

INDUSTRIAL SPACE FOR LEASE

11 Pine Lake Ave. | LaPorte, IN 46530



High Ceilings, Heavy Duty Construction, Industrial and Warehouse Building

Building Size:	182,300 SF
Available:	60,000 SF (divisible down to sections as small as 8,000 SF)
Land:	9.07 Acres
Zoning:	B2 General Commercial District
Power:	1200 & 800 Amps / 480 Volts
GL Doors:	3
Ceiling Height:	18' to 24'
Lease Rate:	\$3.75 Base Rate NNN

Details:

Extremely heavy duty construction, industrial and warehouse building with 60,000 SF is currently being remodeled and is available for lease. Large column spacings. The space has 18' to 24' high ceilings and large drive through work areas. Site offers three (3) five ton cranes and one (1) 12.5 ton crane. The floors have a thickness of one foot up to two feet in certain areas and a 1200 amp and 800 amp electrical panels are at the site. The space has 3 grade level doors and additional at-grade drive-in doors and loading docks can be added. Plenty of parking is available on the south end of the facility, over 2 - 4 acres.

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Current large at-grade opening into 45,000 SF space.

NAI Cressy

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200 N. Church St., Suite 200, Mishawaka, IN 46544

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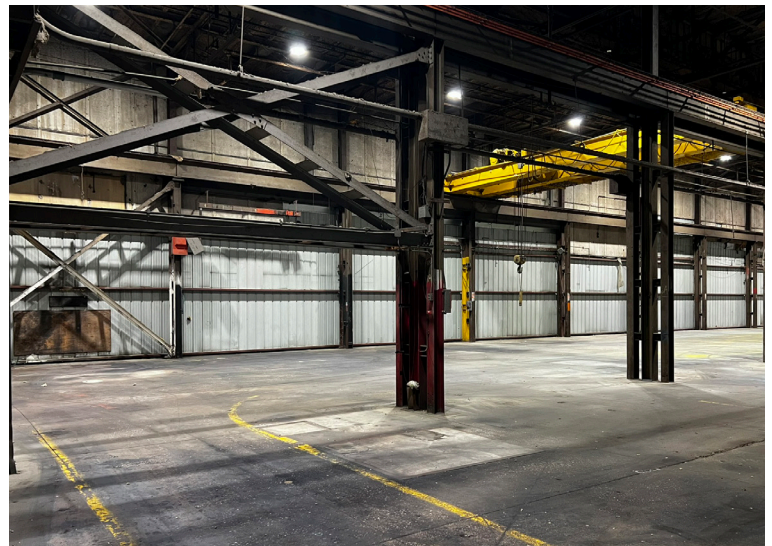
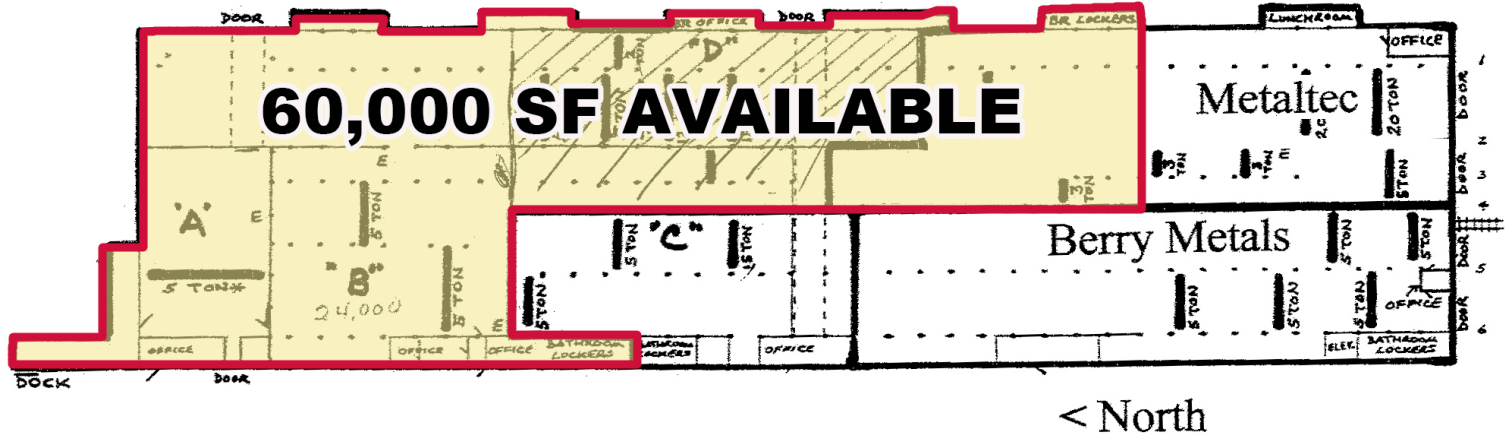
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FLOOR PLAN

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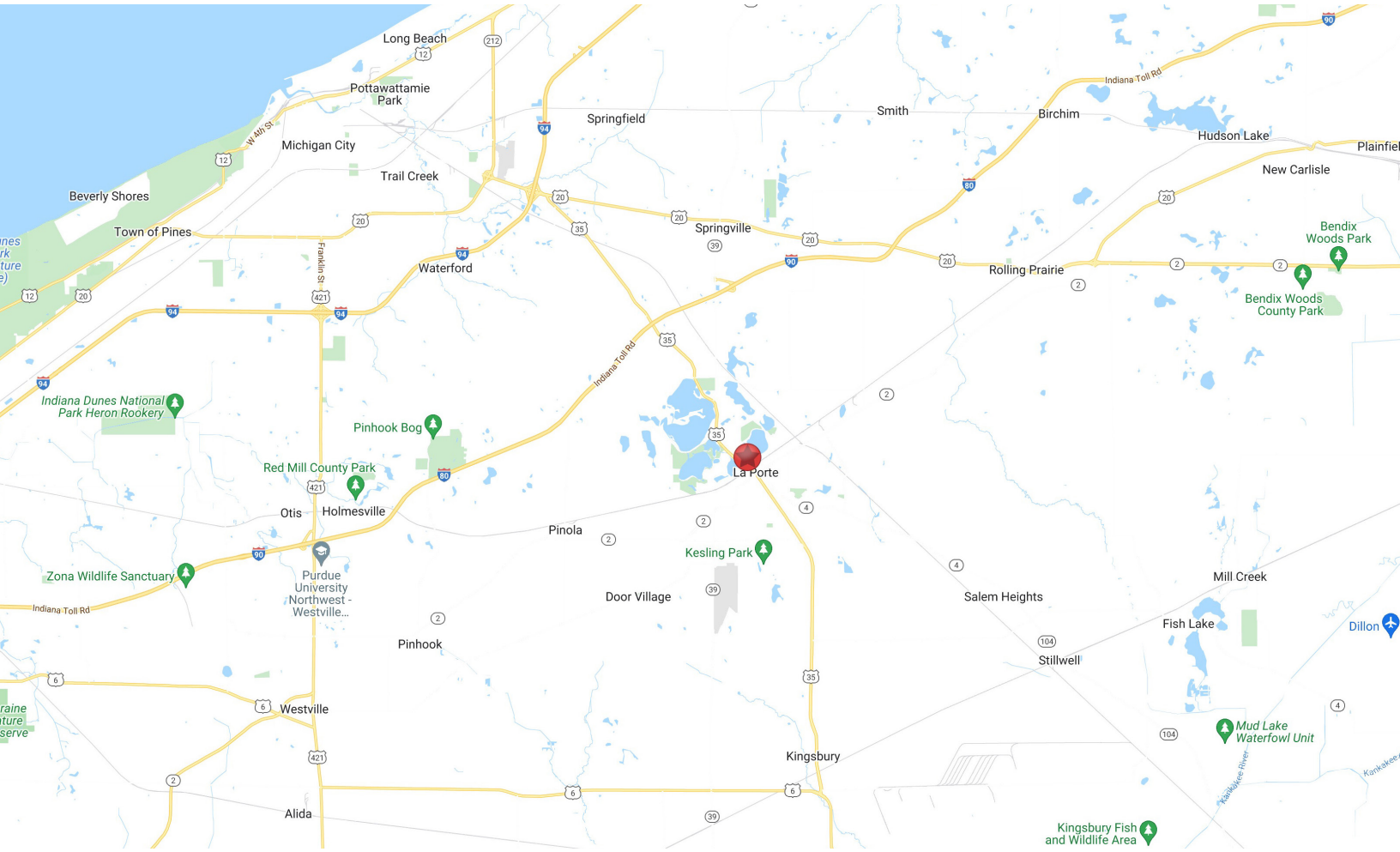




LOCATION OVERVIEW

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- Located in the heart of the historic City of LaPorte manufacturing district with Indiana State Highways 25 and 39 nearby. Close to Indiana Toll Road Interstate 80-90, and Interstate 94.
- Great strategic location for servicing the Great Lakes Region and the Midwest. One of the top locations in all of North America for reaching the largest amount of population in the shortest period of time in an individual or team driven truck.



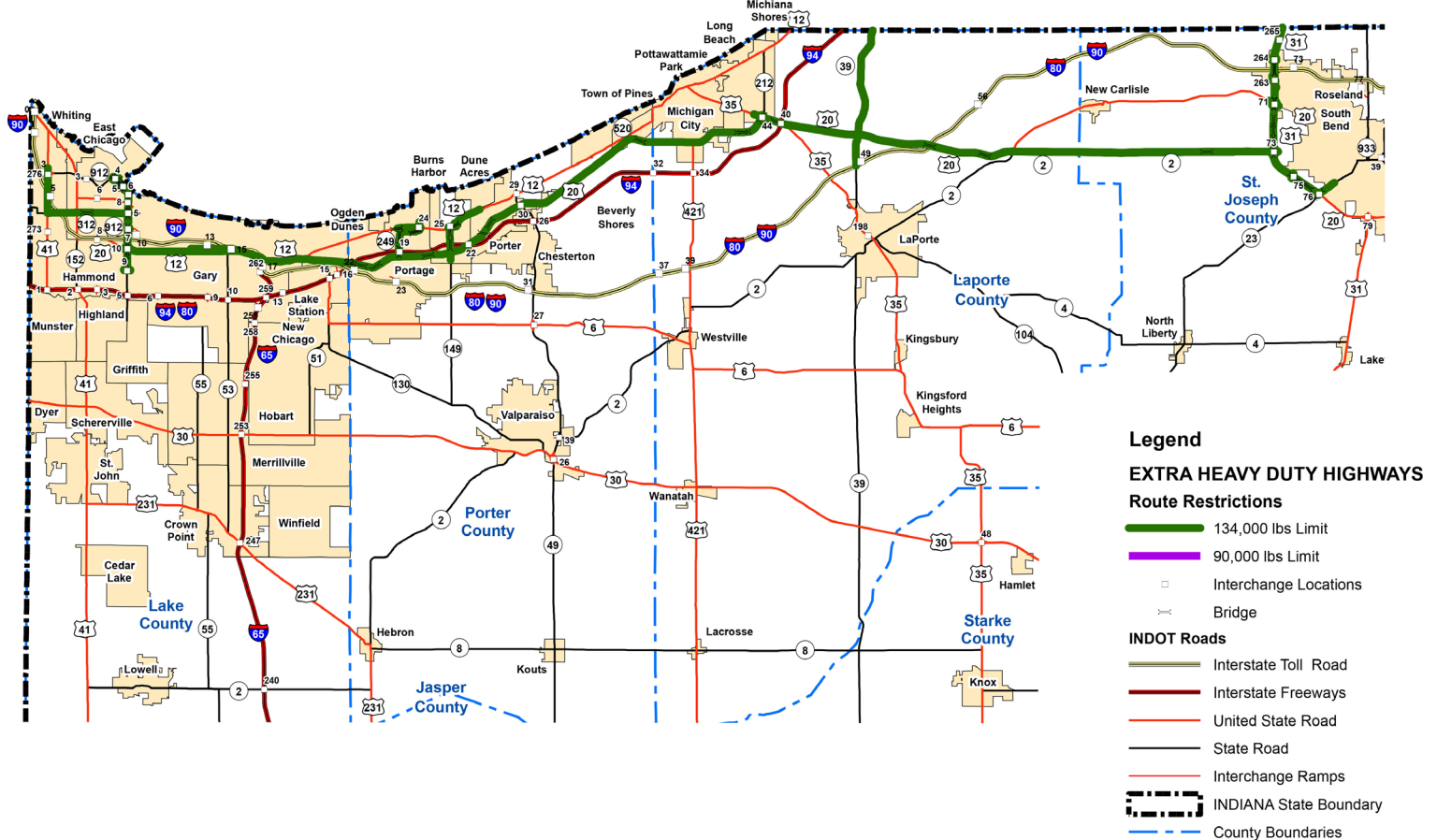


DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	27 MILES
CHICAGO, IL	65 MILES
FORT WAYNE, IN	103 MILES
GRAND RAPIDS, MI	122 MILES

INDIANAPOLIS, IN	152 MILES
MILWAUKEE, WI	168 MILES
TOLEDO, OH	184 MILES
DETROIT, MI	226 MILES

INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



The location of this property has access to the Indiana Heavy Haul Highway Route. Thus 120,000 Gross Vehicle Weight (GVW) loads can be hauled in from I-94, State Highway 2/20, & the Indiana Toll Road and our US 20 Bypass.

WHY INDIANA?

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Good For Business

BECAUSE WE BELIEVE YOUR BUSINESS CAN EXCEED ALL EXPECTATIONS IN INDIANA, WE'VE CREATED AN ENVIRONMENT TO MAKE YOUR INVESTMENT TRANSFORMATIONAL.

As one of the best states in the nation for long-term fiscal stability and low corporate income tax rates, you can feel free to explore your biggest, most ambitious ideas. We've created a business-forward environment, and we're ready to show you that we're committed to your ongoing success in Indiana.

If you're looking for an opportunity to scale, work with exciting new talent or draw on decades of expertise, Indiana is a prime place to embark on the next phase of your business plans.

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Business Facilities: Indiana is the #1 manufacturing state in the nation



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Chief Executive: Indiana is the #5 best state for business in the US



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Tax Foundation: Indiana ranks #2 in the US for property tax rates



WHETHER YOU'RE JUST STARTING-UP,
EXPANDING OR RELOCATING
YOUR BUSINESS...

Indiana provides the optimal conditions to support solutions to real-world problems.

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