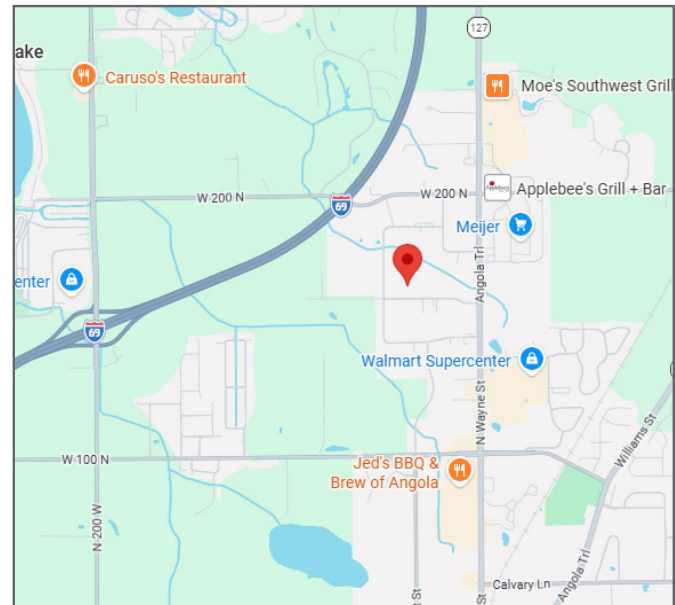




## 300 Growth Parkway Angola, Indiana 46703

### Property Features

- 5,000 SF - 50,000 SF available for sublease
- Situated on 14.41 AC zoned M-2
- 361 Parking spaces available
- 17' Eave to 20' peak ceiling height
- 3 Dock doors at 9'x10' with hydraulic levelers and dock locks
- 1 Overhead door
- Easily divisible
- Only 2.6 miles to I-69



200 E. Main Street, Suite 580  
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General Property Information			
<b>Name</b>	Growth Parkway	<b>Parcel Number</b>	76-06-14-000-024.060-012
<b>Address</b>	300 Growth Parkway	<b>Total Building SF</b>	135,500 SF
<b>City, State, Zip</b>	Angola, IN 46703	<b>Acreage</b>	14.41 AC
<b>County</b>	Steuben	<b>Year Built</b>	1986, 1991
<b>Township</b>	Pleasant	<b>Zoning</b>	M-2
<b>Parking</b>	Surface	<b>Parking Spaces</b>	361 Spaces

Property Features			
<b>Construction</b>	Rigid steel and metal sidewalls	<b>Lighting</b>	LED
<b>Roof</b>	Metal	<b>Sprinklers</b>	Fully sprinklered
<b>Bay Spacing</b>	50' x 50'	<b>Electrical</b>	1200 A, 480/277 V, 3 Phase
<b>Ceiling Height</b>	17' Eave, 20' peak	<b>Heating</b>	Gas forced air
<b>Dock Doors</b>	3 @ 9'x10' w/levelers & locks	<b>Central Air</b>	Yes
<b>Overhead Doors</b>	1	<b>Restrooms</b>	Yes

Utilities		Nearest Major Roads	
<b>Electric</b>	NIPSCO	<b>Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	2.6 Miles
<b>Water</b>	City of Angola	<b>Highway</b>	US 20
<b>Sewer</b>	City of Angola	<b>Distance</b>	1.5 Miles

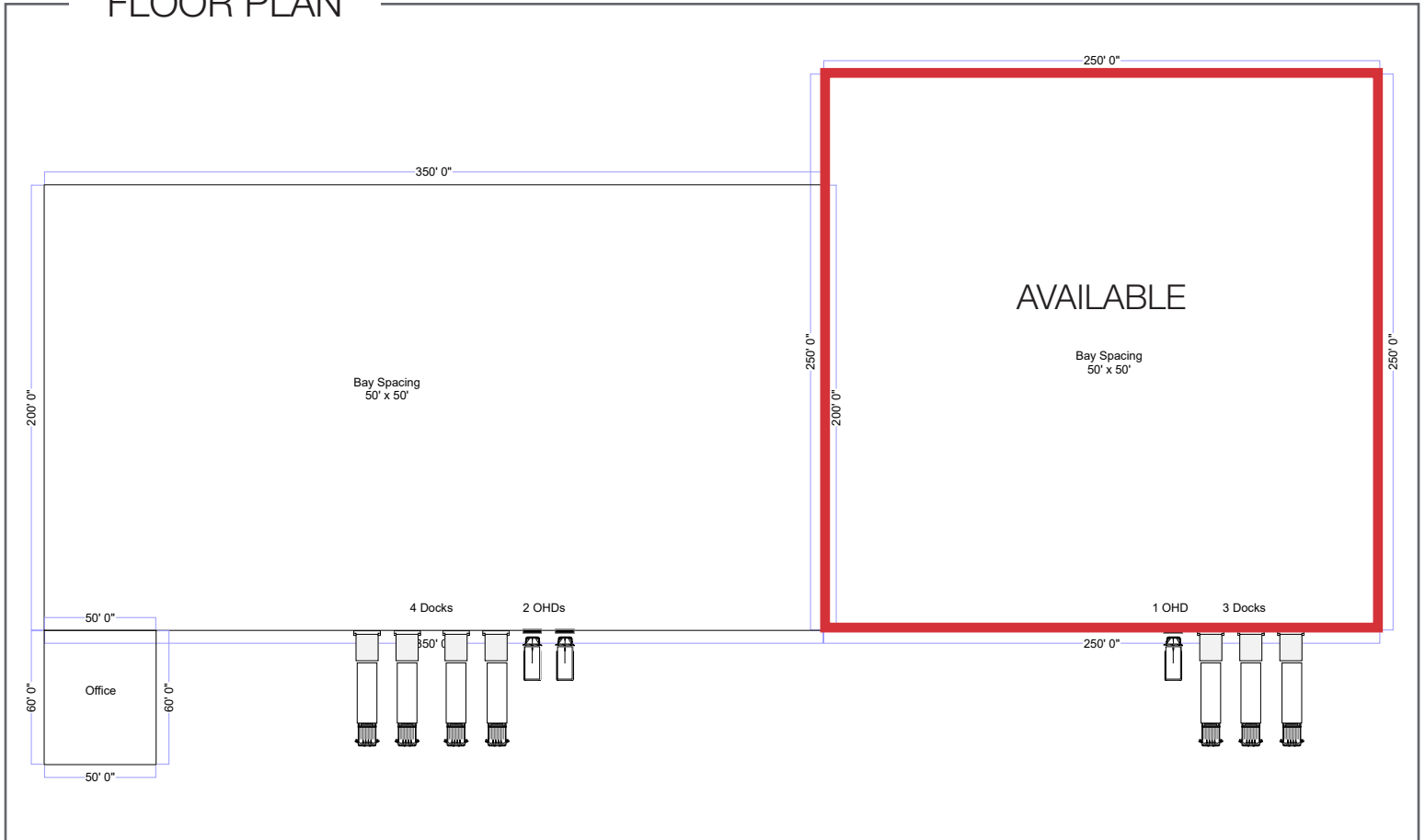
Lease Information			
<b>Available SF</b>	50,000 SF	<b>Lease Rate</b>	Negotiable (NNN)
Expenses			
<b>Type</b>	<b>Price/SF (Estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$0.20/SF	Subtenant	
<b>CAM</b>	TBD	Subtenant	
<b>Insurance</b>	\$0.08/SF	Subtenant	
<b>Maint/Repairs</b>		Subtenant	
<b>Roof/Structure</b>		Landlord	
<b>Utilities</b>		Subtenant	
<b>Total Expenses</b>	TBD		

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## FLOOR PLAN



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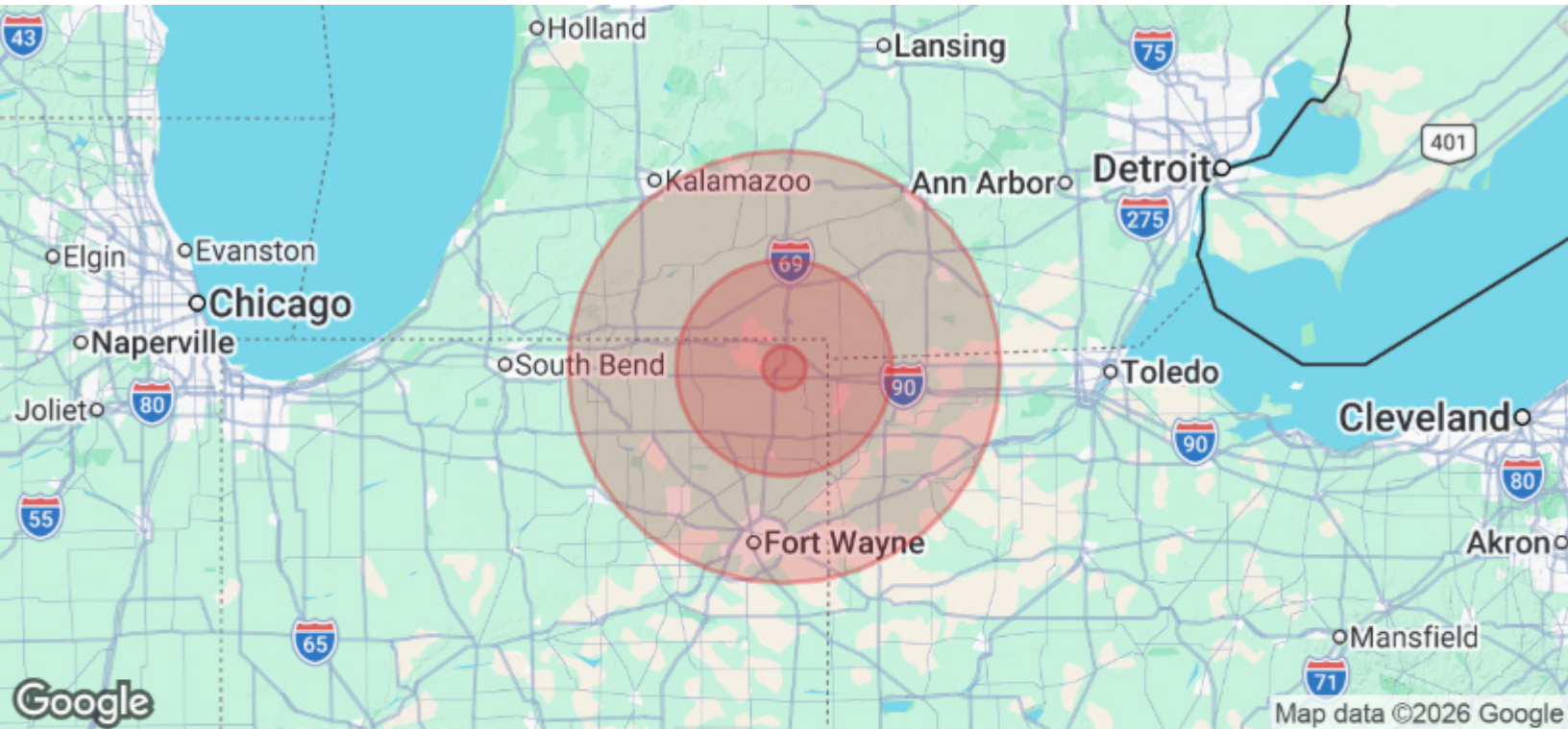
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<b>POPULATION</b>	<b>5 MILES</b>	<b>25 MILES</b>	<b>50 MILES</b>
Total Population	18,231	203,920	1,338,880
Average Age	40.7	40.6	39.2
Average Age (Male)	39.3	39.6	38.1
Average Age (Female)	42.8	41.7	40.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>25 MILES</b>	<b>50 MILES</b>
Total Households	7,067	78,828	519,868
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$90,593	\$82,836	\$88,508
Average House Value	\$254,918	\$197,590	\$210,942

2023 American Community Survey (ACS)

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