



9511 W Depot St, Yorktown, IN 47396

**\$4/SF/YR**

**\$0.33/SF/MO**

9511 West Depot Street

Industrial | 4 spaces available | 22,000 sq. ft. - 328,000 sq. ft.



Jacob Wagner  
IN RB23000239  
317.448.8852



Brian Allardt  
IN RB14013784  
765.808.1400

Listing Added: 05/05/2023

Listing Updated: 05/05/2023



## Building Details

Property Type	Industrial
Subtype	Warehouse, Manufacturing, Distribution
Tenancy	Multiple
Total Building SQFT	405,000
Minimum Divisible SQFT	22,000
Max Contiguous SQFT	328,000
Land Acres	13.62
Year Built	1951
Year Renovated	2023
Ceiling Height	19"-24"
County	Delaware County

## Building Description

Discover your next commercial real estate opportunity with our available buildings.

Building A offers 58,000 sq ft with six trucking docks, perfect for businesses that require ample loading and unloading space. This building will be available in June.

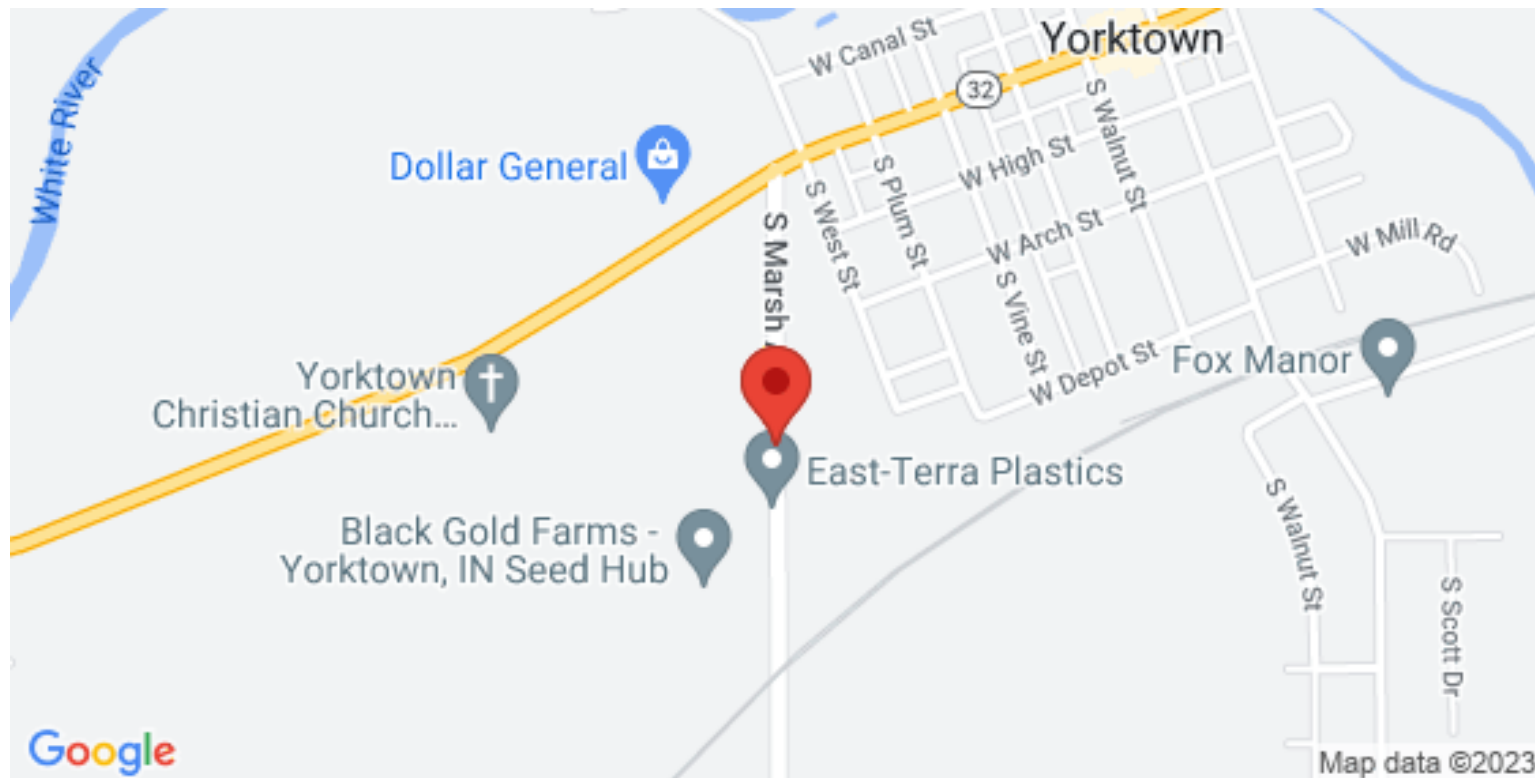
For businesses with immediate space needs, Building AA offers 22,000 sq ft with 18" tall ceilings and is available now.

Building E is a newly renovated space featuring a new roof, new electric, and 24" tall ceilings. With 13 truck docks with levelers and four of them being raised to accommodate larger trucks, this space is perfect for businesses that require a large footprint. The entire facility has been repainted, making it look almost brand new. This building is available now!

Finally, Building S offers 48,600 sq ft with 22" tall ceilings and is also available now.

Whether you need a small or large space, we have options to meet your business needs. Contact us today to schedule a viewing and discover your next commercial real estate opportunity!

## Building Location (1 Location)



## Building A Details

Building A: 58,000 Square feet with Six trucking docks, available in June

Listing Type	Direct
Space Subtype	Warehouse,Manufacturing,Distribution
RSF	58,000 SF
USF	58,000 SF
Space Available	2023-06-02T03:59:59.999Z
Loading Docks	6
Rate (Per SF)	\$4 / SF / YR
Lease Type	Gross
Lease term	Negotiable
Total CAM (Per SF/YR)	\$0.2
Total Rate (Per SF/YR)	\$4.2
Total Monthly Rent	\$20,300
Days on Market	19 days

#### Building AA Details

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Building AA: 22,000 Square feet with 18" tall ceilings, available now.

Listing Type	Direct
Space Subtype	Warehouse,Manufacturing,Distribution
RSF	22,000 SF
USF	22,000 SF
Loading Docks	5
Rate (Per SF)	\$4 / SF / YR
Lease Type	Gross
Lease term	Negotiable
Total CAM (Per SF/YR)	\$0.2
Total Rate (Per SF/YR)	\$4.2
Total Monthly Rent	\$7,700
Days on Market	19 days

#### Building E Details

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Building E: 60,000 Square feet with a new roof and all new electric installed. The ceiling is 24", and comes with 13 truck docks with levelers. The owner is currently raising the height of 4 of the docks, and repainting the entire facility, so this space will look almost brand new, and is available now!

Listing Type	Direct
Space Subtype	Warehouse,Manufacturing,Distribution
RSF	60,000 SF
Space Available	2023-05-06T03:59:59.999Z
Loading Docks	13
Dock High Doors	3
Rate (Per SF)	\$4 / SF / YR
Lease Type	Gross
Lease term	Negotiable
Total CAM (Per SF/YR)	\$0.2

Total Rate (Per SF/YR) \$4.2

Total Monthly Rent \$21,000

Days on Market 19 days

### Building S Details

Building E: 60,000 Square feet with a new roof and all new electric installed. The ceiling is 24", and comes with 13 truck docks with levelers. The owner is currently raising the height of 4 of the docks, and repainting the entire facility, so this space will look almost brand new, and is available now!

Listing Type Direct

Space Subtype Warehouse,Manufacturing,Distribution

RSF 48,600 SF

Space Available 2023-05-06T03:59:59.999Z

Rate (Per SF) \$4 / SF / YR

Lease Type Gross

Lease term Negotiable

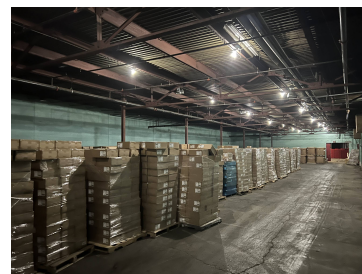
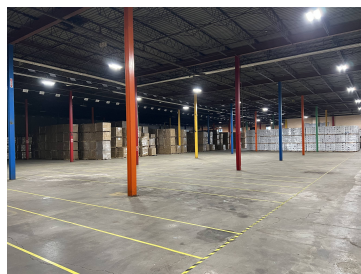
Total CAM (Per SF/YR) \$0.2

Total Rate (Per SF/YR) \$4.2

Total Monthly Rent \$17,005.14

Days on Market 19 days

### Building Photos (7 photos)



## Demographic Insights

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