

INDUSTRIAL SPACE FOR LEASE

239 Factory Street | La Porte, IN 46352



Industrial Warehouse / Manufacturing Space Available for Lease

Building:	230,000 SF
Available:	7,500 SF up to 38,330 SF
Zoning:	Industrial
Docks:	2 Recessed Loading Docks (interior/covered)
GL Door:	1 Grade Level Overhead Door
Clearance:	13' to 21'3"
Power:	Heavy Power
Location:	The property is located in an Urban Enterprise Zone
Lease Rate:	\$2.95 - \$3.75/SF/YR NNN

[VIEW PROPERTY ONLINE](#)

Details:

Available for lease is an industrial suite ranging from 7,500 SF to 38,330 SF, ideal for warehousing, distribution, manufacturing, or light industrial operations. The space offers efficient 29'6" x 20' column and bay spacing with clear heights ranging from 13' to 21'3", allowing flexibility for racking, storage, and production uses.

The building is served by a combination of LED and high efficiency fluorescent lighting and heated by gas fired suspended unit heaters. Included are 2 recessed interior loading docks, allowing trailers to pull fully inside the building for interior loading, along with 1 grade level overhead door. The space is 100% sprinklered for fire protection. Electrical service includes 600A/480V/3Ph power. The space also includes a 7.5 ton overhead crane spanning approximately 300 feet from the loading docks to the rear of the suite. The crane provides 6'8" clear under-hook height.

The suite has a private entrance and is secured from the remainder of the building with chain-link fencing. The suite has a private entrance off of a large parking lot and is secured from the remainder of the building with chain-link fencing. The space is available for immediate occupancy.

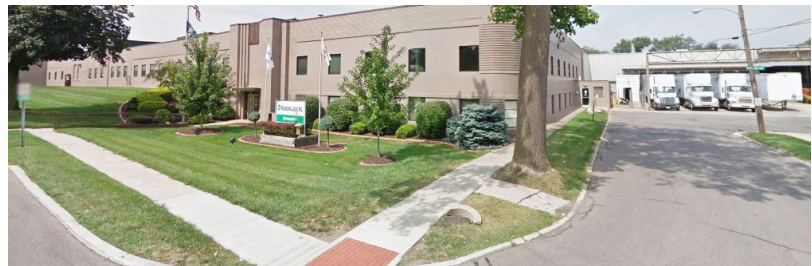
NAI Cressy

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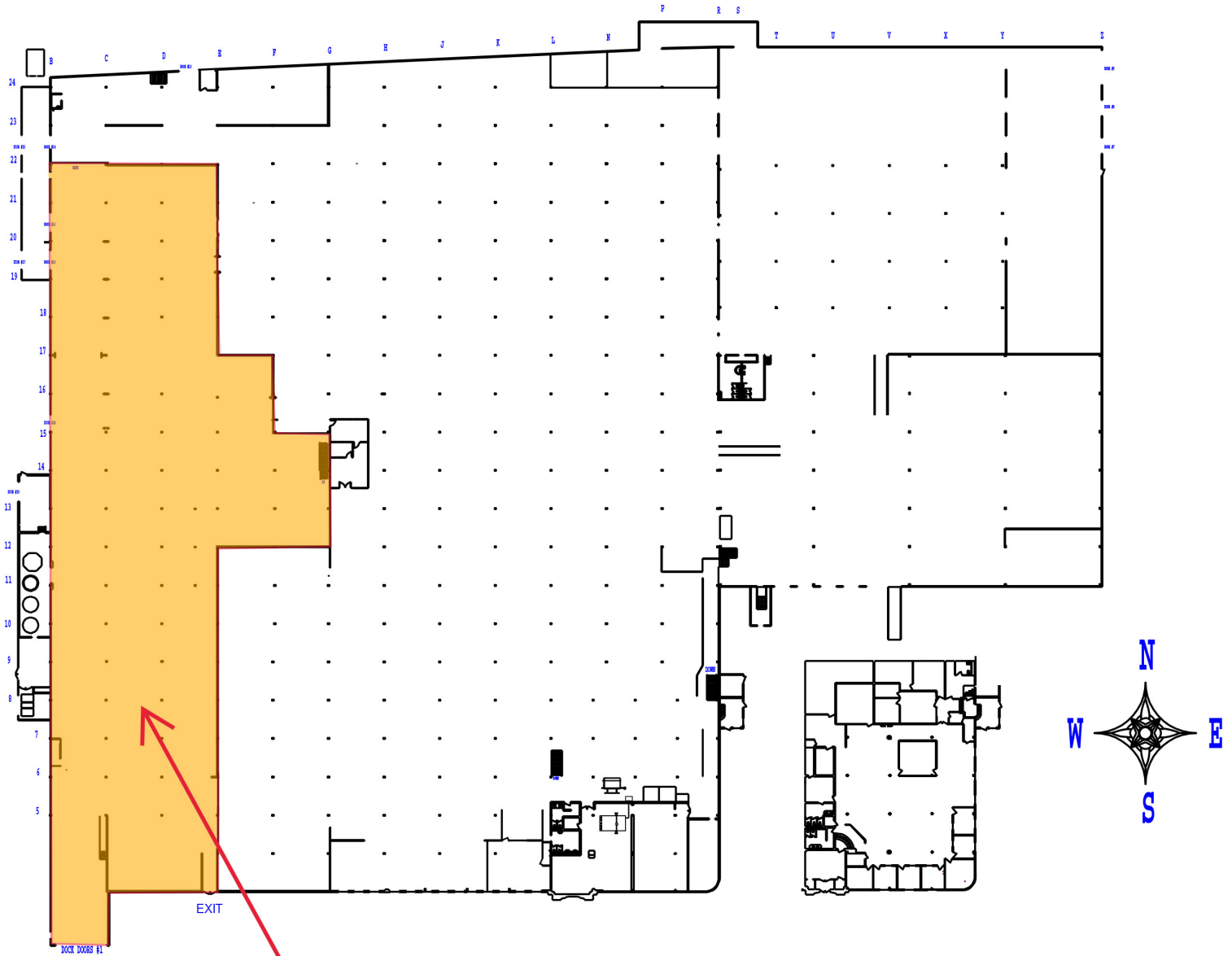


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FLOOR PLAN

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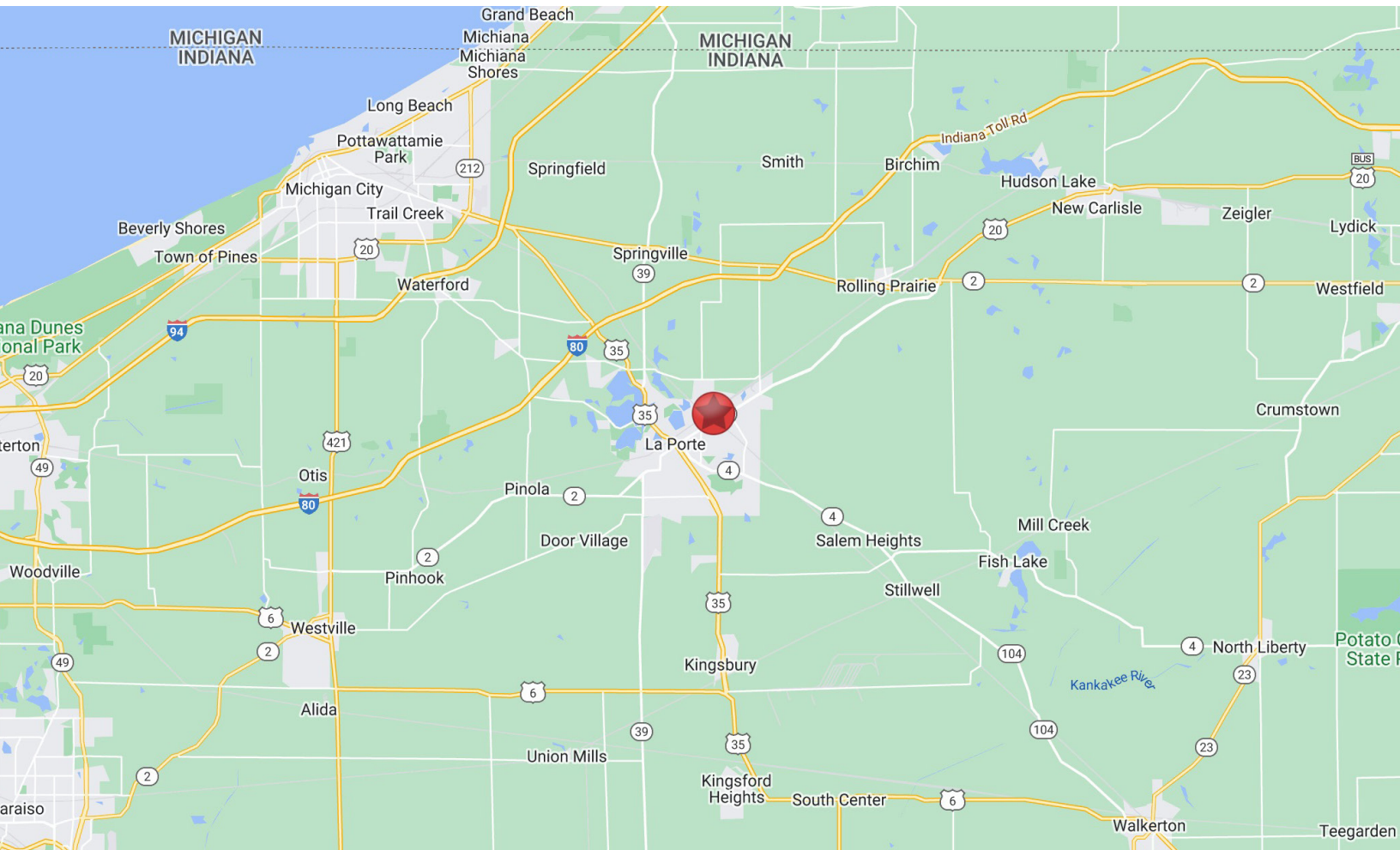
FOR LEASE
38,330 SF



LOCATION OVERVIEW

INDUSTRIAL SPACE FOR LEASE

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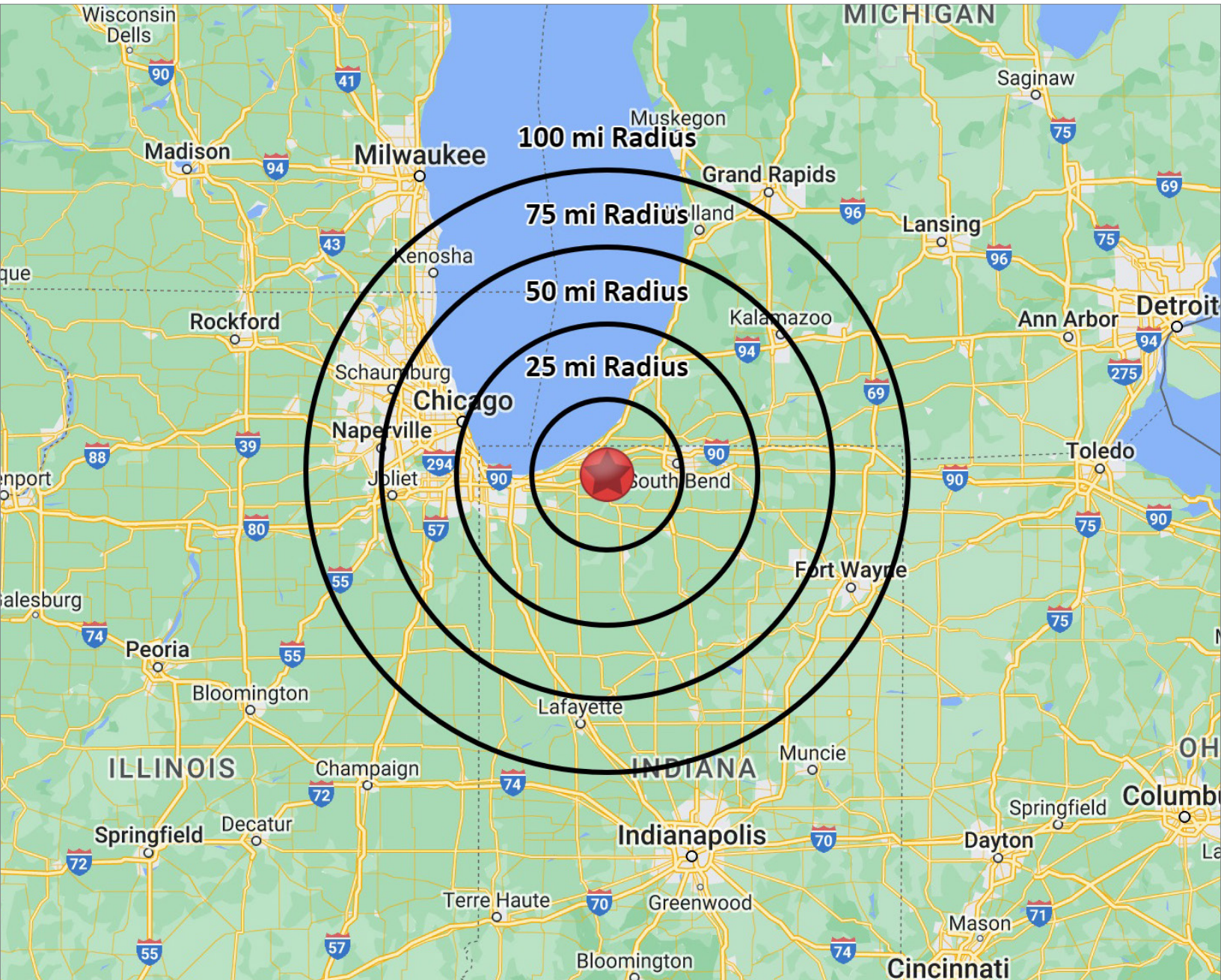


- This property is located in an Urban Enterprise Zone which is a hallmark for urban revitalization and a cornerstone for economic growth and development.
- Operating a business within the Zone offers advantages and incentives.
- This property is close to major highways that connect to State Highway 2, U.S. Highway 20, State Highway 421, the Indiana Toll Road, Interstate 94, and U.S. 31.



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DISTANCE TO MAJOR CITIES

CHICAGO, IL	68 MILES	INDIANAPOLIS, IN	160 MILES
FORT WAYNE, IN	103 MILES	TOLEDO, OH	181 MILES
GRAND RAPIDS, MI	123 MILES	DETROIT, MI	227 MILES