

INDUSTRIAL BUILDING FOR SUBLEASE

7346 W 400 N | Rochester, IN 46975



Well-Maintained Industrial Facility with Heavy Power

Building Size:	116,213 SF
Land:	28.29 Acre
Zoning:	Industrial
Clearance:	15'6" - 21'10"
Water:	Industrial Well and Septic
HVAC:	Air Rotation, Gas Unit, Radiant Tube Heat
Power:	3,000A / 480V / 3-Phase Power
OH Doors:	5 Grade Level Overhead Doors
Docks:	4 Recessed Loading Docks
Sublease Rate:	\$2.00 PSF / YR NNN

Details:

Well-maintained 116,213 SF industrial facility available for sublease, including 5,000 SF of air-conditioned office space. Situated on a 28.29-acre parcel zoned industrial. The building offers clear ceiling heights from 15'6" to 21'10", five grade-level overhead doors, and four recessed loading docks. Equipped with heavy 3,000A / 480V / 3-phase power, air rotation, gas unit and radiant tube heat, industrial well and septic, a fully sprinkled wet fire protection system, and a combination of LED and metal halide lighting.

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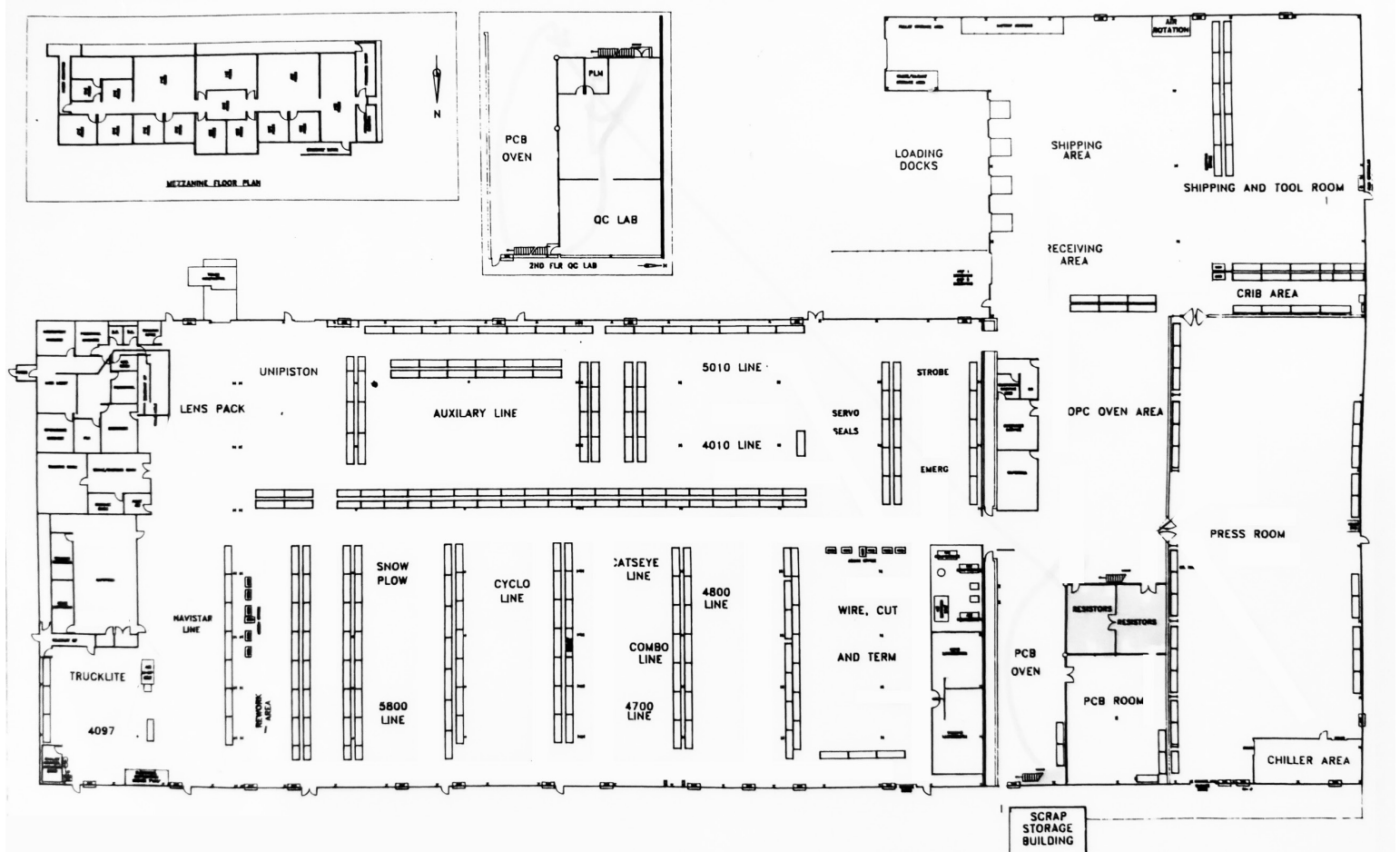
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FLOOR PLAN

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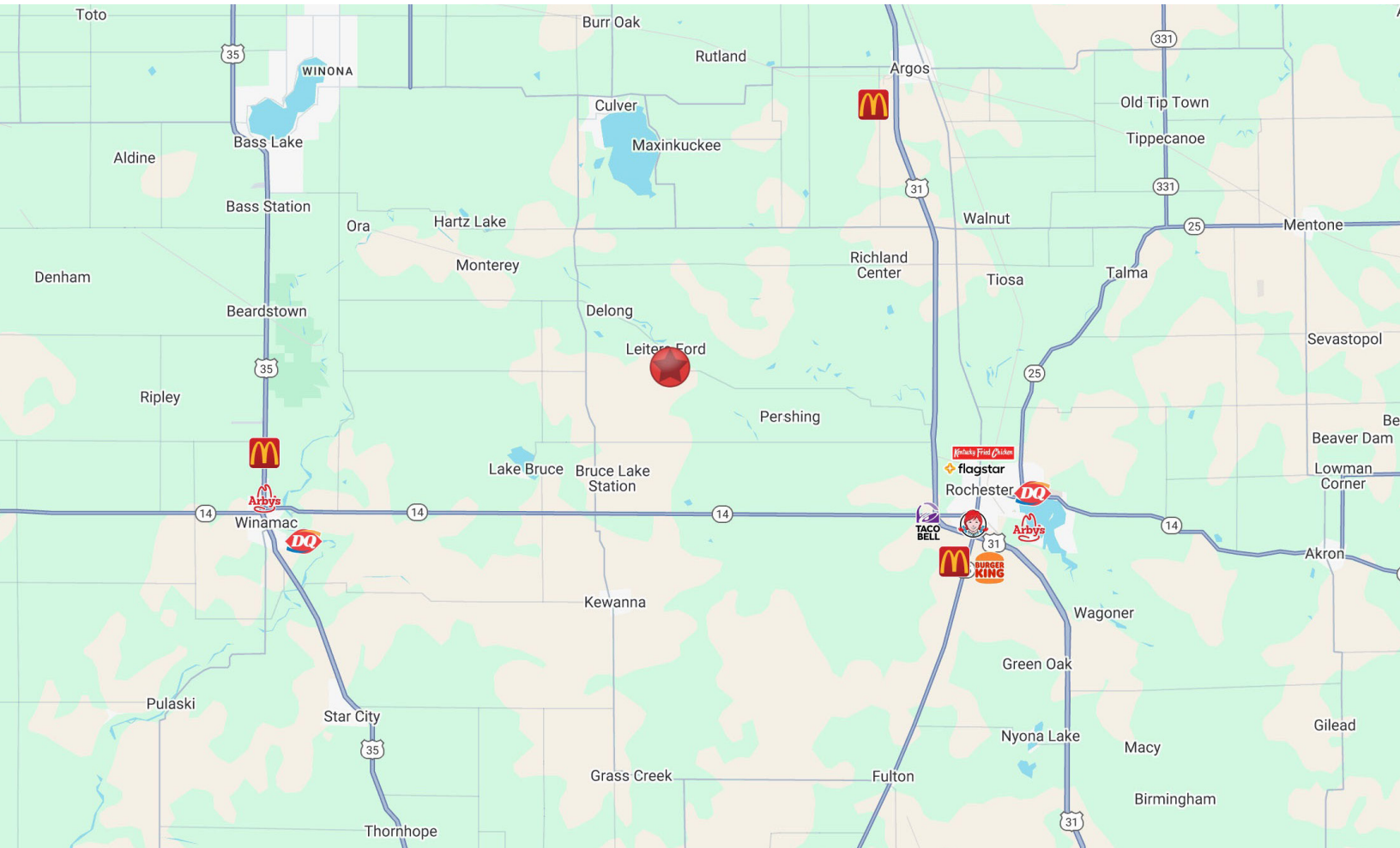
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LOCATION OVERVIEW

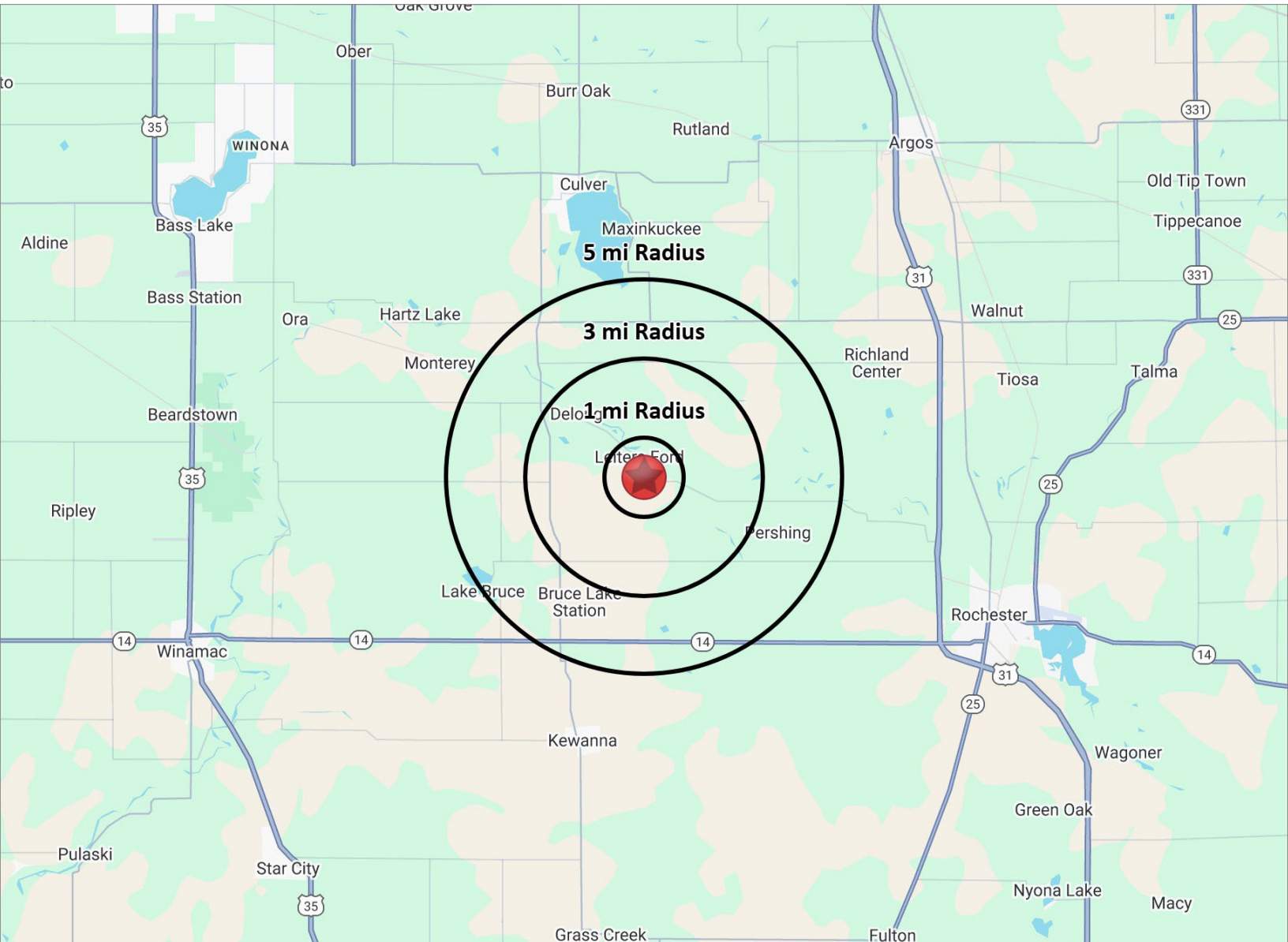
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The property is conveniently positioned just minutes from U.S. 31, offering excellent north-south connectivity through Indiana. This major thoroughfare provides direct access to South Bend to the north and Indianapolis to the south, making regional travel efficient for both business and personal needs. The site is also within close proximity to State Road 25 and State Road 14, connecting Rochester to neighboring communities and commercial hubs.





POPULATION

1 MILE	224
3 MILE	1,004
5 MILE	2,447



NUMBER OF HOUSEHOLDS

1 MILE	74
3 MILE	336
5 MILE	847



AVERAGE HOUSEHOLD INCOME

1 MILE	\$92,988
3 MILE	\$94,695
5 MILE	\$98,878



MEDIAN HOME VALUE

1 MILE	\$277,276
3 MILE	\$250,986
5 MILE	\$227,087