

859

SOUTH ADAMS STREET
Bluffton, IN 46714

±200,000 SF AVAILABLE
Expandable by 200,000 SF



 CUSHMAN &
WAKEFIELD

the
Zacher
company

FOR LEASE

BUILDING SPECS



TOTAL BUILDING AREA
200,000 SF



AVAILABLE
200,000 SF



DIVISIBILITY
100,000 SF



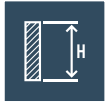
EXPANDABLE BY
200,000 SF



OFFICE
Will Finish to Suit



FLOOR
6" Reinforced Concrete
(slab not poured)



CEILING HEIGHT
36'8" Peak -
31'9" Eave



DIMENSIONS
250' x 800'



COLUMN SPACING
50' x 50'



INSULATED DOCK DOORS
16

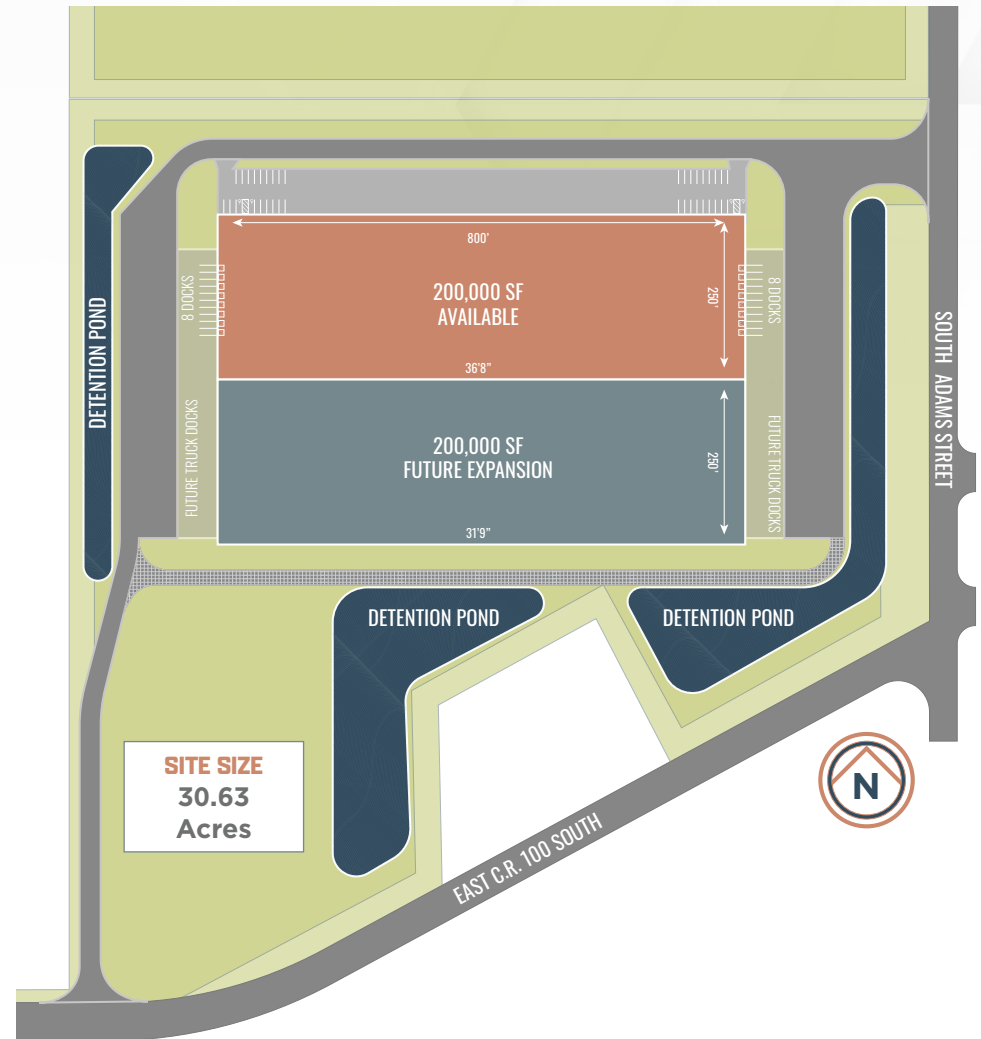
(9' x 10') 8 North & 8 South with dock locks, 50,000 lb. hydraulic levelers & seals



FIRE PROTECTION
ESFR



LIGHTING
LED
with motion sensors



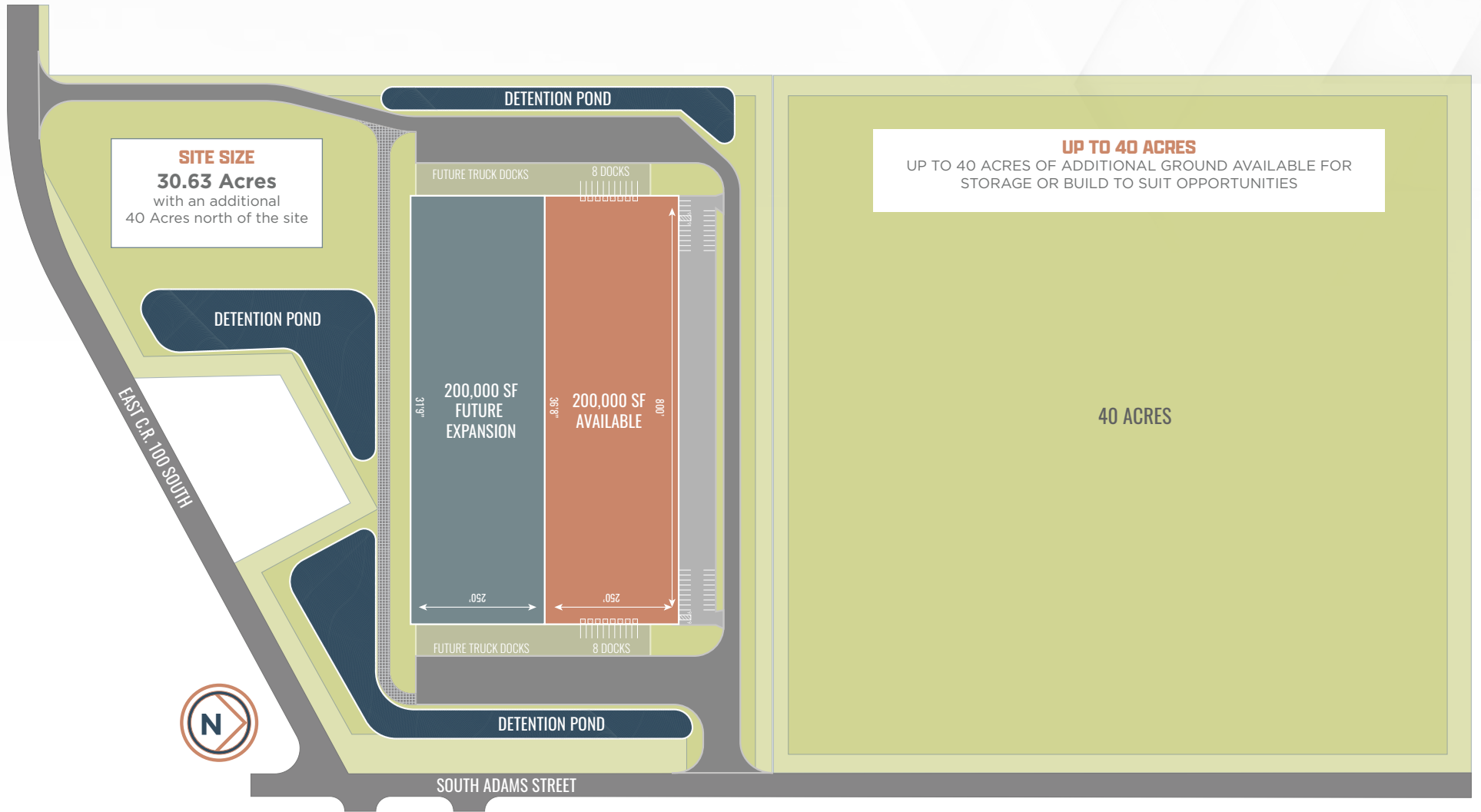
Utilities

Electric / Water / Sewer
Bluffton Utilities

Natural Gas
NIPSCO

High Speed Fiber Internet
Adams/Wells Telecom

OVERALL SITE PLAN



INTERIOR

Entry-Future Office



Warehouse



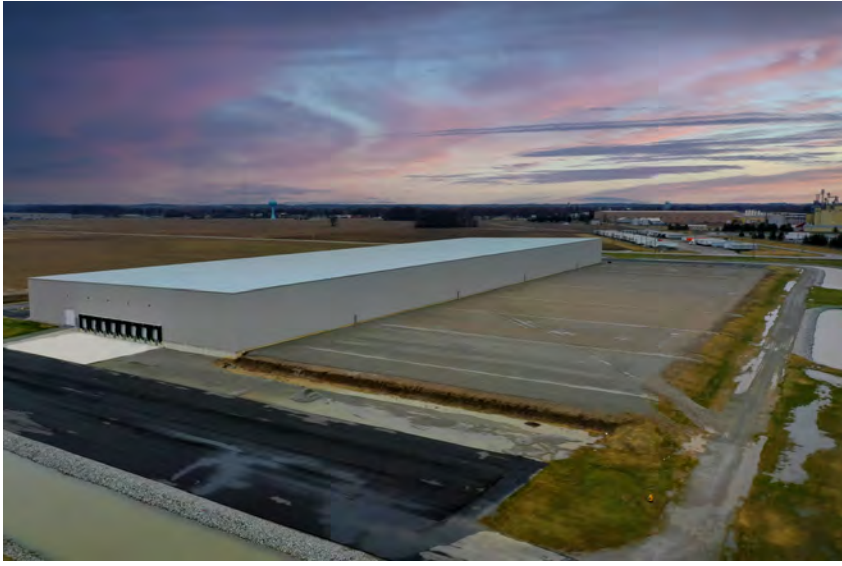
Drive-in Doors



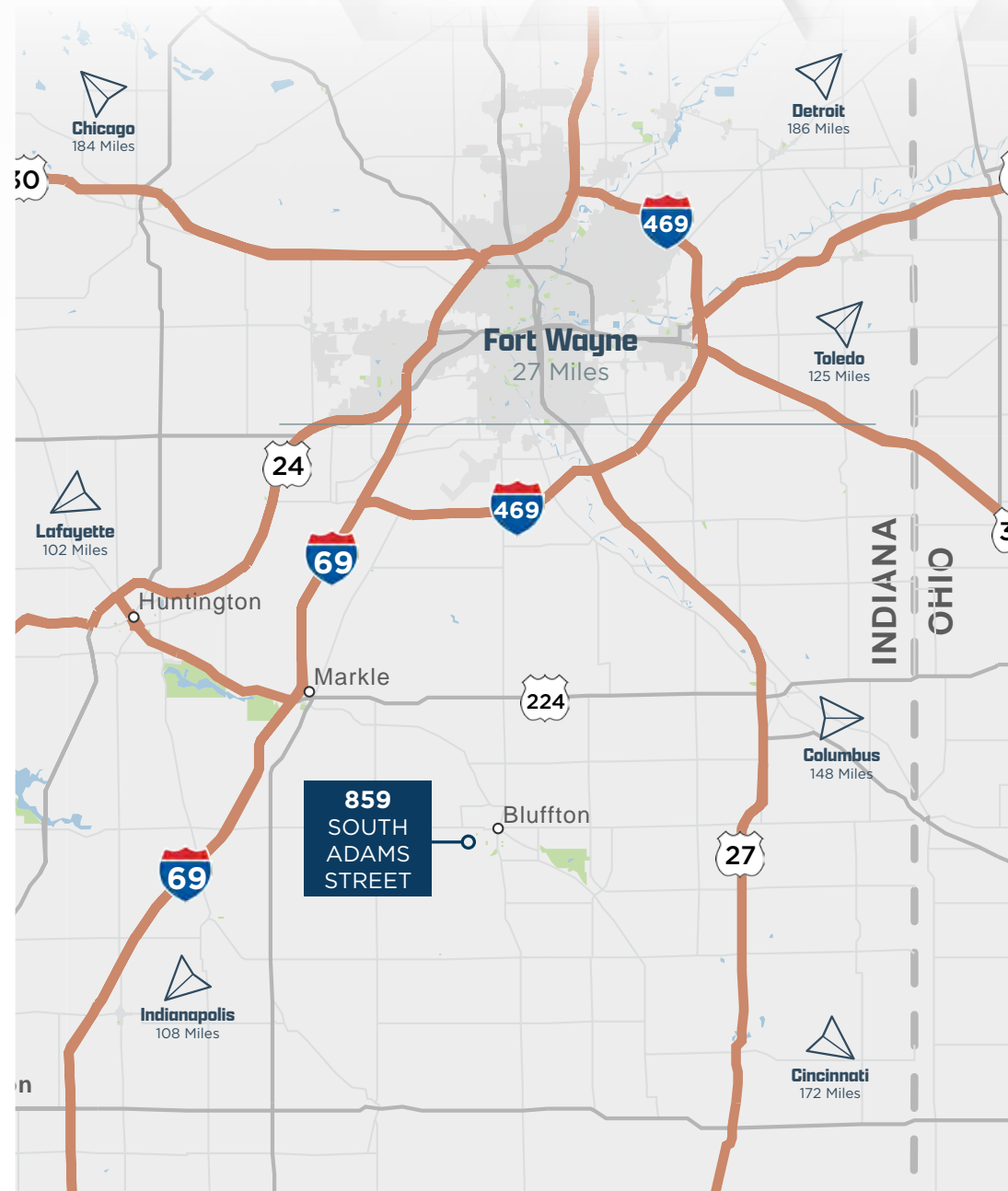
Dock Doors



EXTERIOR



LOCATION





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