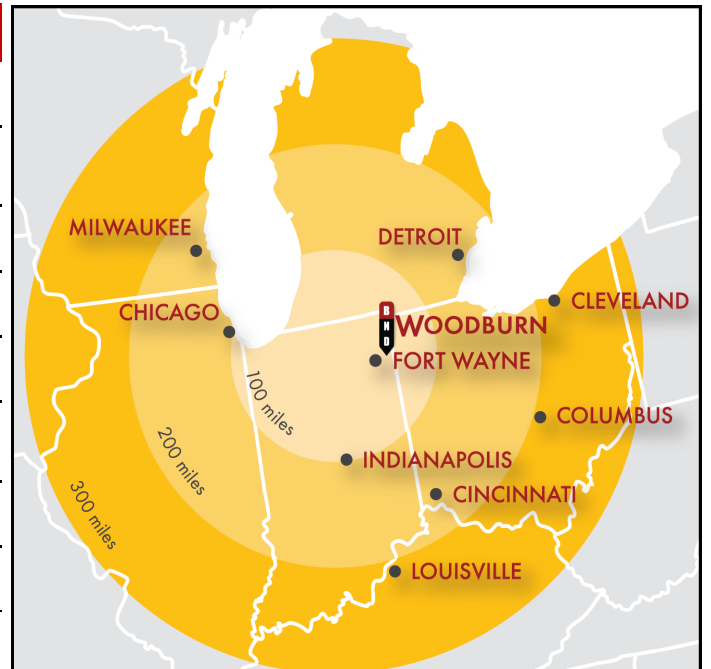


**BND****COMMERCIAL****INDUSTRIAL > FOR LEASE****24,000 SF****23201 ROEMER DRIVE  
WOODBURN, INDIANA****HIGHLIGHTS:**

<b>Total Building Size:</b>	<b>24,000 SF</b>
<b>Available to Lease:</b>	<b>21,680 SF - Warehouse 2,320 SF - Office</b>
<b>Acreage:</b>	<b>3.0 Acres</b>
<b>Zoning:</b>	<b>I-2</b>
<b>Ceiling Height:</b>	<b>15' to 17'</b>
<b>Docks:</b>	<b>(1) 8' x 9' and (1) 10' x 10' with Dock Plates &amp; Weather Seals</b>
<b>Overhead Doors:</b>	<b>(1) 12' x 10'</b>
<b>Electrical:</b>	<b>3-Phase Heavy Power &amp; Cat 5 Cabling</b>
<b>Lease Rate:</b>	<b>\$5.25 / SF / Triple Net</b>



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COMMERCIAL

## INDUSTRIAL > FOR LEASE

24,000 SF

23201 ROEMER DRIVE

WOODBURN, INDIANA



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INDUSTRIAL > FOR LEASE  
24,000 SF  
23201 ROEMER DRIVE  
WOODBURN, INDIANA

### Property Highlights

Parcel Number	02-10-21-101-012.000-053
Address	23201 Roemer Drive
City / State / Zip	Woodburn / IN / 46797
Sale / Lease	Lease
Available Space	24,000 SF - Total 2,320 SF - Office 9,680 SF - Warehouse 12,000 SF - New Warehouse Addition
Total Building Size	24,000 SF
Land Size	3.0 Acres
Zoning	I-2
Dimensions	± 410' x 311'
Frontage	± 311'
Parking	Parking for ± 20 Vehicles
Nearest Highway	US 24 East

### Building Information

Construction Type	Pre-Engineered Steel Frame
Construction Year	1998 (Original Building), 2018 (Warehouse Addition)
Number of Floors	One
Roof	Sloped Metal
Foundation	6" Reinforced Concrete
Lighting	Metal Halide
Heating System	Gas Forced Air
Electric	400A, 208/120V, 3-Phase
Other	Cat 5 Cabling System
Air Conditioning	Fully Air-Conditioned
Sprinkler System	None
Restrooms	Two
Ceiling Height	15' to 17'
Bay Spacing	N/A
Docks	(1) 8' x 9' and (1) 10' x 10' with Dock Plates & Weather Seals
OH Doors	(1) 12' x 10'

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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**24,000 SF**  
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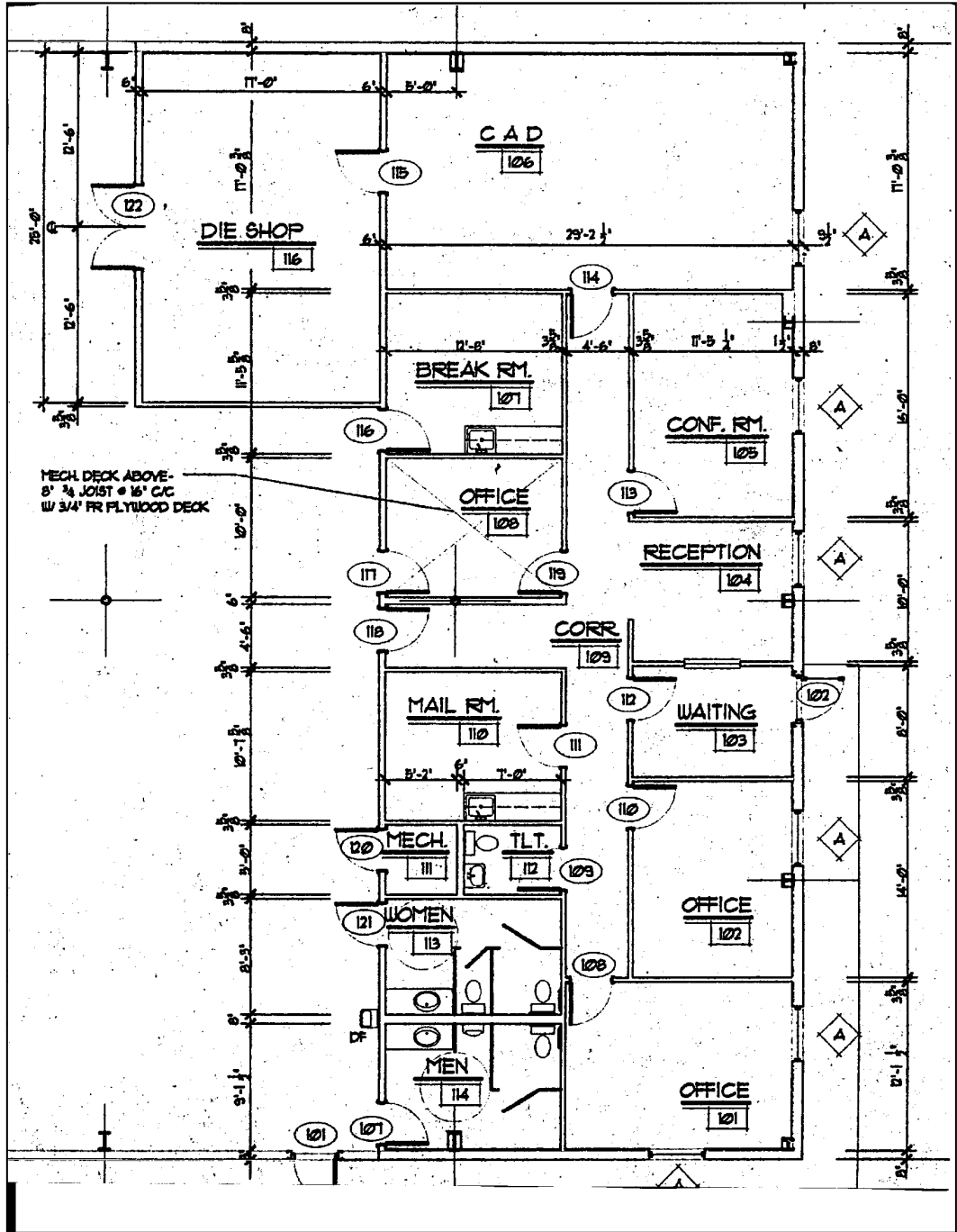
### INDUSTRIAL > FOR LEASE

24,000 SF

23201 ROEMER DRIVE

WOODBURN, INDIANA

Office  
Floor Plan



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**Lease Information**

Lease Rate RSF / Year	\$5.25 / SF / Year
Lease Rate / Month	\$10,500 / Month
Term of Lease	3 to 5 Years
Type of Lease	Triple Net

**Building Expenses**

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	± \$600 / Mo Avg (based on previous usage)
Property Tax	Tenant	\$0.68 / SF
Building Insurance	Tenant	TBD
Janitorial	Tenant	TBD
Interior Maintenance	Tenant	TBD
Common Area	Tenant	TBD
Roof / Structure	Landlord	
Lawn / Snow	Landlord	

**Utilities**

	Company
Gas	NIPSCO
Electric	I & M Electric
Water / Sewer	City of Woodburn