

**3.4 ACRES | 10,500 SF
FOR SALE / LEASE**



IOS STORAGE | NORTHWEST INDIANA
1349 E. MAIN STREET, GRIFFITH, IN 46319

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

BUILDING SPECIFICATIONS:

BUILDING SIZE:	10,500 SF
OFFICE:	±1,950 SF ±1,100 SF modular office in yard space
SITE SIZE:	3.4 acres
CLEAR HEIGHT:	16'
LOADING:	5 drive-in bays (14' tall)
YEAR BUILT:	1999
ZONING:	I1 - Light Industrial
PARKING:	300 spaces
POWER:	Heavy
REAL ESTATE TAXES:	\$21,829
LEASE RATE:	Subject to Offer
SALE PRICE:	Subject to Offer
COMMENTS:	› Gated outdoor storage › Heavy power › Easy access to expressways › NW Indiana low tax basis



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AVAILABLE FOR SALE / LEASE

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