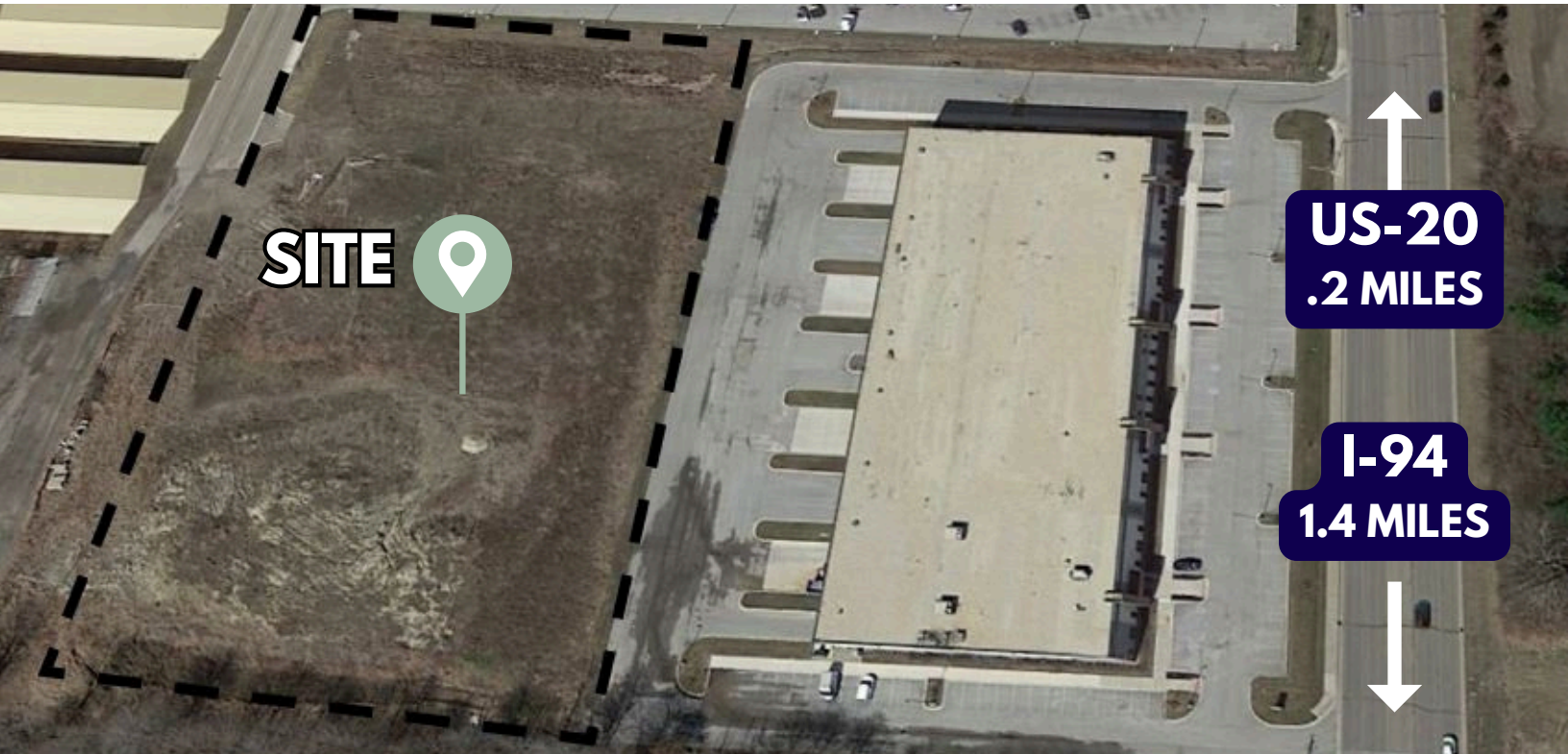


INDUSTRIAL FOR LEASE

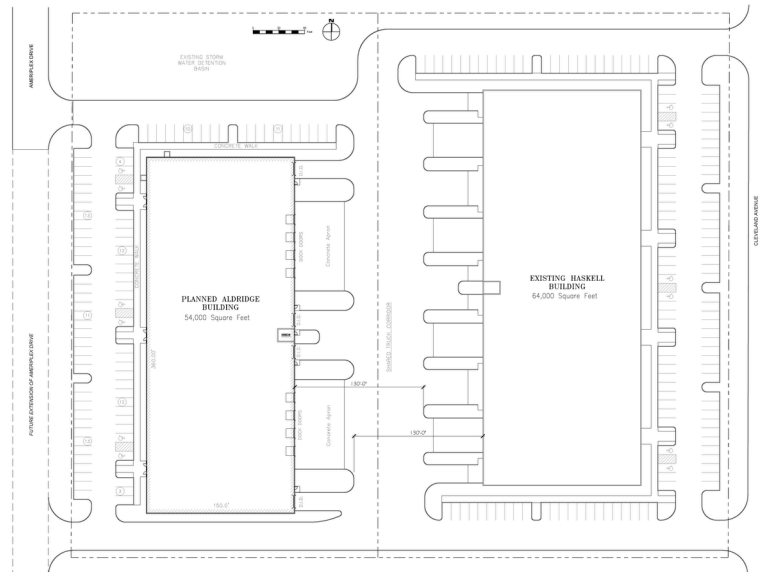
6101 CLEVELAND AVE
MICHIGAN CITY, IN



ABOUT THE PROPERTY

- Proposed 54,000 SF Multi-Tenant Industrial Building
- Located Adjacent to Haskell Building (pictured above)
- City-Provided Utilities
- Easy Access to I-94
- Great Location with Easy Access to Local Amenities

PROPOSED FLOOR PLAN

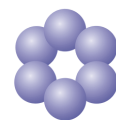


CONTACT US
219-764-3104

Michael C. O'Connor, SVP-Leasing & Development
moconnore@holladayproperties.com
6370 AmeriPlex Drive, Suite 110 Portage, IN 46368
holladayproperties.com

INDUSTRIAL FOR LEASE

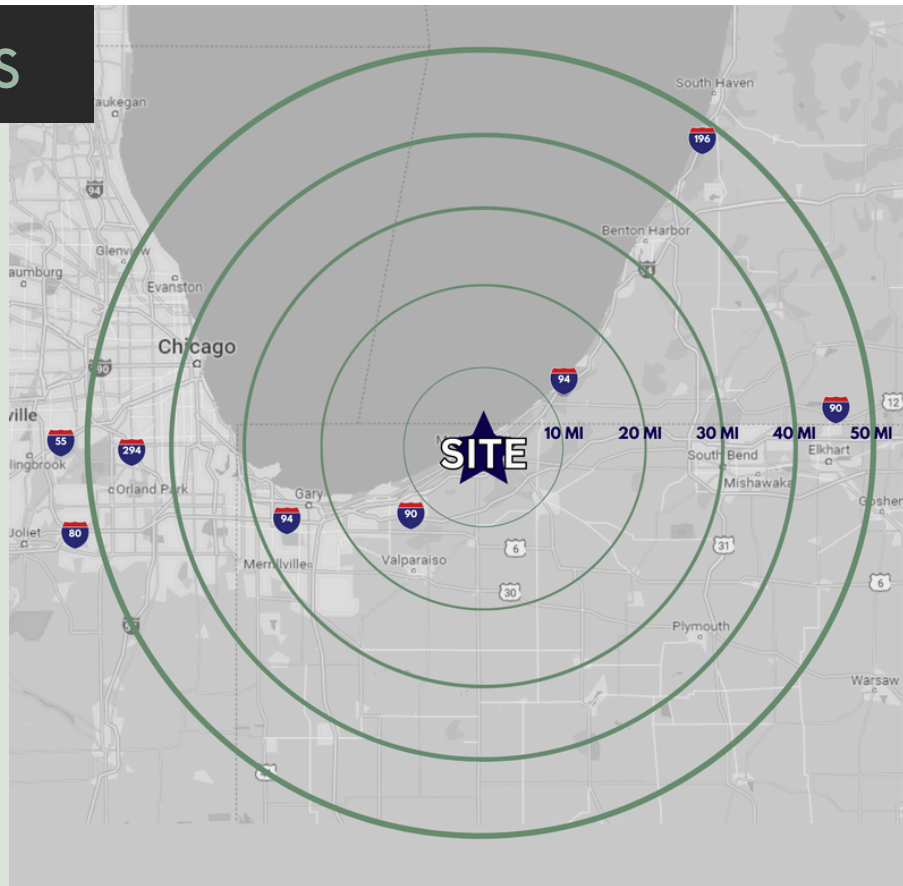
6101 CLEVELAND AVE
MICHIGAN CITY, IN



AMERIPLEX
MARQUETTE

BUILDING SPECIFICATIONS

- Size: +/- 54,000 SF, 90' x 150' Deep Bays Typical | Divisible to 6,750 SF
- Ceiling Height: 24' Clear
- Column Spacing: 45' x 50'
- Construction: Insulated Precast Concrete Wall Panels with Interior Steel Columns and Roof Framing
- Docks: 8 Docks & 4 Drive-In Doors
- Car Parking: 89 Spaces
- Roof: EPDM Over Rigid Insulation
- Lighting: LED Lighting Throughout
- HVAC: Gas Fired Unit Warehouse Heaters
- Fire Protection: Wet Pipe, ESFR Sprinkler System
- Power: 1200 AMP 120/208 Main Service, 200 AMP Tenant Panels



PROPOSED BUILDING



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