

LEASE

INDUSTRIAL



72104 COUNTY ROAD 23



72104 COUNTY ROAD 23, NEW PARIS, IN 46553

PROPERTY OVERVIEW

The property is in an excellent location right off of US 6 and State Rd 15 in New Paris, Indiana, and has frontage on US 6 and County Road 23.

PROPERTY HIGHLIGHTS

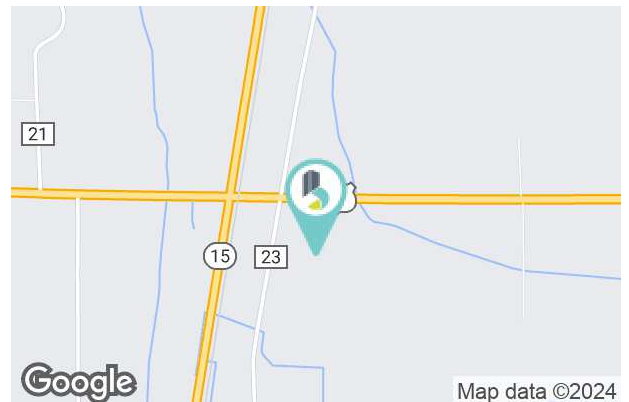
- Excess land available ideal for expansion
- 6 Docks and 8 O/H Doors
- 16' to 20' eave height
- 25' x 30' bay spacing
- 4.50+/- Acres Transport Lot

LEASE RATE

\$4,500 PER MONTH (NNN)

Lot Size: 4.50+/- Acres

Zoning: M1 & M2



BRADLEY COMPANY

112 W. Jefferson Blvd., Suite 300  
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JEREMY MCCLEMENTS

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BRADLEYCO.COM



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### LOCATION INFORMATION

Building Name	72104 County Road 23
Street Address	72104 County Road 23
City, State, Zip	New Paris, IN 46553
County	Elkhart County
Market	Elkhart County

### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M1 & M2
Lot Size	4.50+/- Acres
APN #	20-15-33-100-010.000-018
MLS #	11725

### DEMOGRAPHICS

	Five Miles
Population	10,313
Households	3,630
Average HH Income	\$78,689

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	196,020 SF	Lease Rate:	-

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Transport Lot	Available	196,020 SF	NNN	\$4,500 per month

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