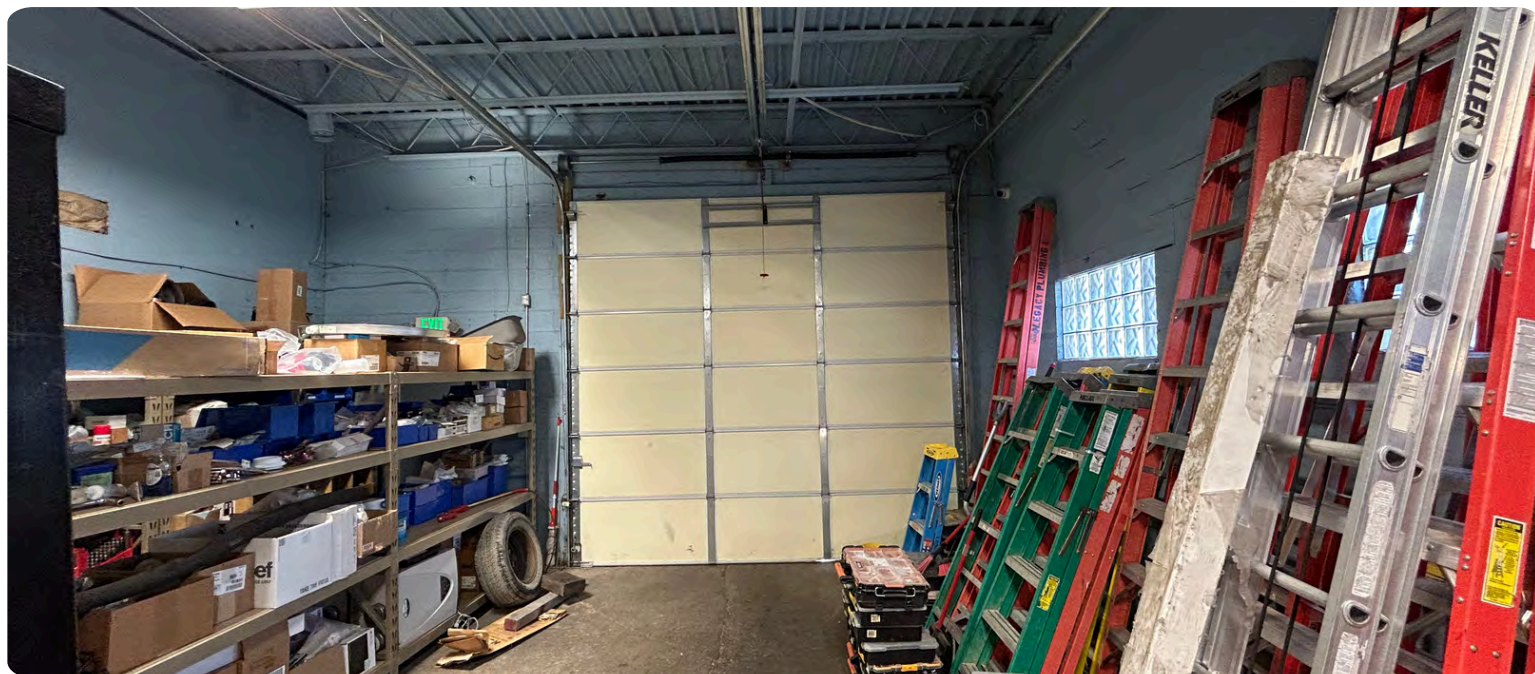
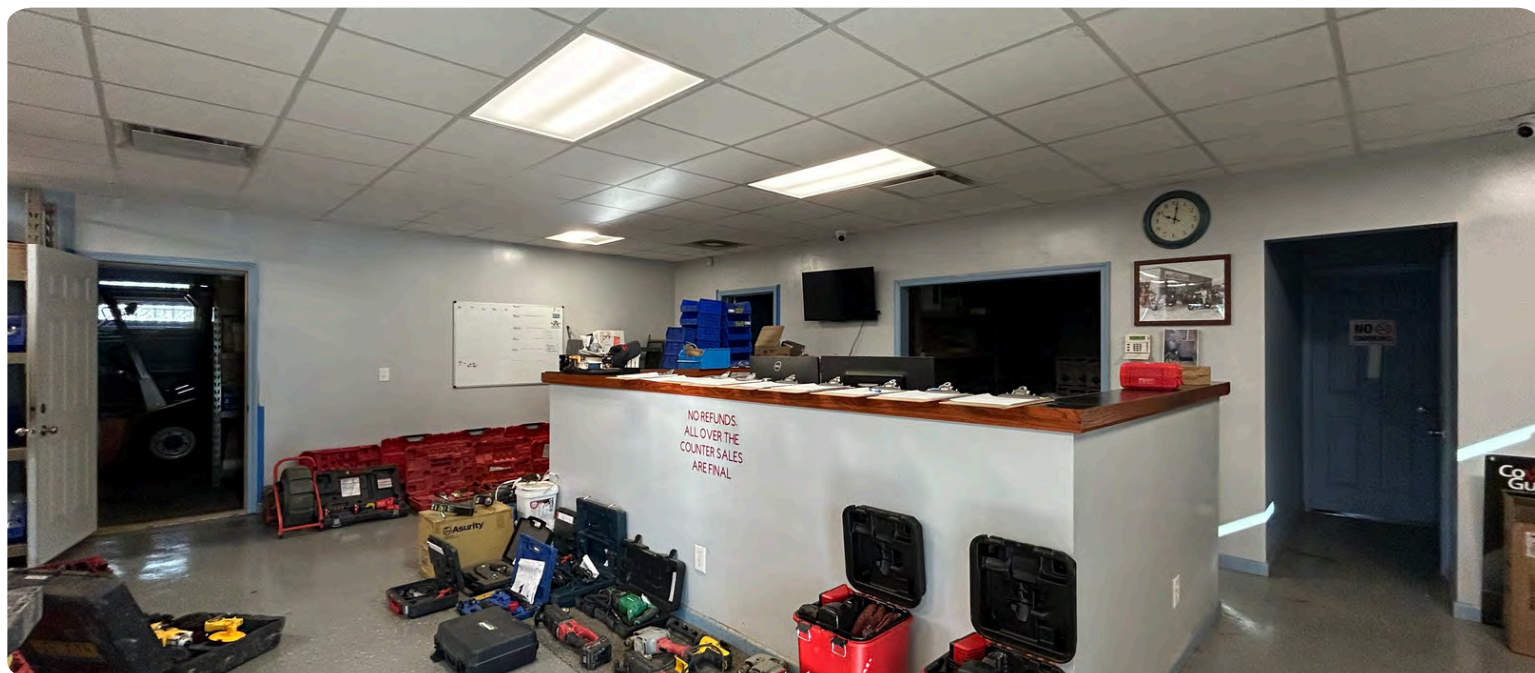
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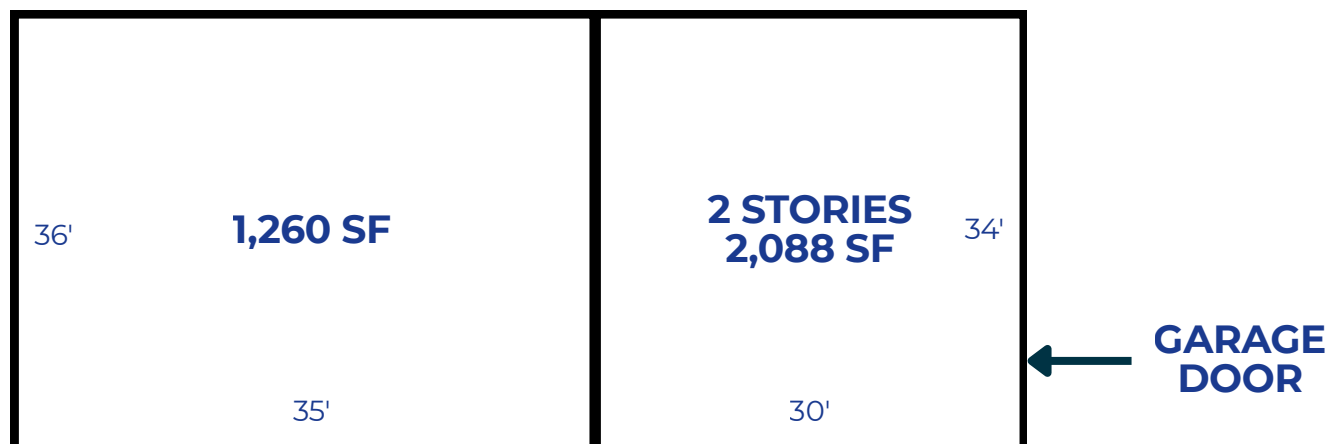
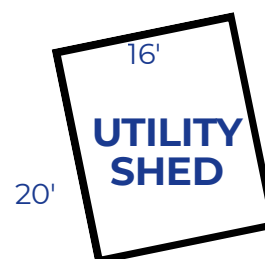
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6500 BLUFFTON RD | PROPERTY INFORMATION

Lease Rate / SF	\$10 psf NNN	Roof	4 years and 14 years
Type	Office / Retail	Conference Rooms	1
Building Size	3,348 SF	Private Offices	4
Lot Size	0.60ac	Restrooms	2
Zoning	C3	Overhead Door Size	8'
Year Built/Renovated	1999/2007	Heating	HVAC (New)
Lease Type	NNN	Gas	NIPSCO
Taxes / PSF	\$1.27 PSF	Air Conditioning	HVAC (New)
Insurance / PSF	\$0.39 PSF	Water/Sewer	City
Stories	2	Sprinklers	no



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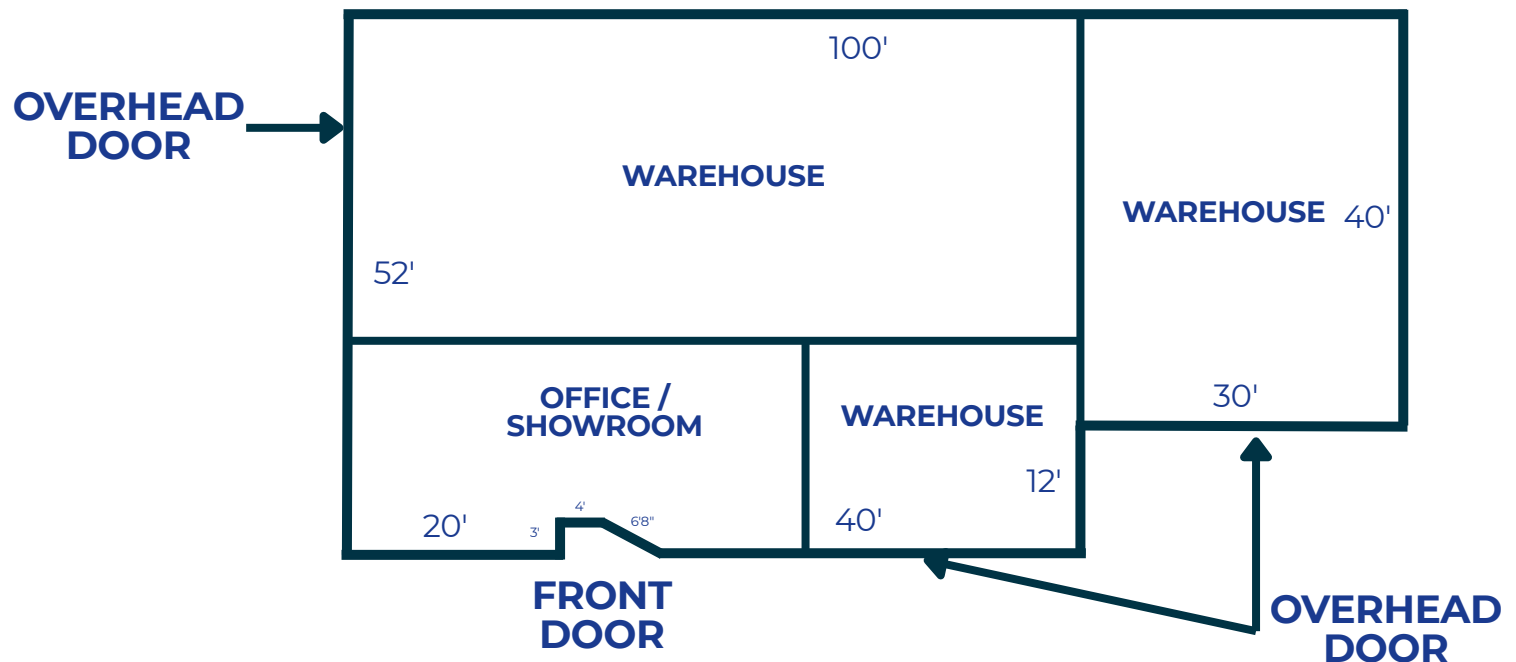
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2404 FAIROAK DR | PROPERTY INFORMATION

Lease Rate / SF	\$7 psf NNN	Max. Ceiling Height	14'
Type	Warehouse	Roof	New roof being installed
Building Size	4,819 SF	Overhead Doors	3
Lot Size	0.297 ac	Overhead Door Size	8', 10', 12'
Zoning	C3	Heating	HVAC for Office. 2 Radiant Tube Heaters in Warehouse
Year Built/Renovated	1970/2016	Gas	NIPSCO
Lease Type	NNN	Airconditioning	Yes in office
Taxes / PSF	\$0.67 PSF	Water/Sewer	City
Insurance / PSF	\$0.39 PSF	Amp/Volt/Phase	225 amp, 1-phase (3-phase available)
Stories	2	Sprinklers	No
Office SF	1,508	Restrooms	1



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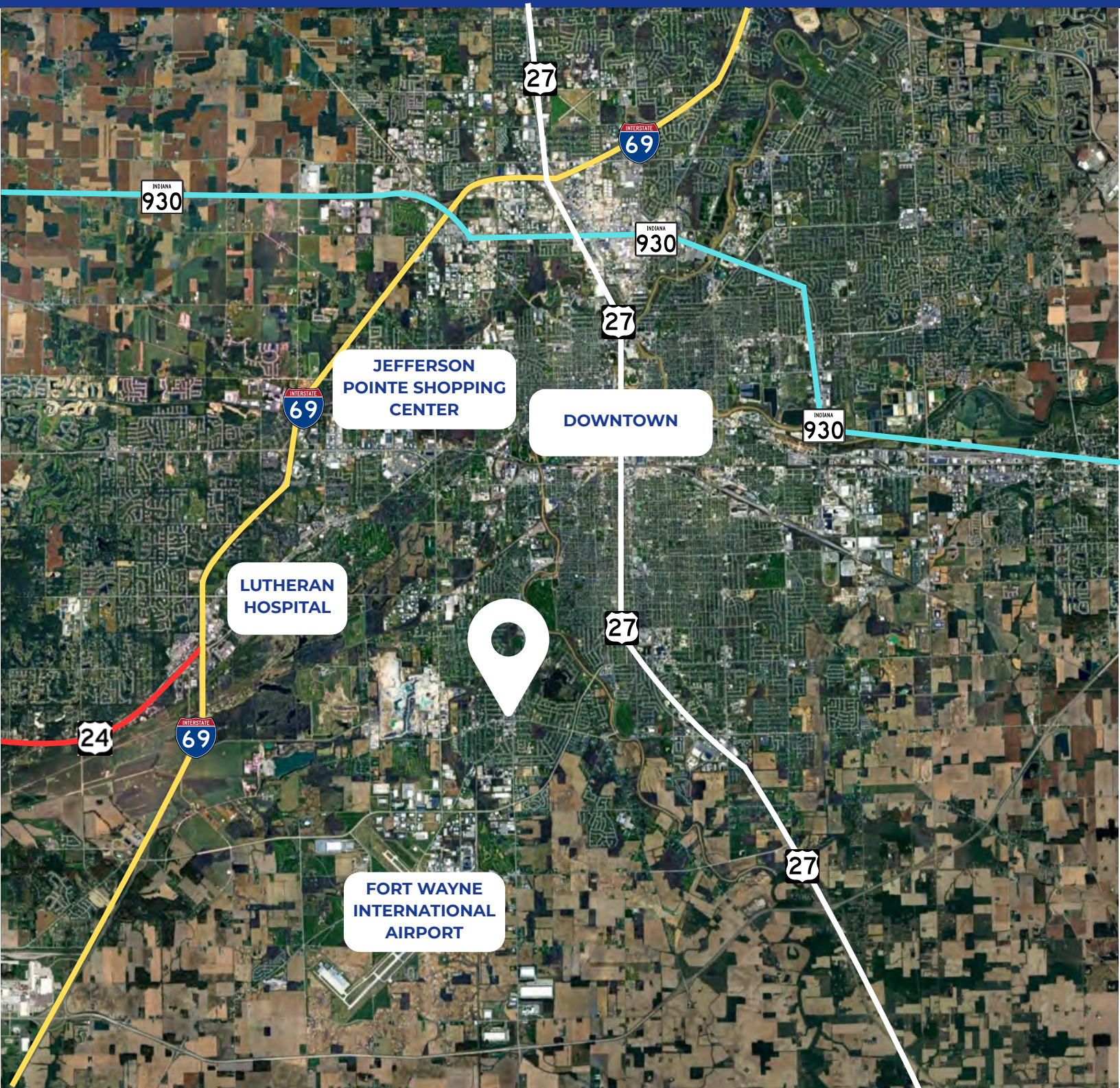
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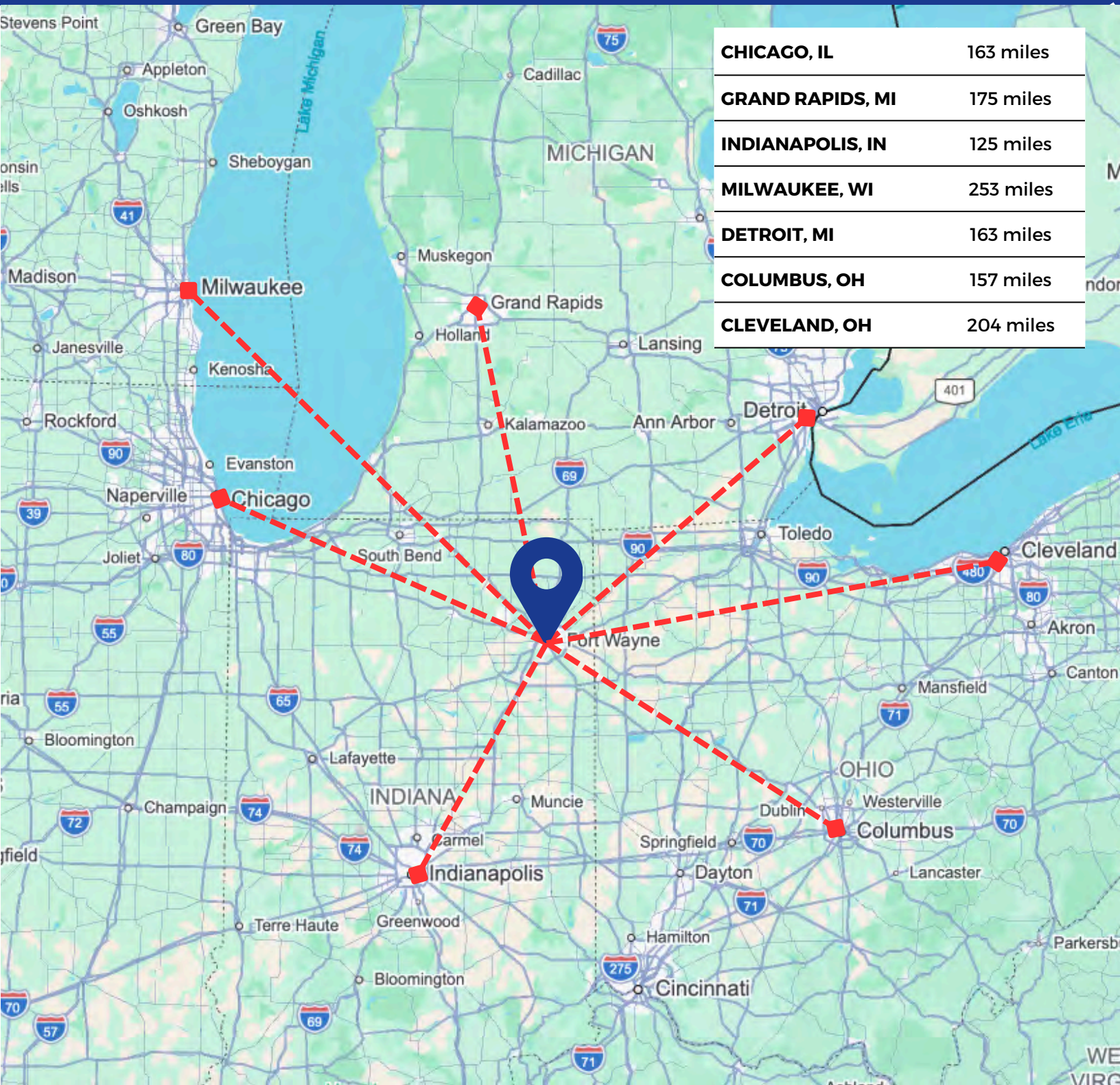
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