

AVAILABLE FOR SELLER LEASEBACK

1540 Genesis Drive

La Porte, IN 46350



Located in the established Thomas Rose Industrial Park, this 14,200 SF industrial/manufacturing facility sits on a spacious 2-acre site with M-2 Heavy Industrial zoning. The front portion, built in 1996, provides 5,000 SF of space featuring masonry accents over durable metal siding, along with a 650 SF finished office and breakroom area. The middle section, a 2,000 SF addition completed in 2019, offers 12-foot ceiling clearance and is equipped with an 8' x 10' overhead door for easy loading access. In 2021, the rear of the building was expanded by 7,200 SF, providing an 80' x 90' open span with 18-foot ceiling heights, a 6-inch reinforced concrete floor, and a 12' x 12' overhead door. The property is powered by a heavy-duty electrical system with 400-amp, 600-volt (AC/DC), 3-phase, 4-wire service, supported by multiple subpanels. With real estate taxes of just \$5,082 in 2024, payable in 2025, this site offers a cost-effective opportunity for industrial users.



SIZE	14,200 SF
SALES PRICE	\$985,000
LOT SIZE	2.00 AC
DRIVE-IN DOORS	Two
ZONING	Manufacturing 2
BUILT IN	1996
ADDITION ADD	2021
2024 TAXES	\$5,082
ELECTRICITY	3 Phase - 400 A - 600 V

FOR MORE INFORMATION

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 **LORI TUBBS**

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MAP



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