



FOR LEASE
402 ROYAL ROAD

400,827 SF
MICHIGAN CITY, IN



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**COMPLETELY
FENCED WITH
GUARD BUILDING**



**NIPSCO SUBSTATION
ADJACENT**



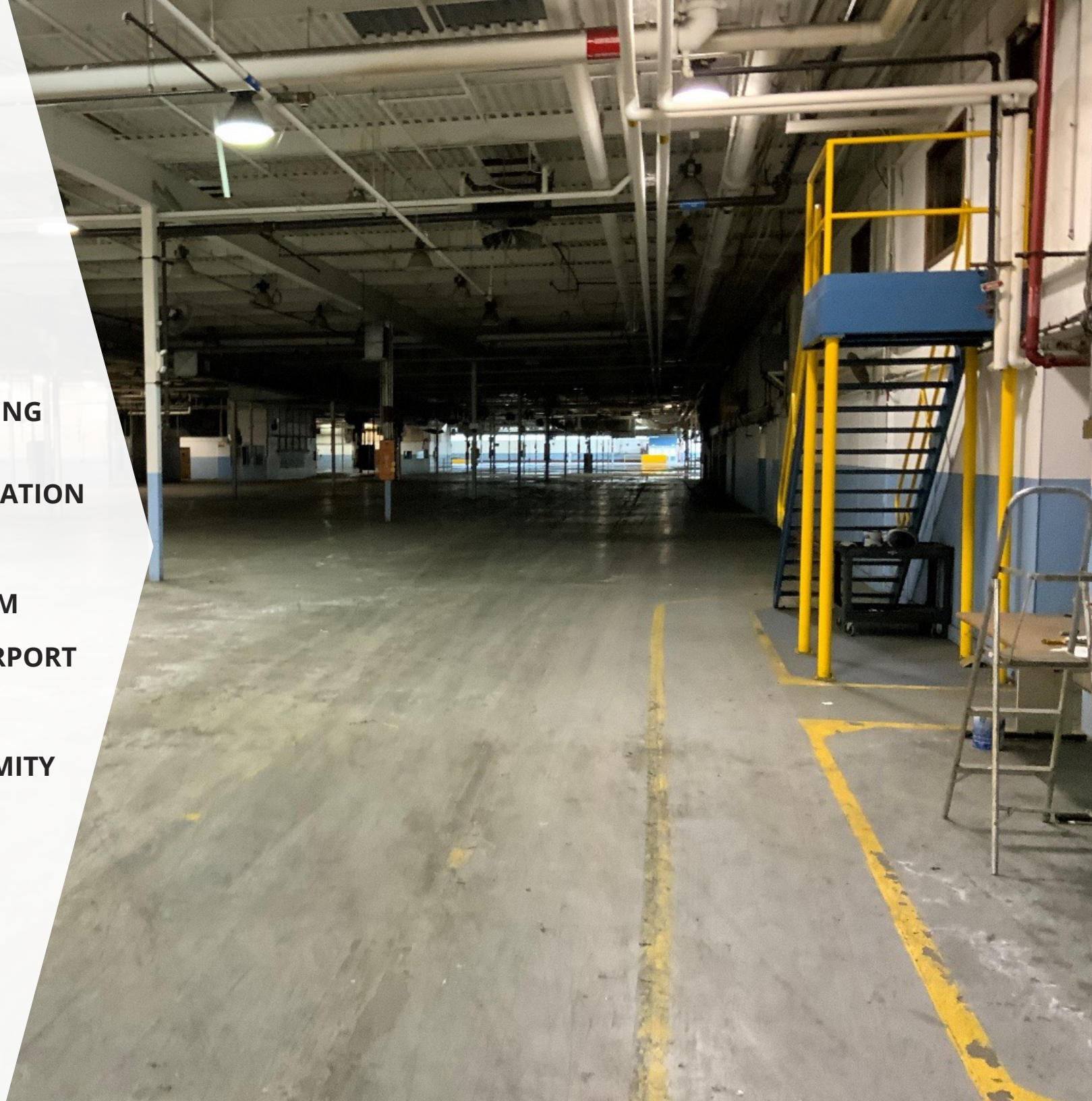
**31 MILES FROM
SOUTH BEND
REGIONAL AIRPORT**



**CLOSE PROXIMITY
TO I-94**



**COVERED
EXTERIOR
DOCKS**



PROPERTY DETAILS

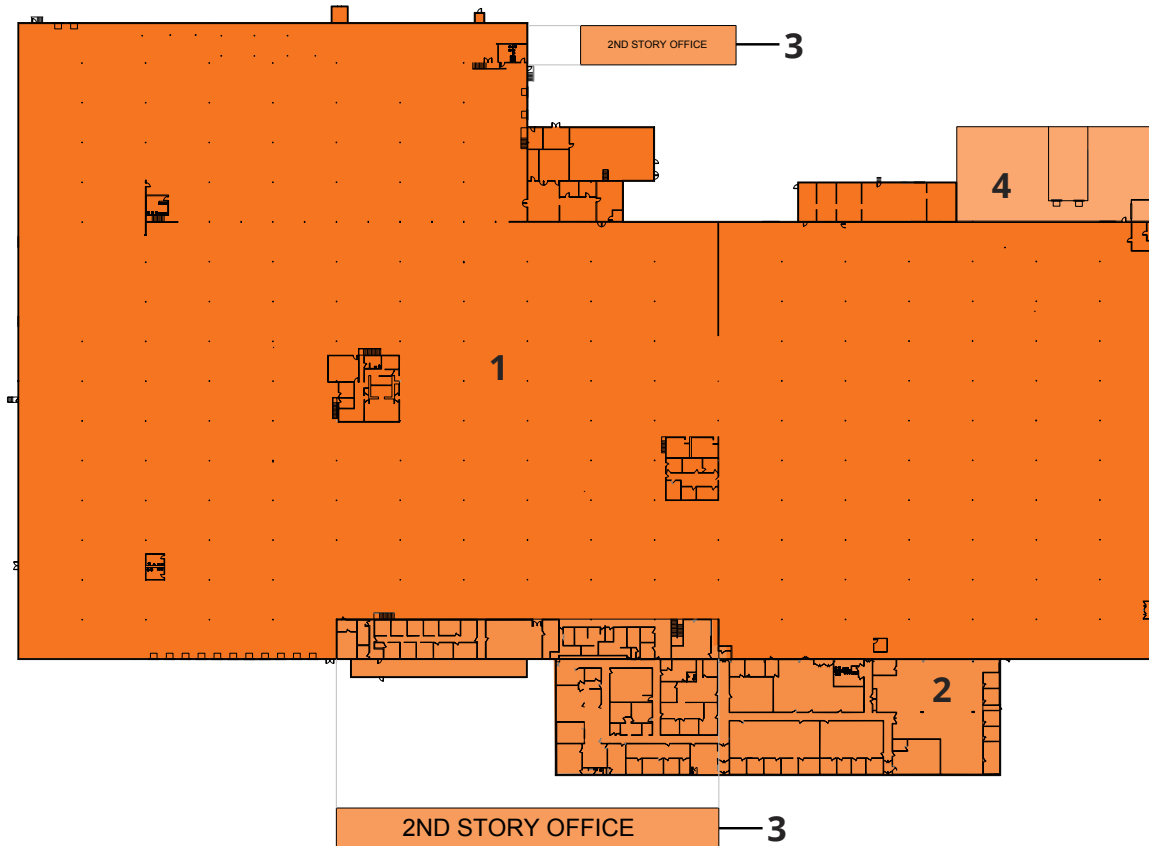
402 ROYAL ROAD | MICHIGAN CITY, IN

AVAILABLE SPACE	400,827 SF
WAREHOUSE SPACE	347,717 SF
OFFICE SPACE	53,110 SF
DOCK DOORS	17
DRIVE-IN DOORS	4
CLEAR HEIGHT	16'
COLUMN WIDTH & DEPTH	30' x 48'
WALLS	Steel & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1960
FIRE SUPPRESSION	Wet
POWER	480v, 3-Phase, 8,000 Amps
PARKING	250 Surface Spots
LAND AREA	67.35 Acres
ZONING	M-1: Light Industrial District
PARCEL ID	46-01-26-400-008.000-022
OPEX ESTIMATE	\$0.43/SF



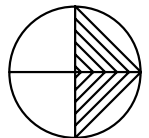
FLOOR PLAN

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NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	AVAILABLE WAREHOUSE	30' x 48'	16'	15	347,717 SF
2	AVAILABLE FIRST-FLOOR OFFICE	N/A	DROP CEILING	N/A	40,682 SF
3	AVAILABLE SECOND-FLOOR OFFICE	N/A	DROP CEILING	N/A	12,428 SF
4	COVERED EXTERIOR	N/A	15'	2	11,259 SF
TOTAL					412,086 SF

[VIEW A MATTERPORT WALK-THROUGH](#)



LOCATION MAP

402 ROYAL ROAD | MICHIGAN CITY, IN

I-94	10 MILES
CHICAGO	65 MILES
FORT WAYNE	120 MILES
MILWAUKEE	155 MILES
INDIANAPOLIS	179 MILES

