

INDUSTRIAL FLEX

100 N ROESKE AVENUE, TRAIL CREEK, IN 46360



JAMES JAMICICH

260.487.3699

jjamicich@xplorcommercial.com

INDUSTRIAL FLEX

100 N Roeske Avenue, Trail Creek, IN 46360



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$549,000
Lease Rate:	\$5.00 SF/yr (NNN)
Available SF:	13,600 SF
Range SF:	3,840 - 9,760 SF
Lot Size:	1.17 Acres
Number of Units:	2
Year Built:	1969
Renovated:	1985
Zoning:	B-2 (Neighborhood Business)
Traffic Count:	11,955 VPD

PROPERTY OVERVIEW

Located at 100 North Roeske Avenue, Trail Creek, IN, 46360, this prime property offers high visibility along US 20, with over 11,955 daily passing vehicles, ensuring maximum exposure for businesses. The convenient access to major highways and interstates makes it an ideal location in the heart of the Pleasant Ridge subdivision of Michigan City, Indiana. With its varying sizes and zoning, the property caters to a wide range of uses, offering flexibility for businesses. Additionally, the existing office and retail buildout is in turnkey condition, providing a seamless transition for tenants.

PROPERTY HIGHLIGHTS

- High visibility location along US 20 where over 11,955 vehicles travel past daily
- Convenient access to major highways and interstates in the heart of Pleasant Ridge subdivision
- Varying sizes and zoning allows for a large range of uses
- Existing office and retail buildout in turnkey condition

JAMES JAMICICH

260.487.3699

jjamicich@xplorcommercial.com

INDUSTRIAL FLEX

100 N Roeske Avenue, Trail Creek, IN 46360



BUILDING 1 - PROPERTY PHOTOS



9,760 SF Flex with Retail/Showroom, Office, & Warehouse



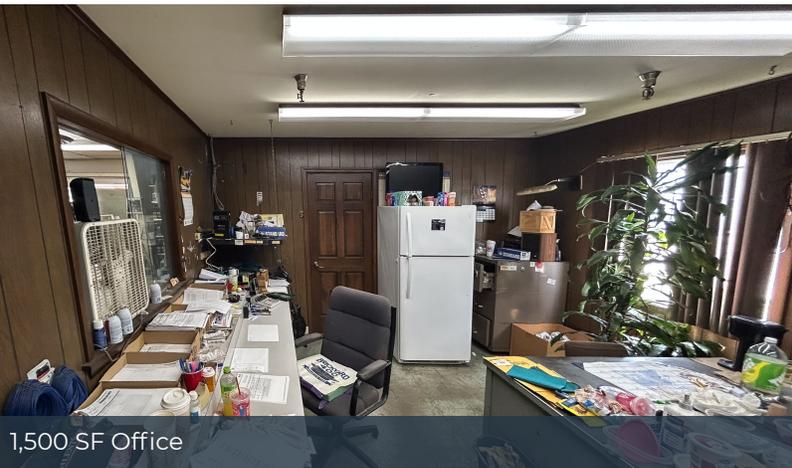
2,000 SF Retail Space or Showroom



Two 8'x8' Overhead Doors



One 10'x10' Overhead Door



1,500 SF Office



6,260 SF Warehouse with 18' Ceilings & Mezzanine

JAMES JAMICICH

260.487.3699

jjamicich@xplorcommercial.com

INDUSTRIAL FLEX

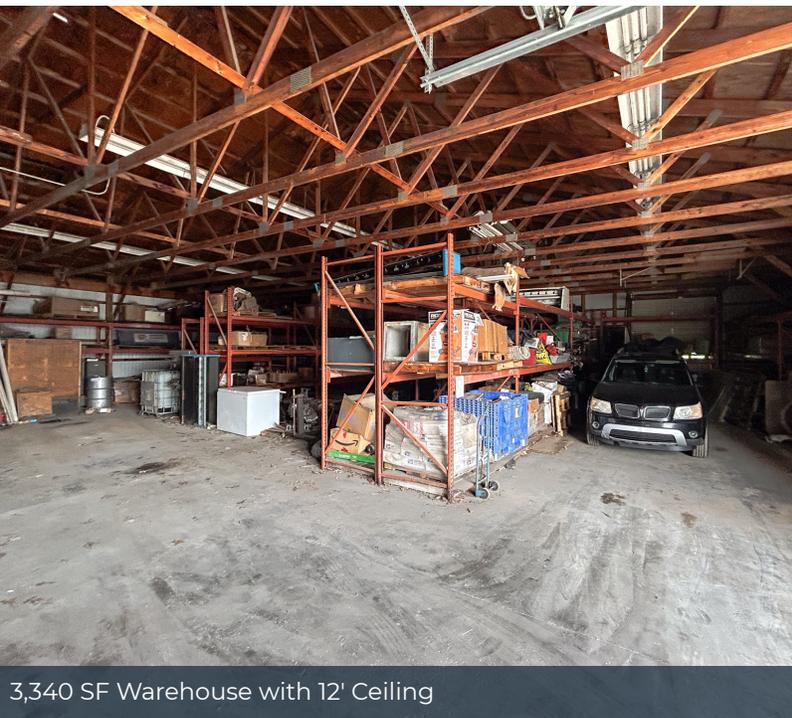
100 N Roeske Avenue, Trail Creek, IN 46360



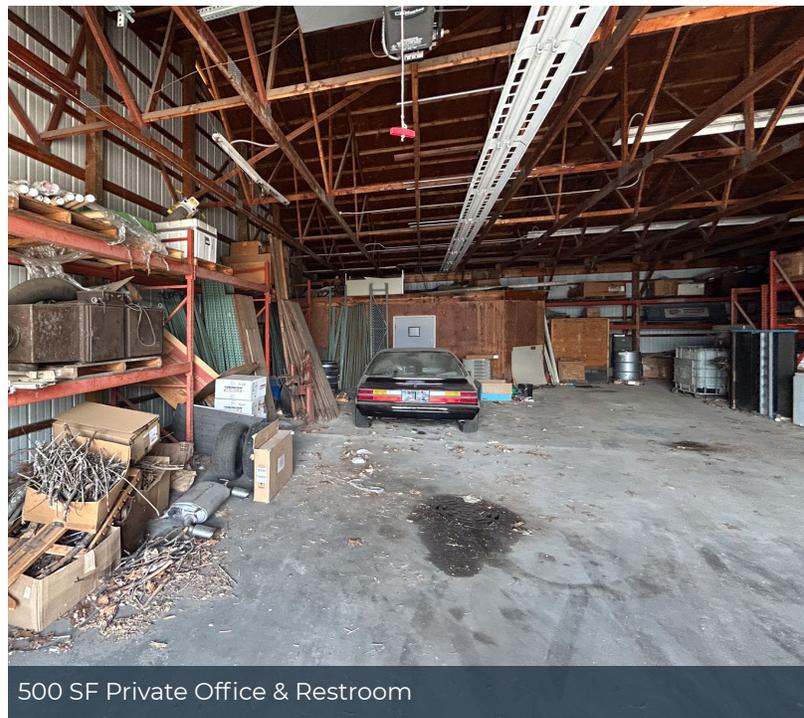
BUILDING 2 - PROPERTY PHOTOS



3,840 SF Warehouse with 11'x8' Overhead Door



3,340 SF Warehouse with 12' Ceiling



500 SF Private Office & Restroom

JAMES JAMICICH

260.487.3699

jjamicich@xplorcommercial.com

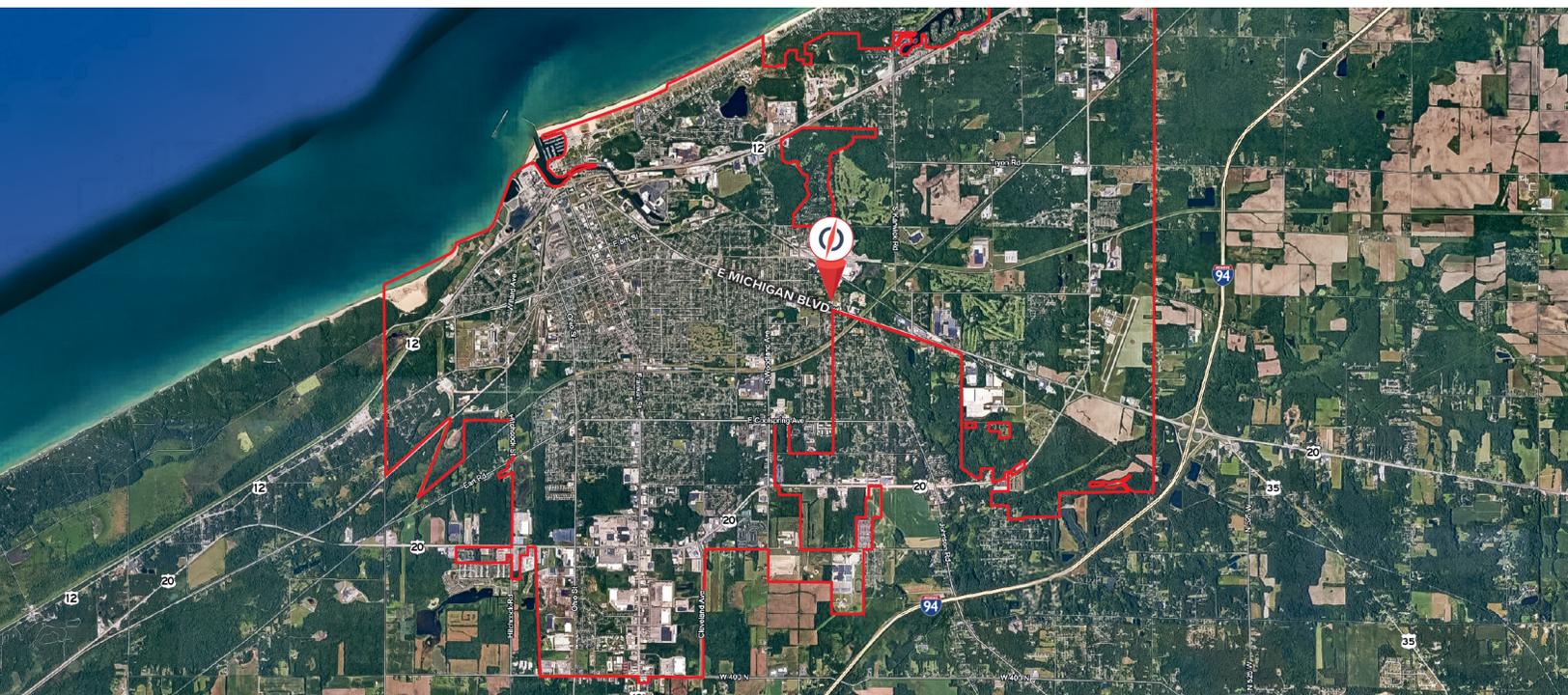
XPLORCOMMERCIAL.COM | 4

INDUSTRIAL FLEX

100 N Roeske Avenue, Trail Creek, IN 46360



RETAILER MAP



JAMES JAMICICH

260.487.3699

jjamicich@xplorcommercial.com

XPLORCOMMERCIAL.COM | 5

INDUSTRIAL FLEX

100 N Roeske Avenue, Trail Creek, IN 46360



PROPERTY DETAILS

SALE PRICE	\$549,000
LEASE RATE	\$5.00 SF/YR

LOCATION INFORMATION

Building Name	Industrial Flex
Street Address	100 N Roeske Avenue
City, State, Zip	Trail Creek, IN 46360
County/Township	La Porte/Michigan
Side Of Street	North
Signal Intersection	Yes
Road Type	2-Track
Nearest Highway	Interstate 94

BUILDING INFORMATION

Gross Leasable Area	13,600 SF
Building 1 Area	9,760 SF
Building 2 Area	3,840 SF
Year Built	1969
Last Renovated	1985
Tenancy	Multiple
Construction Status	Existing
Framing	Steel & Wood
Condition	Average
Roof	Steel
Free Standing	Yes
Number Of Buildings	2

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Flex Space
Zoning	B-2 (Neighborhood Business)
Lot Size	1.17 Acres
APN#	46-01-34-126-012.000-022
Lot Frontage	153.2'
Lot Depth	251.6'
Corner Property	Yes
Traffic Count	E Michigan Blvd - 11,955 VPD
Parking	Private Surface lot with 12 Spaces Rock Lot for Extra Outdoor Storage

TRIPLE NET EXPENSES

Common Area Maintenance	\$0.60 /SF
Insurance	\$0.40 /SF
Taxes	\$1.00 /SF
TOTAL NET CHARGES	\$2.00 /SF

LEASE DETAILS

Utilities	Tenant
Lawn & Snow	Tenant
Taxes & Insurance	Tenant
Interior Maint. & Repair	Tenant
Exterior Maint. & Repair	Landlord