

# WAREHOUSE FOR LEASE

**1387 LINCOLN HWY (HWY 30)  
DYER, IN 46375**

**2,500 SQ FT TO 10,000 SQ FT**



## PROPERTY HIGHLIGHTS:

- WAREHOUSE SPACE IN DYER, INDIANA ON LINCOLN HWY (US HWY 30)
- 6 INDIVIDUAL UNITS AVAILABE AT 2,500 SF EACH OR COMBINE UP TO 10,000 SF
- EACH SPACE MEASURES APPROXIMATELY 45' x 55.5'
- OFFICE & BATHROOM W/ HVAC IN OFFICE
- 20' CEILING HEIGHT
- GARAGE DOOR 14' HIGH x 12' WIDE
- SLAB FLOOR & INSULATED WALLS
- ON-SITE SURFACE PARKING
- QUALITY CONSTRUCTION
- 5 YEAR LEASE MINIMUM
- 1 MONTH SECURITY DEPOST
- CITY UTILITIES
- SINGLE TENANT
- IMMEDIATE OCCUPANCY

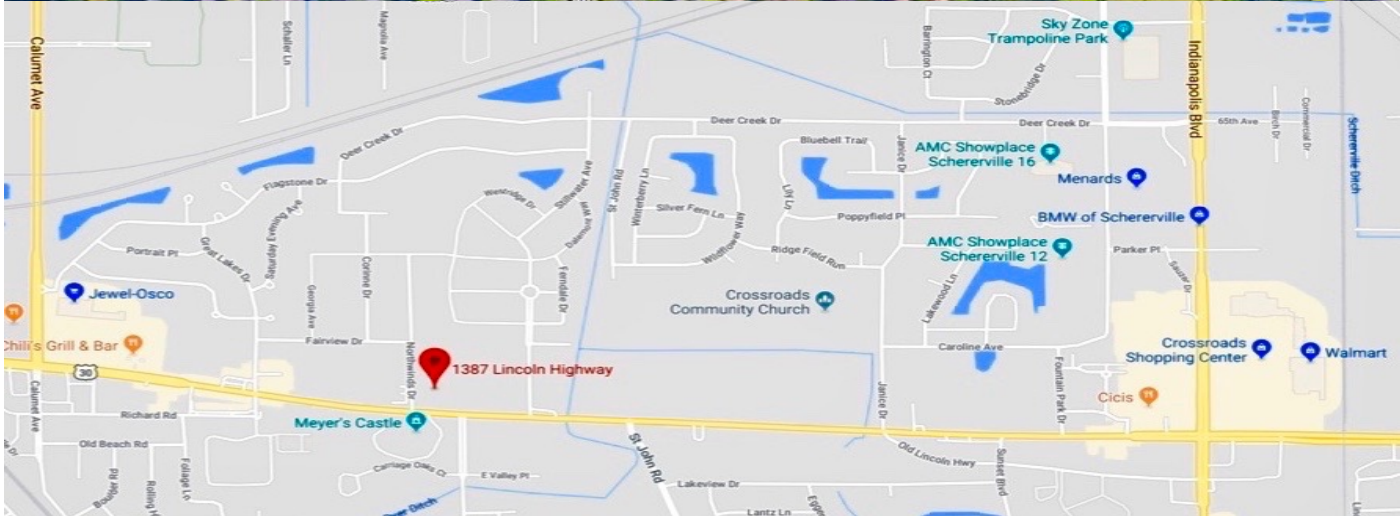
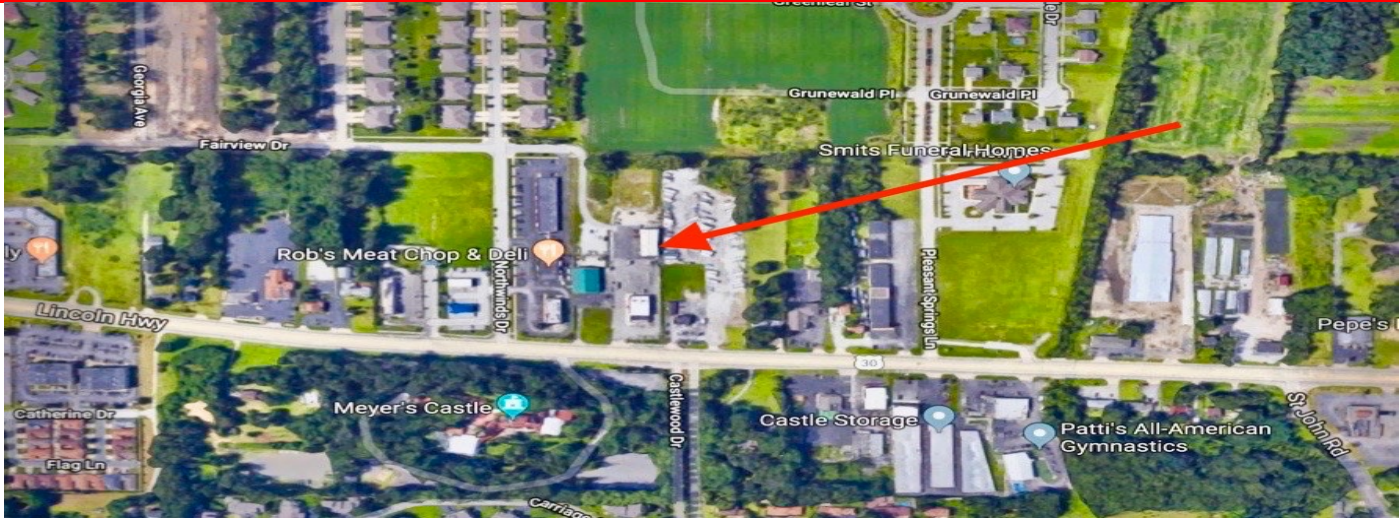
## RENT RATE:

**\$12.00 PER SF MODIFIED GROSS**



**JOHN NEKUS**  
**312-656-1689**

# SITE PLAN & LOCATION



## LOCATION

THIS PROPERTY IS LOCATED AT 1387 LINCOLN HWY (US HWY 30) IN DYER, INDIANA JUST WEST OF INDIANAPOLIS BLVD. CENTRALLY LOCATED IN THIS NW INDIANA COMMUNITY WITH EASY ACCESS TO I-94 AND CHICAGO METRO.

- 31 MILES TO CHICAGO, IL
- 11 MILES TO MERRILLVILLE, IN



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No warranty or representation is made for the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdraw without notice.