

AVAILABLE FOR LEASE

1111 W US HWY 20  
MICHIGAN CITY, IN 46360



## PROPERTY HIGHLIGHTS

This 10-acre truck terminal and dispatch facility is comprised of three interconnected buildings, all linked via underground conduit and fiber optics, creating an efficient and fully integrated operational site. The property features an on-site industrial sanitary sewer storage system with a lift pump connecting to the municipal system. While located in unincorporated Coolspring Township, the site carries a Michigan City address, offering both accessibility and operational flexibility for transportation and logistics users. Hwy 20 is a heavy haul route.

BUILDING SIZE	34,754 SF
LEASE PRICE	\$8.00/ SF NNN
ACRES	10.0 ACs
ZONING	M-1
BUILDINGS	3
BUILDING 1	7,488 SF
BUILDING 2	18,404 SF
BUILDING 3	8,358 SF
APN	460506400007000046

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 [lori@loritubbs.com](mailto:lori@loritubbs.com)

 **LORI TUBBS**

REAL ESTATE & DEVELOPMENT CONSULTING

AVAILABLE FOR LEASE

1111 W US HWY 20  
MICHIGAN CITY, IN 46360

**LORI TUBBS**  
REAL ESTATE & DEVELOPMENT CONSULTING

## ADDITIONAL INFORMATION



### **Building 1 – Tarp Repair & Storage (7,488 SF)**

- Wood frame with metal siding and roof
- Divided into a heated tarp repair area and unheated storage
- Two drive-in truck doors
- Built in 2006

### **Building 2 – Training, Sleeping Quarters, Maintenance & Repair Shop (18,404 SF)**

- 7 truck drive-in doors (east side) and 5 truck doors (west side) with 5 drive-through bays
- 9 exterior electrical hookups for truck cab heaters (north side)
- Two-story training and sleeping quarters
- Steel frame construction with concrete block and metal siding
- 600 amp, 3-phase, 240V electrical service + 27 KVA 480V step-up transformer
- Built in 1985

### **Building 3 – Main Office, Dispatch, Training & Sleeping Quarters (8,358 SF)**

- Full backup industrial generator system
- Brick construction with professional landscaping, a small pond, and an employee picnic area
- 400 amp, 3-phase, 240V electrical service
- Built in 1998

FOR MORE INFORMATION

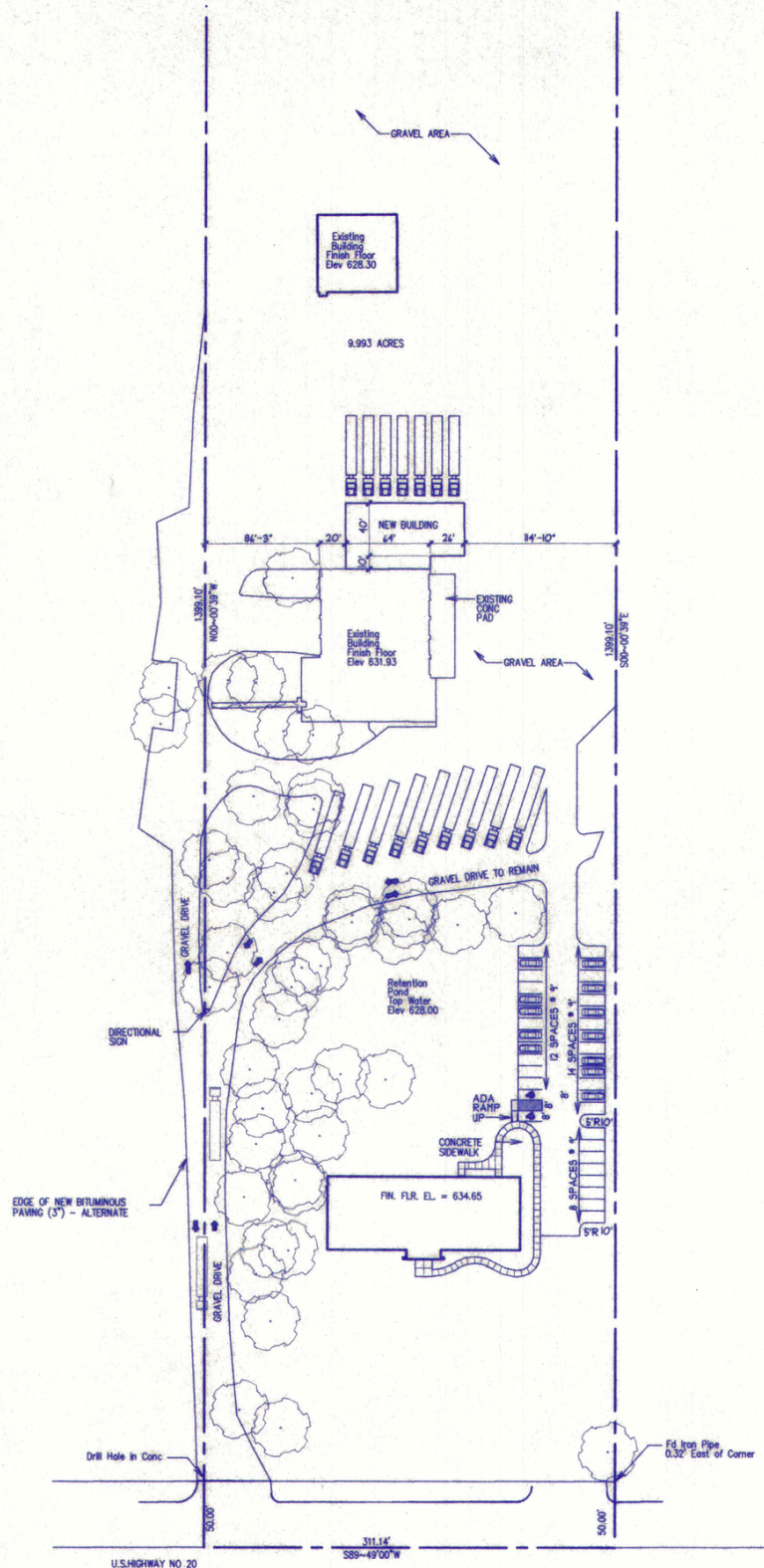
Lori Tubbs (312) 446-7059 [lori@loritubbs.com](mailto:lori@loritubbs.com)

AVAILABLE FOR LEASE

1111 W US HWY 20  
MICHIGAN CITY, IN 46360

**LORI TUBBS**  
REAL ESTATE & DEVELOPMENT CONSULTING

# SITE PLAN



FOR MORE INFORMATION

Lori Tubbs

(312) 446-7059

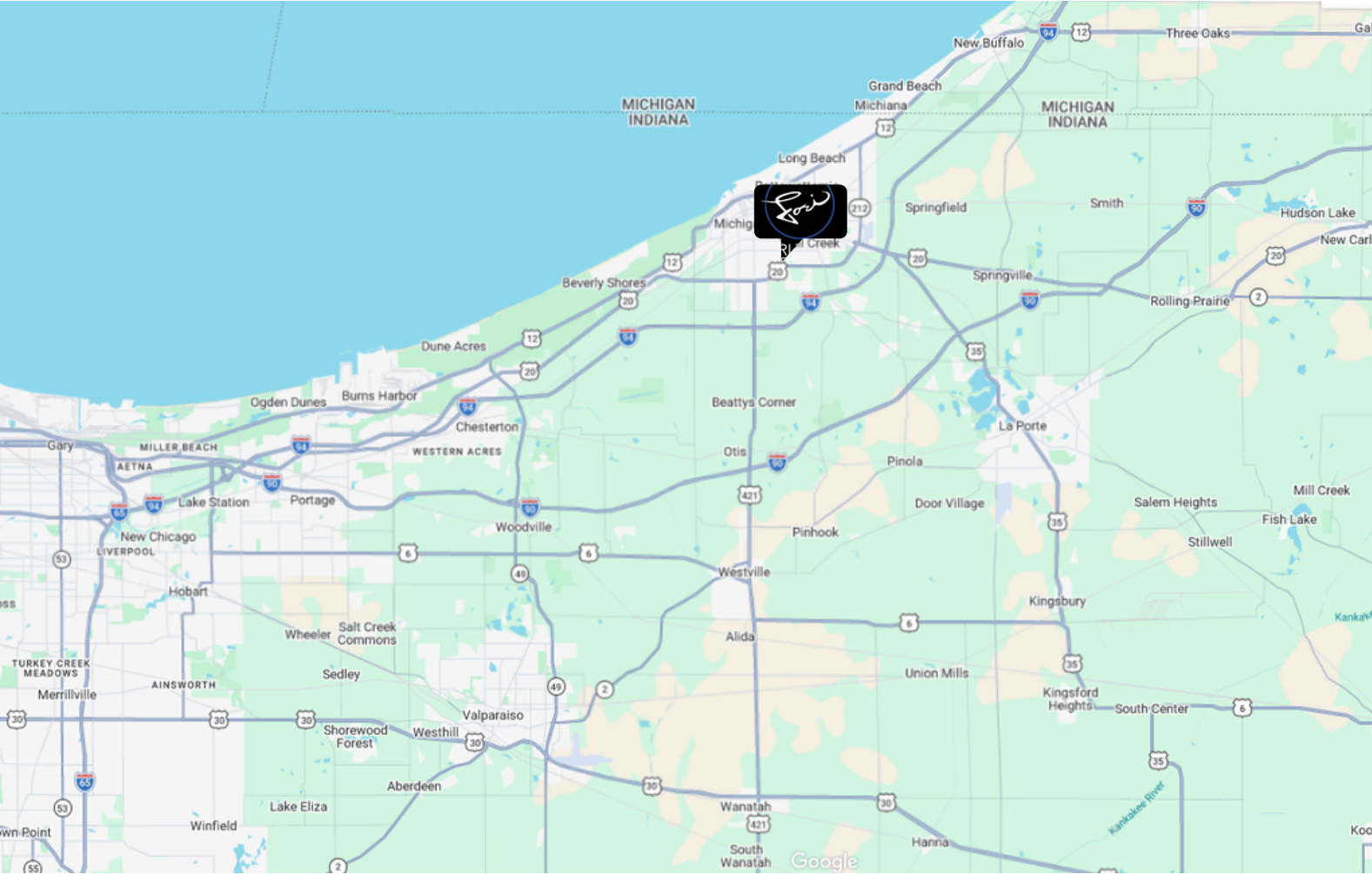
lori@loritubbs.com

AVAILABLE FOR LEASE

1111 W US HWY 20  
MICHIGAN CITY, IN 46360

**LORI TUBBS**  
REAL ESTATE & DEVELOPMENT CONSULTING

MAP



FOR MORE INFORMATION  
Lori Tubbs (312) 446-7059 [lori@loritubbs.com](mailto:lori@loritubbs.com)