

**INDUSTRIAL****FOR LEASE**

Strategically Located Warehouse In LaOtto

Position your business for growth at 0040 County Road 70 in LaOtto, IN. This flex space offers 8,960 SF with 948 SF of office space that has been completely renovated with LED lighting, fresh paint, and LVP flooring. The warehouse is fully air-conditioned and is wide open with production rooms to the side.

Property Highlights

- ▶ Renovated in 2026
- ▶ Convenient access to major transportation routes
- ▶ Move-in ready space
- ▶ One overhead door 10' x 9'
- ▶ Fully air-conditioned
- ▶ Available 4/1/2026
- ▶ **FOR LEASE: \$4.95/SF/Yr NNN**

ANDREW ECKERT

Broker
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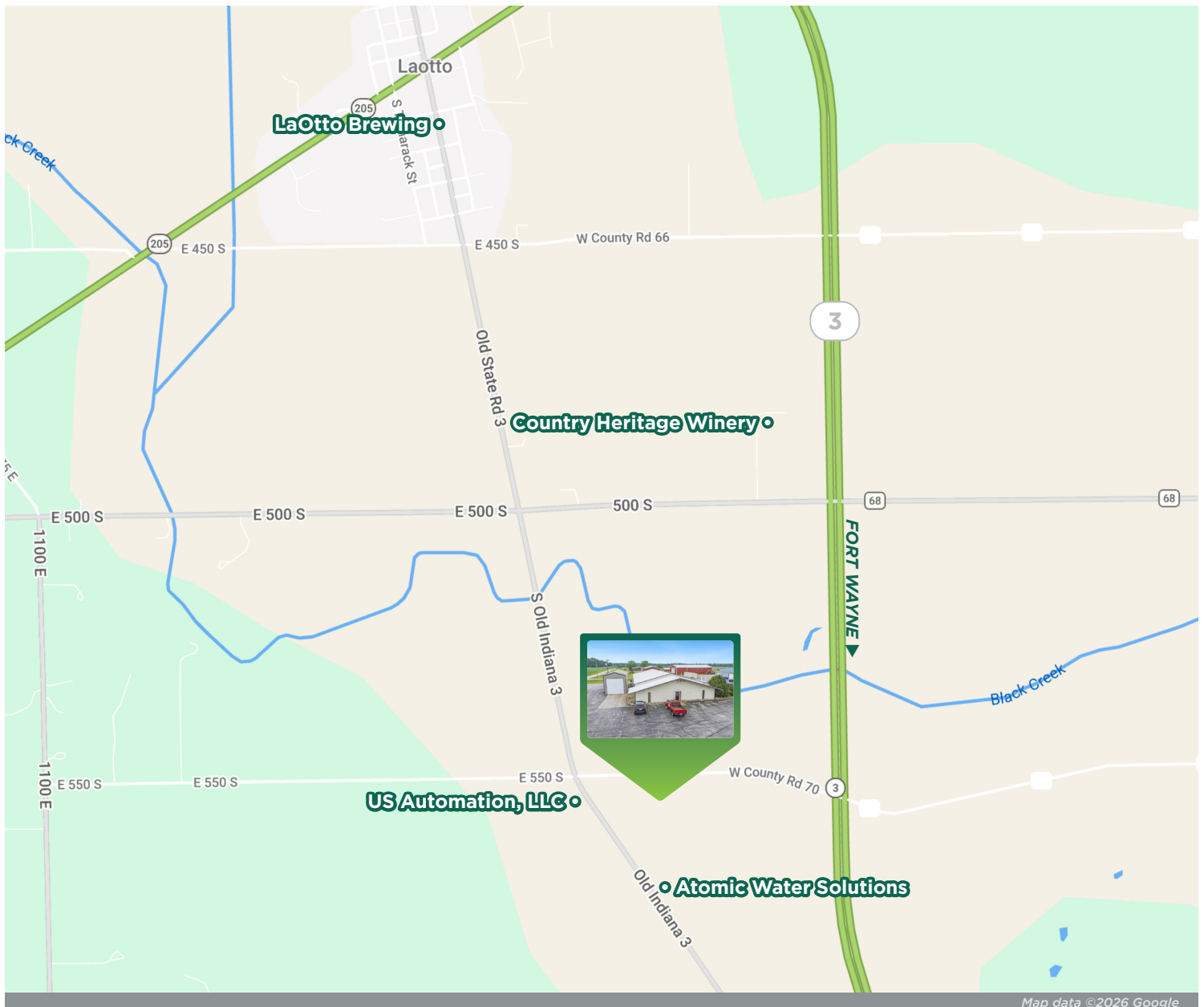
JOHN CAFFRAY

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**LaOtto Industrial**

0040 County Road 70

LaOtto, IN 46763



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Excellent Location

Strategically located in the heart of LaOtto, this property provides convenient access to major transportation routes while also maintaining the advantages of a low-traffic, business friendly setting. Whether you're expanding operations, relocating, or launching a new venture, this versatile industrial space is move-in ready and built to perform.

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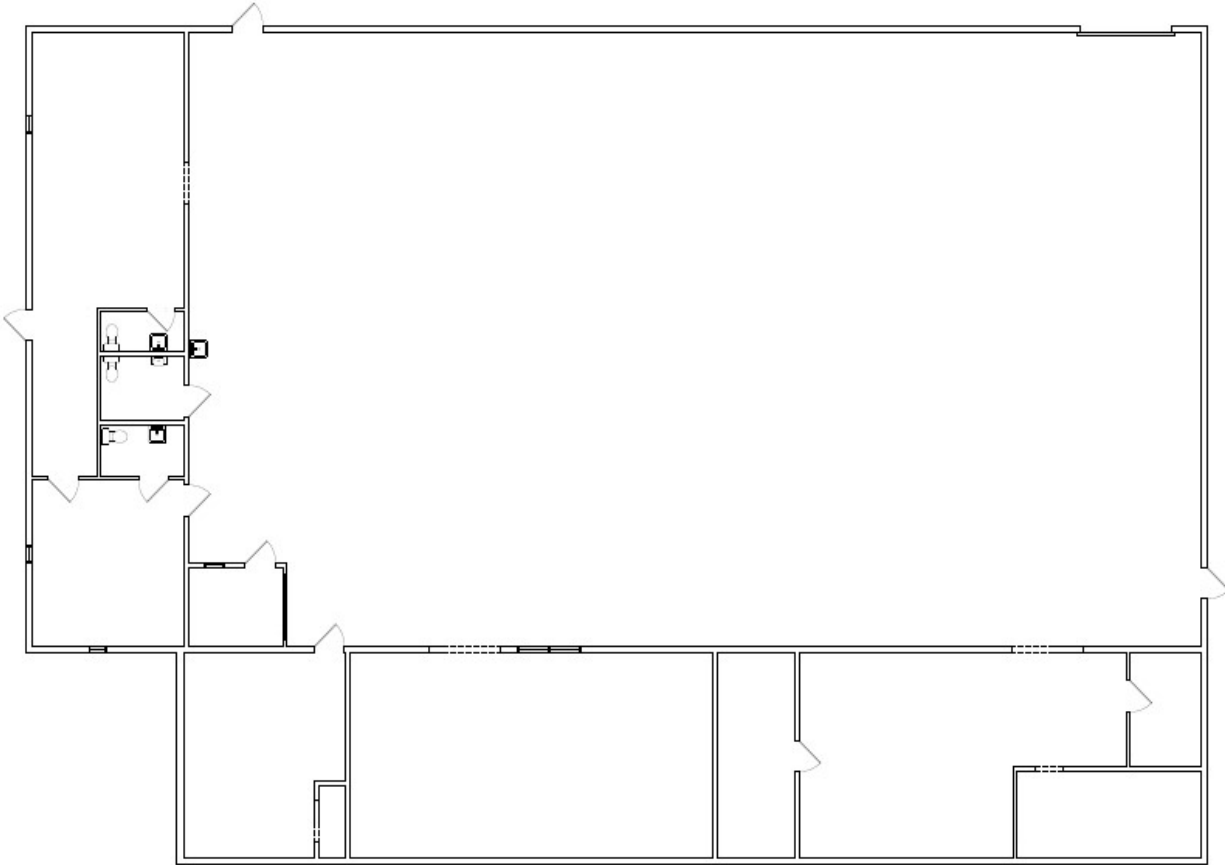
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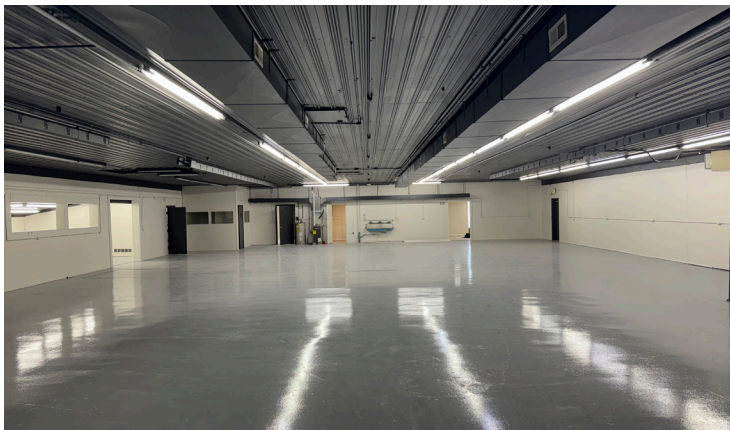
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Unit Available - 4/1/2026

Floor plan may not be to scale.

Contact broker for detailed floor plan.

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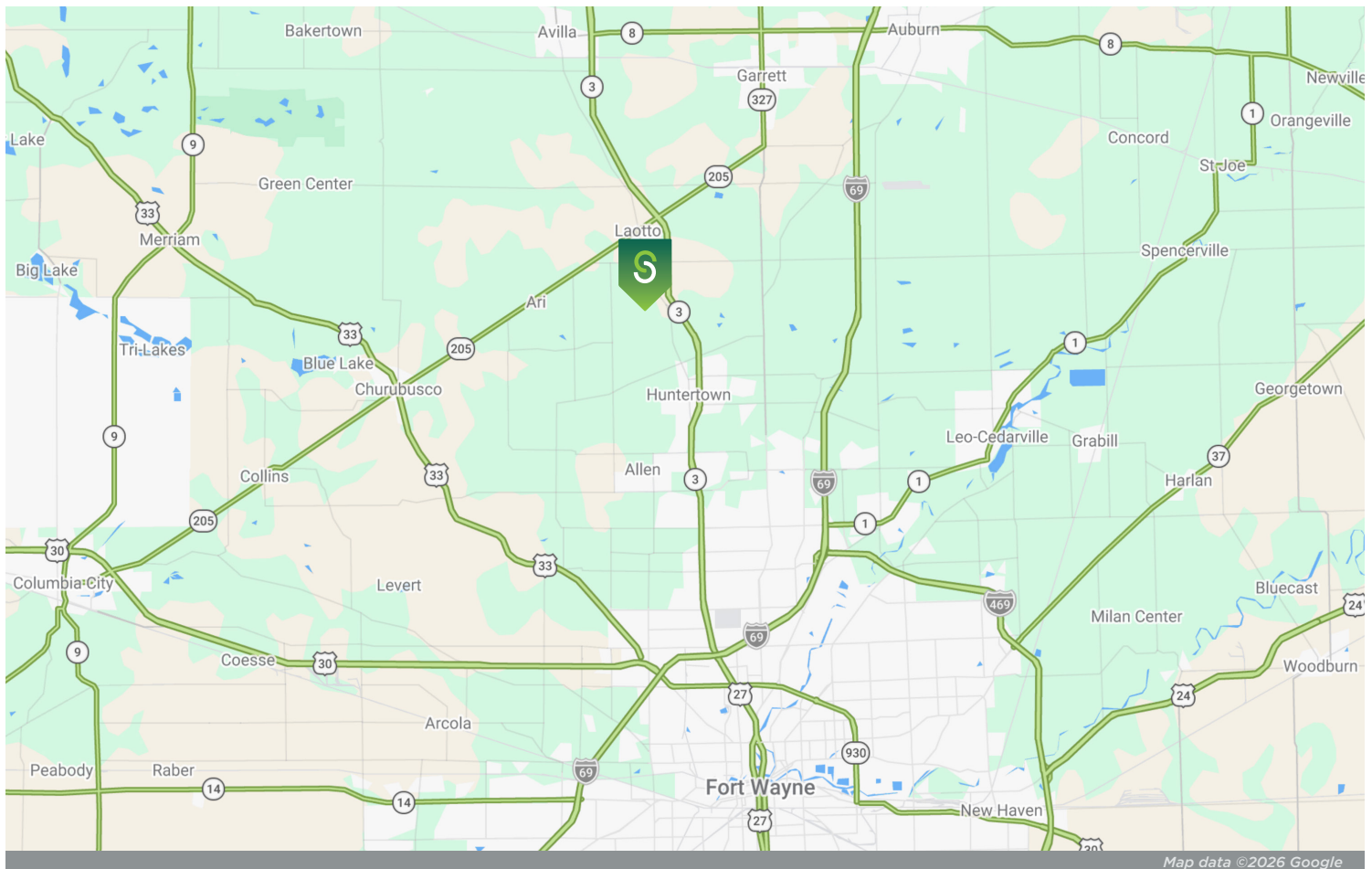
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LaOtto Industrial

0040 County Road 70

LaOtto, IN 46763

PROPERTY INFORMATION

Address	0040 County Road 70
City, State, Zip	LaOtto, IN 46763
County	DeKalb
Township	Butler
Parcel Number	17-09-31-300-006.000-001
2024 Tax/Payable 2025	\$2,145.16



LEASE INFORMATION

Lease Rate & Type	\$4.95/SF/Yr NNN
Terms	3 year minimum
Availability	4/1/2026

SITE DATA

Site Acreage	0.99
Zoning	I2 - Industrial
Parking	Paved - 20 spaces with potential for more

RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	\$0.24/SF
Property Taxes	Tenant	\$0.30/SF
Property Insurance	Tenant	
Maintenance & Repairs	Tenant	
Common Area	Tenant	Direct to Vendors
Roof & Structure	Landlord	
Janitorial	Tenant	

AVAILABLE UNITS

Total Building SF	8,960 SF		Total Available		8,960 RSF	
Unit Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
● 0040	8,012	948	\$4.95	\$3,696	None	(1) 10' x 9'

BUILDING INFORMATION

Property Type	Industrial
Year Built	1970
Year Renovated	2026
# of Stories	1
Construction Type	Steel
Roof	Membrane
Heating	Central (office & warehouse)
A/C	Central (office & warehouse)
Sprinkler	No
Electric	3-phase/400 AMP
Signage	Monument

UTILITIES

Electric Provider	Indiana Michigan Power
Natural Gas Provider	Propane - Brown & Sons
Water & Sewer Provider	Well & Septic
High Speed Data	Starlink

ADDITIONAL INFORMATION

- Renovated in 2026
- Move-in ready space
- Near major transportation routes

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