

# Industrial For Lease



Baker Commercial Real Estate

PO Box #163 Sellersburg, IN 47172 | 812-285-0900

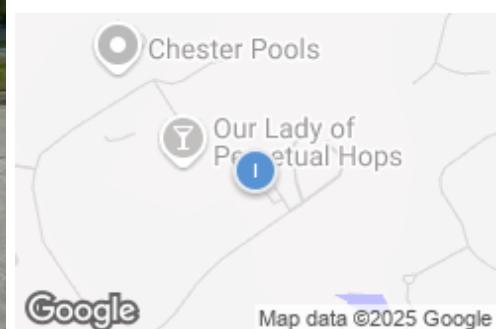
## 28,000+sf Industrial For Lease

4302 Security Parkway, New Albany, IN, 47150

Industrial: Warehouse/Office For Lease

Prepared on November 24, 2025

1 of 1 Listings



### Listing Details | Industrial For Lease

Suite	-
Sublease	-
Total Available Space	<b>28,044 SF</b>
Min Div/Max Contig	<b>28,044 SF</b>
Asking Rate	<b>\$6.50 Annual/SF</b>
Monthly Rate	<b>\$15,190</b>
Lease Type	<b>NNN</b>
Expenses	-
Possession	<b>To be agreed</b>
Vacant	<b>No</b>
Available Date	<b>2/01/2026</b>
Days On Market	<b>14 days</b>

Date Listed	<b>11/10/2025</b>
Last Modified	<b>11/24/2025</b>
Listing ID	<b>43893089</b>
Clear Height	<b>14 - 18 ft</b>
Ceiling Height	-
Dock High Doors	<b>2</b>
Grade Level Doors	<b>1</b>
Industr. Office Space	<b>6,300 SF</b>
Industr. Shell Space	<b>18,600 SF</b>
Heated	<b>Yes</b>
Parking Spaces	-

### Description

Very well-maintained industrial-office building is an excellent opportunity for an owner/user or investor and features the following: 28k+sf consisting of: 18,600 sf industrial manufacturing space (CO-RAY-VAC heated); 53'x60' (3,180sf) climate-controlled clean room; 6,300 sf office (climate controlled on 2 levels) Building was built in 2016/2017 by Koetter Building was built in 2016/2017 by Koetter Construction and is expandable (lot and retention pond have sufficient size for future expansion + internal plumbing rough-ins in place for an expanded/larger building). 6" concrete slab on 4" gravel Finished breakroom; men/women restrooms; impressive reception area; 2nd floor executive offices with restroom +large conference room with windows overlooking production areas. Interior dock, exterior dock with leveler, and 14'x14' overhead drive-in door. 27 designated parking spaces +gravel overflow lot. Lot is also located on a cul-de-sac with easy access for semi-trailers. Great location inside industrial park and 2.3 miles to I-265/Grantline Road exit and close proximity to I-64 (no tolls on Sherman Minton Bridge) and I-65.

Property is under contract and owner is relocating their business; however, the owner will be leasing the building for \$6.50sf NNN which will be available around 02-01-2026.

## Property Features

### Location Details

Address	<b>4302 Security Parkway, New Albany, IN 47150</b>	Parcels	<b>22-05-10-600-580.000-008</b>
County	<b>Floyd</b>	Name	<b>4302 Security Pkwy</b>

### Building Details

Sub Type	<b>Warehouse/Office</b>	Yard	-
Building Status	<b>Existing</b>	Electricity	-
Building Size	<b>50,030 SF</b>	Clear Height	-
Land Size	<b>3.11 Acres / 135,297 SF</b>	Ceiling Height	-
Number of Buildings	<b>1</b>	Dock High Doors	<b>Not present</b>
Number of Floors	<b>2</b>	Grade Level Doors	<b>3</b>
Year Built	<b>2017</b>	Rail Doors	<b>Not present</b>
Primary Constr. Type	<b>Masonry</b>	Sprinklers	-
Occupancy Type	<b>Single Tenant</b>	Water	<b>Yes</b>

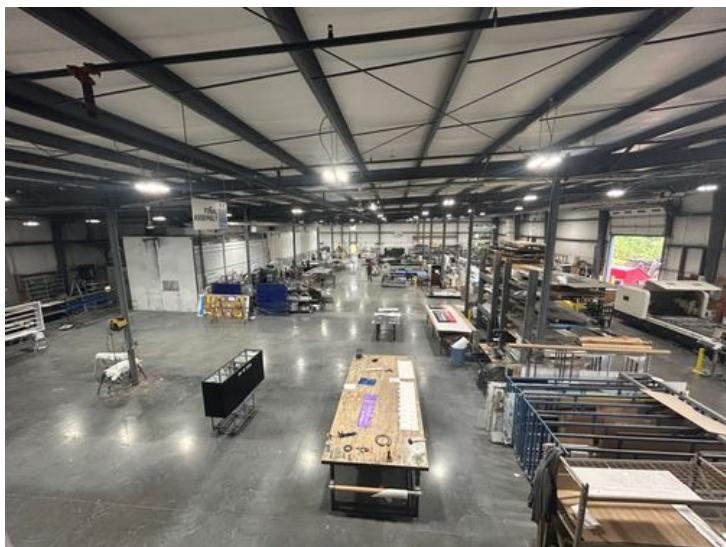
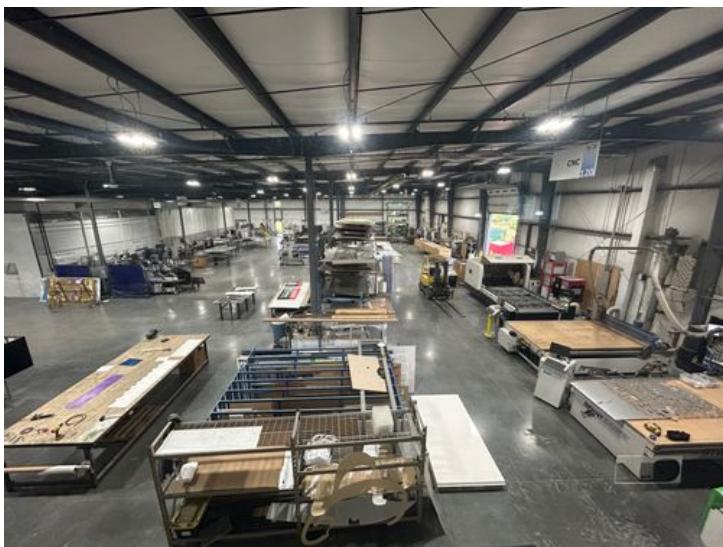
### Property Listings

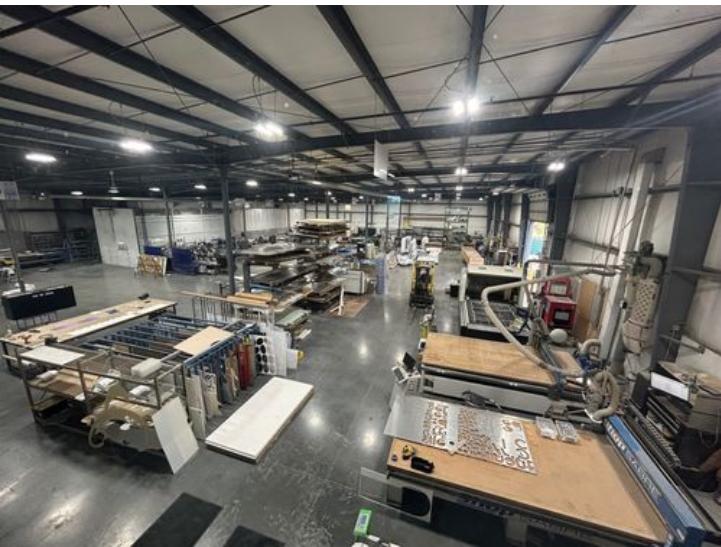
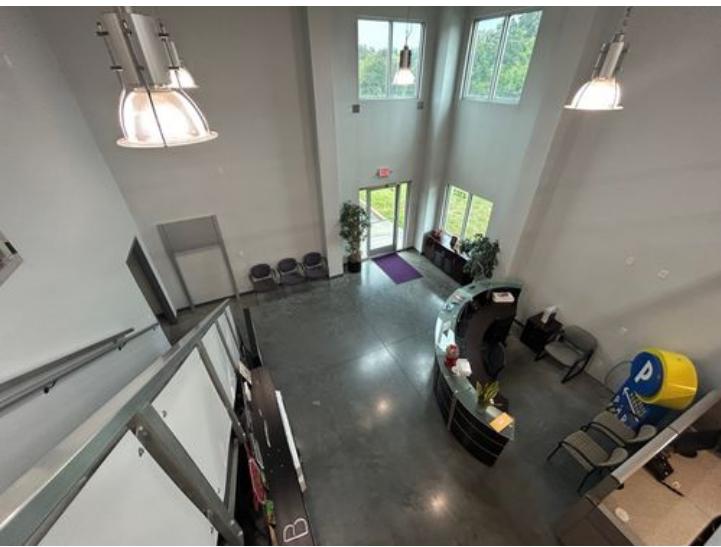
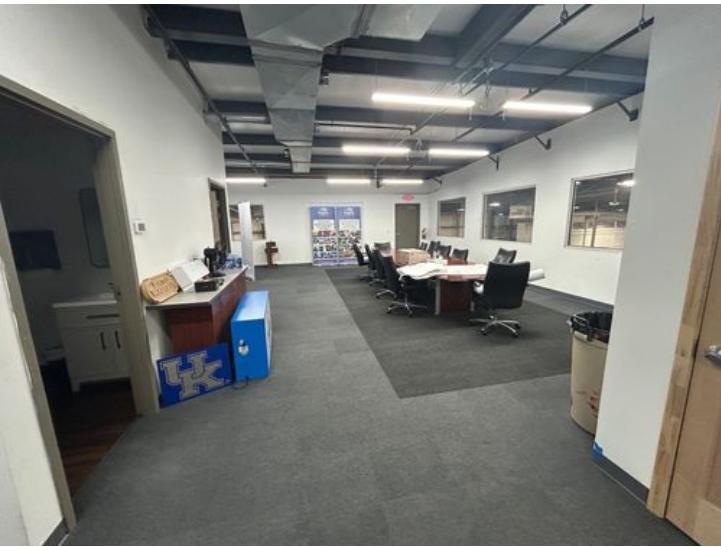
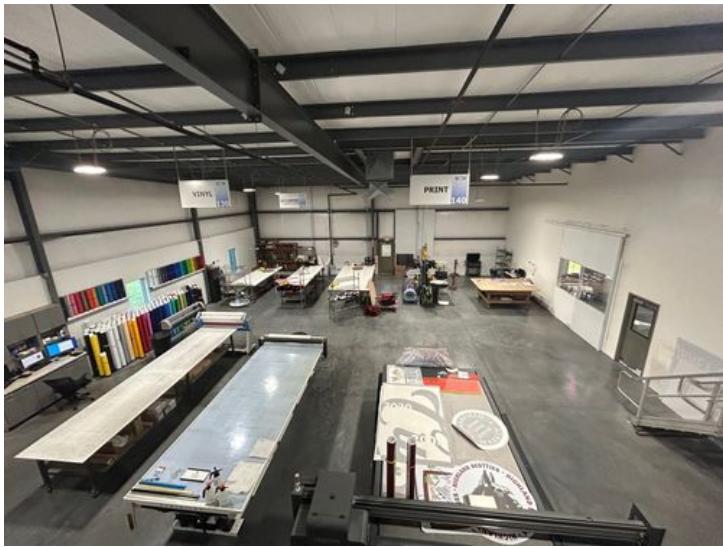
2 Listings | 28,044 SF | Negotiable

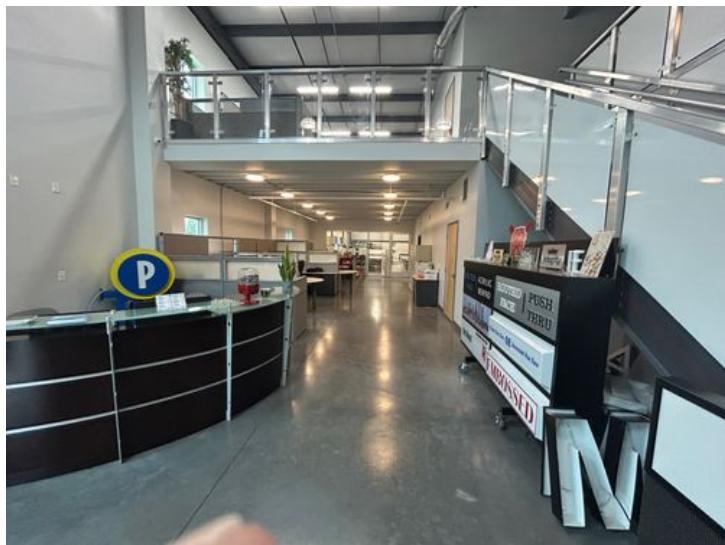
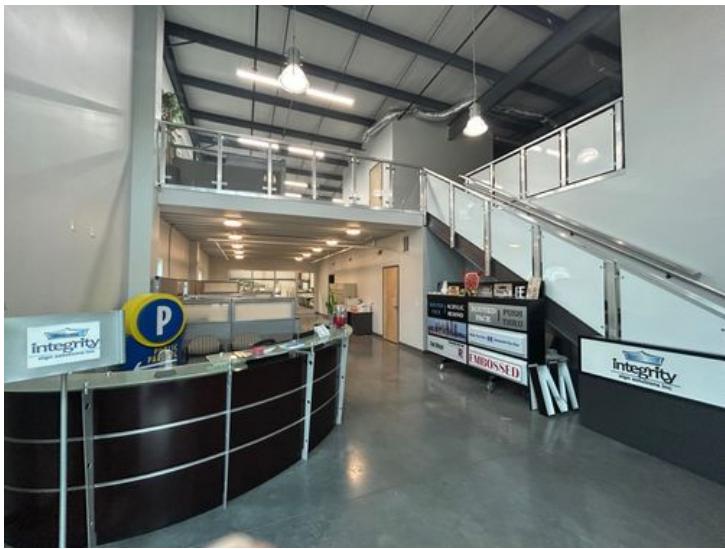
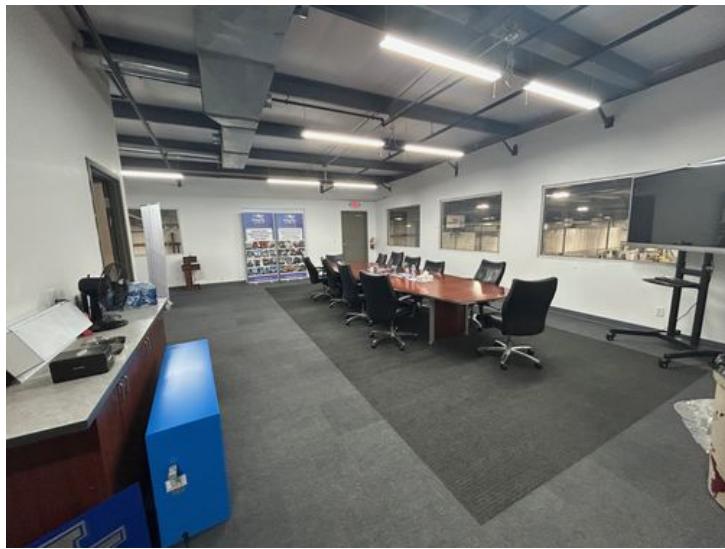
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	manufac...	-	28,044 SF	\$3,095,000	Pending	16-2...	-	GD, 2 DH	6,300 SF	-	-/-/3-phaseØ
For Lease	Industrial	-	28,044 SF	\$6.50 Annual/SF NNN	2/01/2026	14-1...	-	1 GD, 2 DH	6,300 SF	-	-/-/-

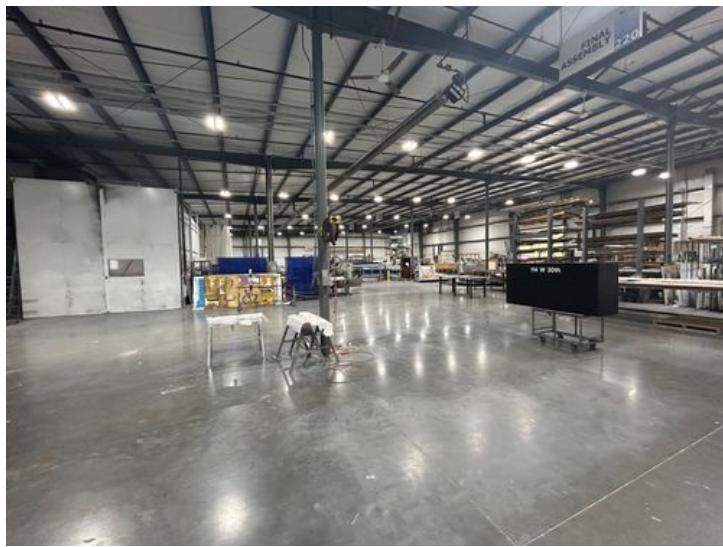
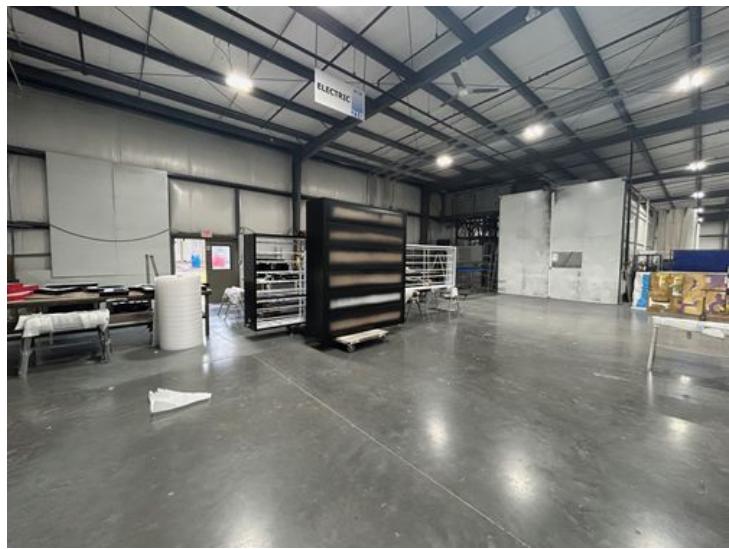
### Additional Photos













## Contact



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