



LEASE

6000 SF Newly Built Industrial Facility

830 WESCO PARKWAY

Sheridan, IN 46069

PRESENTED BY:

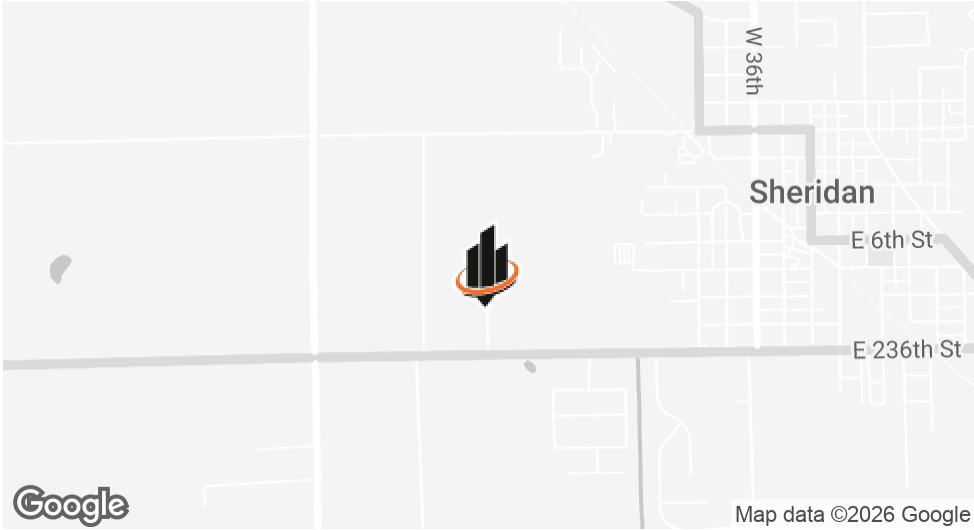
**JESS LAWHEAD, SIOR, CCIM,
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IN #RB14047741

PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present industrial space available at 830 Wesco Parkway, Suite 200, Sheridan, IN, for lease with an anticipated April 2026 completion. The property features 6,000 SF of industrial warehouse space with 536 SF of office, a 12' x 14' overhead door, 17.2' clear height, and 25' x 40' bay spacing. The building includes 400 amps of power (120/208 V, 3-phase), a 6" concrete floor, LED lighting with motion sensors, nine parking spaces, and separately metered gas and electric.

Base rent is \$16.25/SF NNN with a 4% annual increase, and lease terms are negotiable with a minimum of seven years. A 10-year tax abatement is in place, with the building not on the tax rolls until 2027 and the first improvements tax bill in 2028 at 10%. Operating expenses start around \$1/SF in the first year and include Countryside Park CAM, land taxes initially, insurance, management fees, and exterior maintenance such as snow removal, mowing, fertilizer, and mulch. Expenses will increase as the tax abatement dissipates.

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PROPERTY HIGHLIGHTS

- 6,000 SF industrial warehouse with 536 SF office space (Delivery April 2026)
- 12' x 14' overhead door
- 17.2' clear height
- Convenient access to I-65 & US 31, near the new Eli Lilly Lebanon campus
- 10-year tax abatement in place
- 9 parking spaces included

OFFERING SUMMARY

LEASE RATE:	\$16.25 SF/yr (NNN)
AVAILABLE SF:	6,000 SF
LOT SIZE:	1.66 Acres

ADDITIONAL PHOTOS



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RENDERINGS

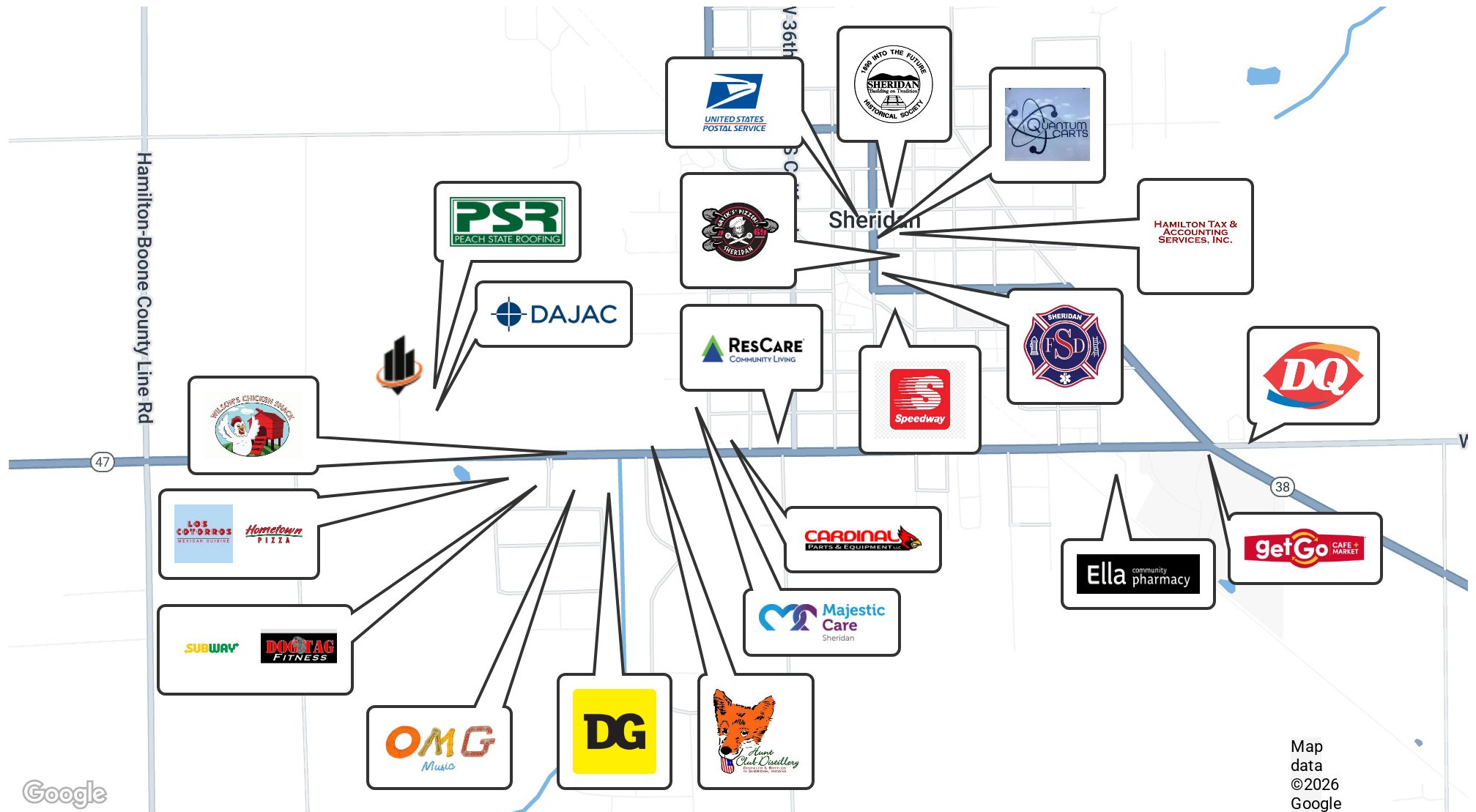


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RETAILER MAP



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LOCATION MAP



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