

Industrial For Lease

Baker Commercial Real Estate

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

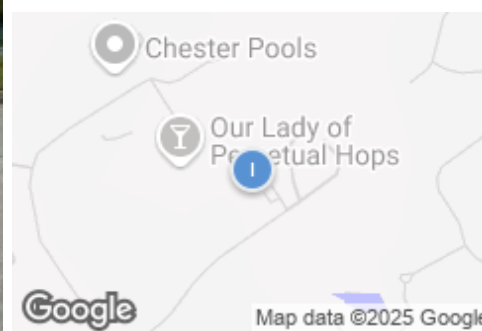
28,000+sf Industrial For Lease

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 | - | Date Listed | 11/10/2025 |
| Sublease | - | Last Modified | 11/24/2025 |
| Total Available Space | 28,044 SF | Listing ID | 43893089 |
| Min Div/Max Contig | 28,044 SF | Clear Height | 14 - 18 ft |
| Asking Rate | \$6.50 Annual/SF | Ceiling Height | - |
| Monthly Rate | \$15,190 | Dock High Doors | 2 |
| Lease Type | NNN | Grade Level Doors | 1 |
| Expenses | - | Industr. Office Space | 6,300 SF |
| Possession | To be agreed | Industr. Shell Space | 18,600 SF |
| Vacant | No | Heated | Yes |
| Available Date | 2/01/2026 | Parking Spaces | - |
| Days On Market | 14 days | | |

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 1-265/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 | 4302 Security Parkway, New Albany, ... |
| County | Floyd |

| | |
|---------|--------------------------|
| Parcels | 22-05-10-600-580.000-008 |
| Name | 4302 Security Pkwy |

Building Details

| | |
|----------------------|-------------------------|
| Sub Type | Warehouse/Office |
| Building Status | Existing |
| Building Size | 50,030 SF |
| Land Size | 3.11 Acres / 135,297 SF |
| Number of Buildings | 1 |
| Number of Floors | 2 |
| Year Built | 2017 |
| Primary Constr. Type | Masonry |
| Occupancy Type | Single Tenant |

| | |
|-------------------|-------------|
| Yard | - |
| Electricity | - |
| Clear Height | - |
| Ceiling Height | - |
| Dock High Doors | Not present |
| Grade Level Doors | 3 |
| Rail Doors | Not present |
| Sprinklers | - |
| Water | Yes |

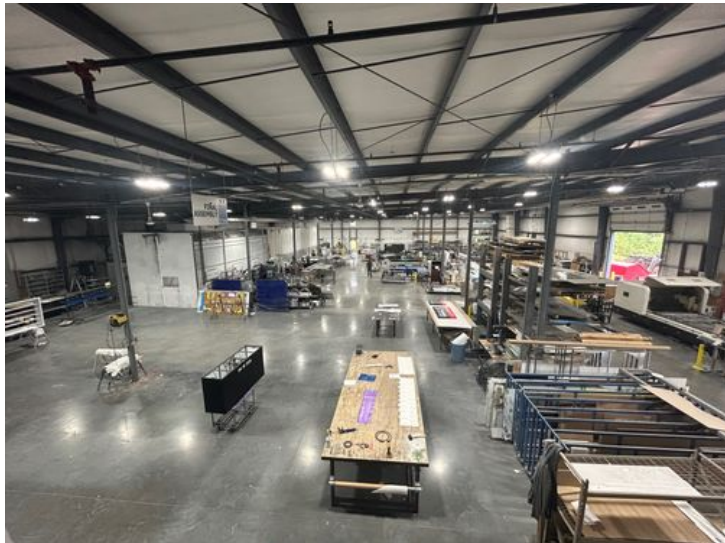
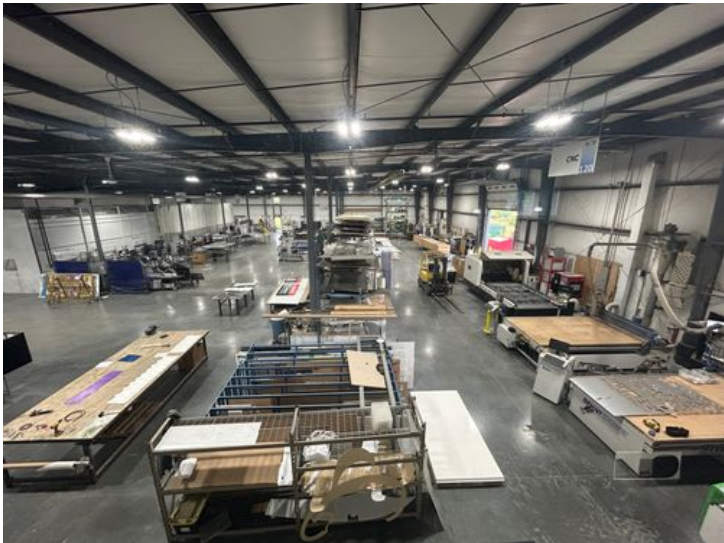
Property Listings

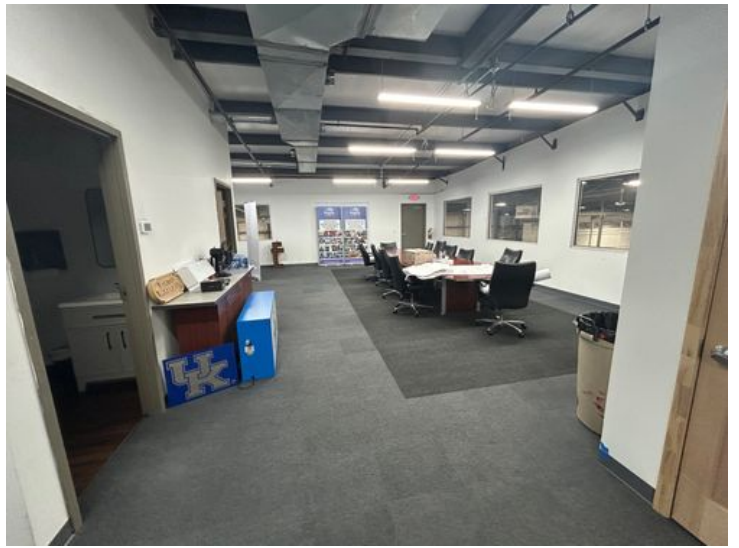
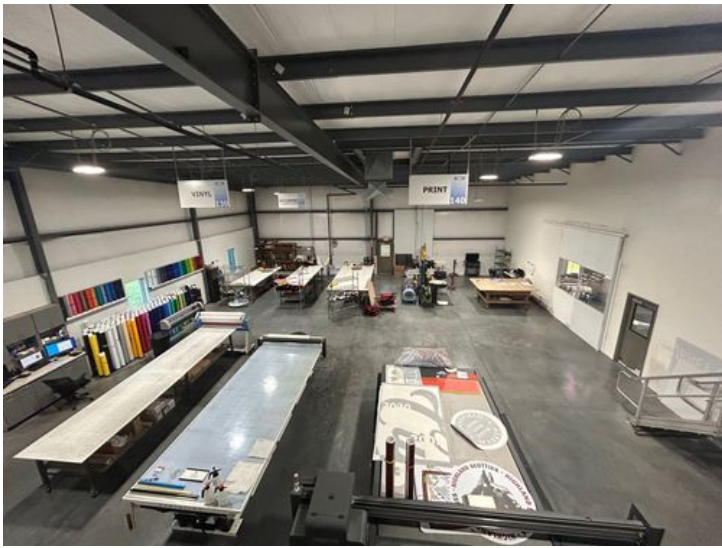
2 Listings | 28,044 SF | Negotiable

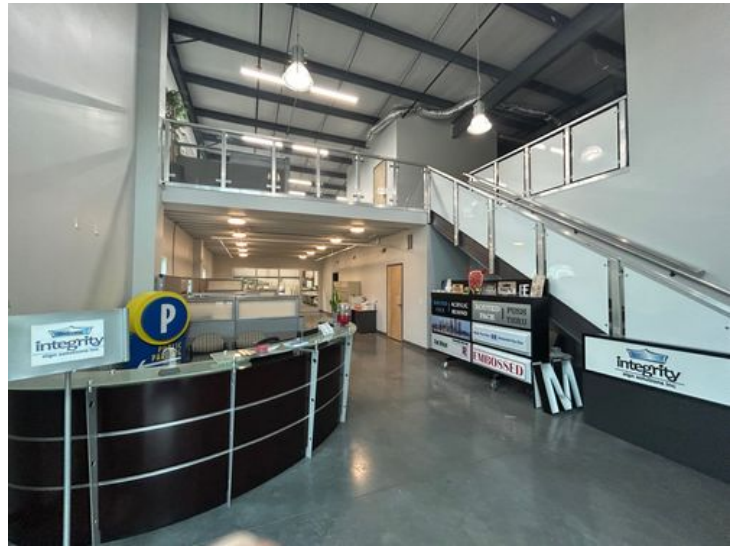
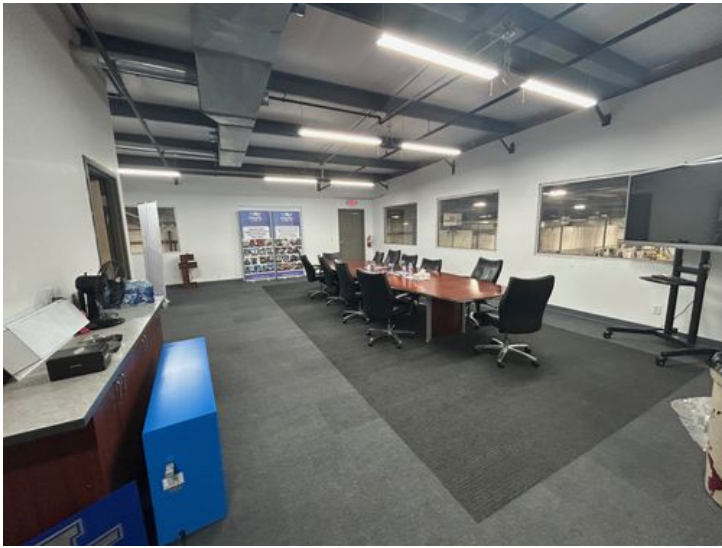
| Type | Space Use | Suite | Available Space | Rate | Available | Clr Ht | Ceil Ht | Doors | Office | Yard | Power |
|-----------|------------|-------|-----------------|----------------------|-----------|---------|---------|-----------|----------|------|--------------|
| For Sale | manufac... | - | 28,044 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... | - | 1GD, 2 DH | 6,300 SF | - | -/-/- |

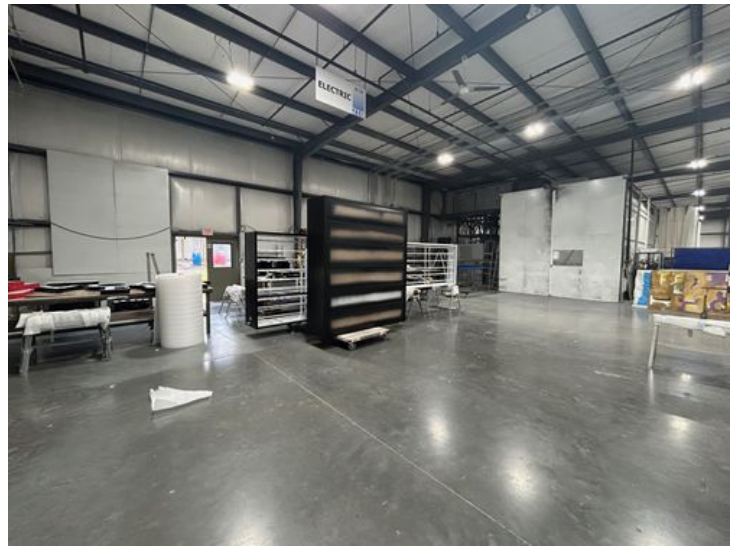
Additional Photos













Contact



Jim Baker
812-285-0900
jim@bakercr.com



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