# **6,303 sf multi-use facility in Jeffersonville** 3106 MIDDLE ROAD, Jeffersonville, IN 47130



Listing ID: Status: Property Type: Retail-Commercial Type: Contiguous Space: Total Available: Lease Rate: Unit Price: Base Monthly Rent: Lease Type: 30839383 Active Retail-Commercial For Lease Day Care Facility, Free-Standing Building 6,303 SF 6,303 SF \$3,750 (Monthly) \$7.14 PSF (Annual) \$3,750 NNN

#### **Overview/Comments**

Multi-purpose 6,300 sf building with good access to major roadways and local conveniences and amenities.

The interior is in "new" condition with large open space which has accordion style wall partitions if needed, kitchen, 2 bars, multi-stall restrooms, etc. (see photos); exterior has 80+ parking spaces.

Lease rate is \$3,750 monthly NNN

Many possible uses include: events or fitness facility, church, non-profit HQ.

Building has 4-HVAC units + new roof.



#### **More Information Online**

https://bakercre.catylist.com/listing/30839383

#### QR Code

Scan this image with your mobile device:



### **General Information**

Taxing Authority: Tax ID/APN: Retail-Commercial Type: Zoning: Jeffersonville Township 10-04-01-200-438.000-005 Day Care Facility, Free-Standing Building, Other C1 Gross Building Area: Building/Unit Size (RSF): Land Area:

6,303 SF 6,303 SF 1.76 Acres

#### **Available Space**

Suite/Unit Number: Space Available: Minimum Divisible: Maximum Contiguous: Space Type: Date Available: 3106 6,303 SF 6,303 SF 6,303 SF Relet 03/01/2024

Lease Rate: Lease Type: Kitchen/Breakroom: Parking Spaces: Rent Escalators:

\$3,750 (Monthly) NNN Yes 80 Fixed Lease

Space Description Multi-purpose 6,300 sf building with good access to major roadways and local conveniences and amenities. The interior is in "new" condition with large open space which has accordion style wall partitions if needed, kitchen, 2 bars, multi-stall restrooms, etc. (see photos); exterior has 80+ parking spaces. Lease rate is \$3,750 monthly NNN. Many possible uses include: events or fitness facility, church, non-profit HQ. Building has 4-HVAC units + new roof.

#### **Area & Location**

Retail Clientele:	Other
Property Visibility:	Excellent
Largest Nearby Street:	Allison Lane

#### **Building Related**

Tenancy:	Single Tenant	Property Condition:	Excellent
Total Number of Buildings:	1	Year Built:	1984
Number of Stories:	1	Construction/Siding:	Brick

Municipal

. Municipal

GT 12 1.761 AC

Central Package Unit

l and Related			
Heat Type:	Natural Gas		
Parking Type:	Surface	Air Conditioning:	I
Total Parking Spaces:	80	Heat Source:	1

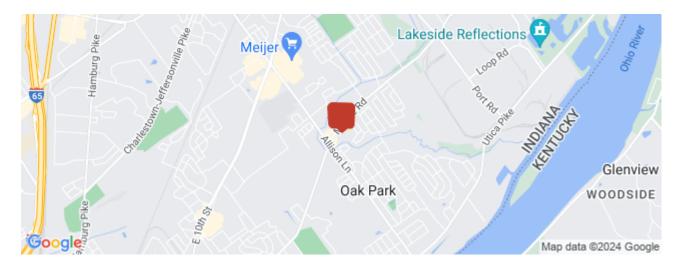
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Water Service: Sewer Type: Legal Description:

#### Location

Address: County: MSA:

3106 MIDDLE ROAD, Jeffersonville, IN 47130 Clark Louisville/Jefferson County



#### **Property Images**





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IMG\_0772



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IMG\_0773

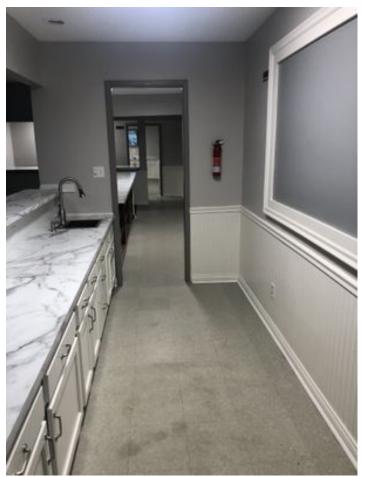


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## **Property Contacts**



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