



25,600 SF  
FOR LEASE

7267

N BAKER ROAD

Fremont, IN 46628

CBRE

# PROPERTY OVERVIEW



25,600 SF  
**Building Size**



4.10  
**Acres**



Divisible by Half  
**Space Separately Metered**



16'  
**Clear Height**



3 Per Unit  
2-14'x14' & 1-14'x12f'  
**Drive-In Doors**



Commercial  
**Zoned**



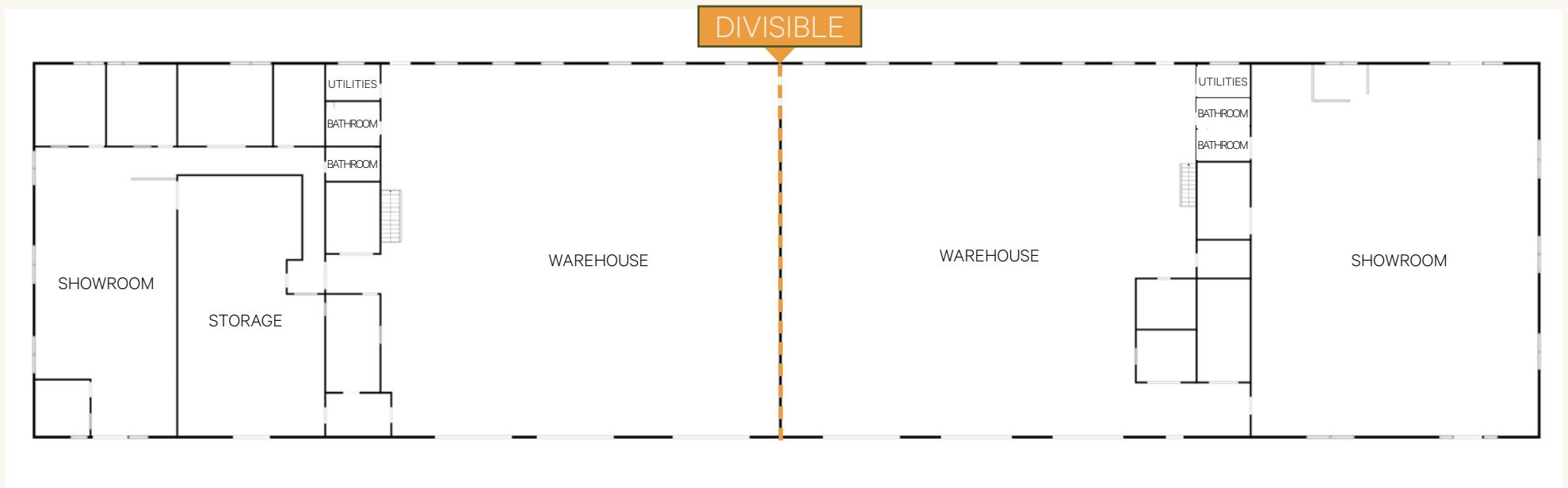
2007  
**Built In**



Gravel Lot  
**Exterior Storage**



# FLOOR PLAN



> Main warehouse space is approximately 86ft wide x 78ft long (from garage doors to back of building)



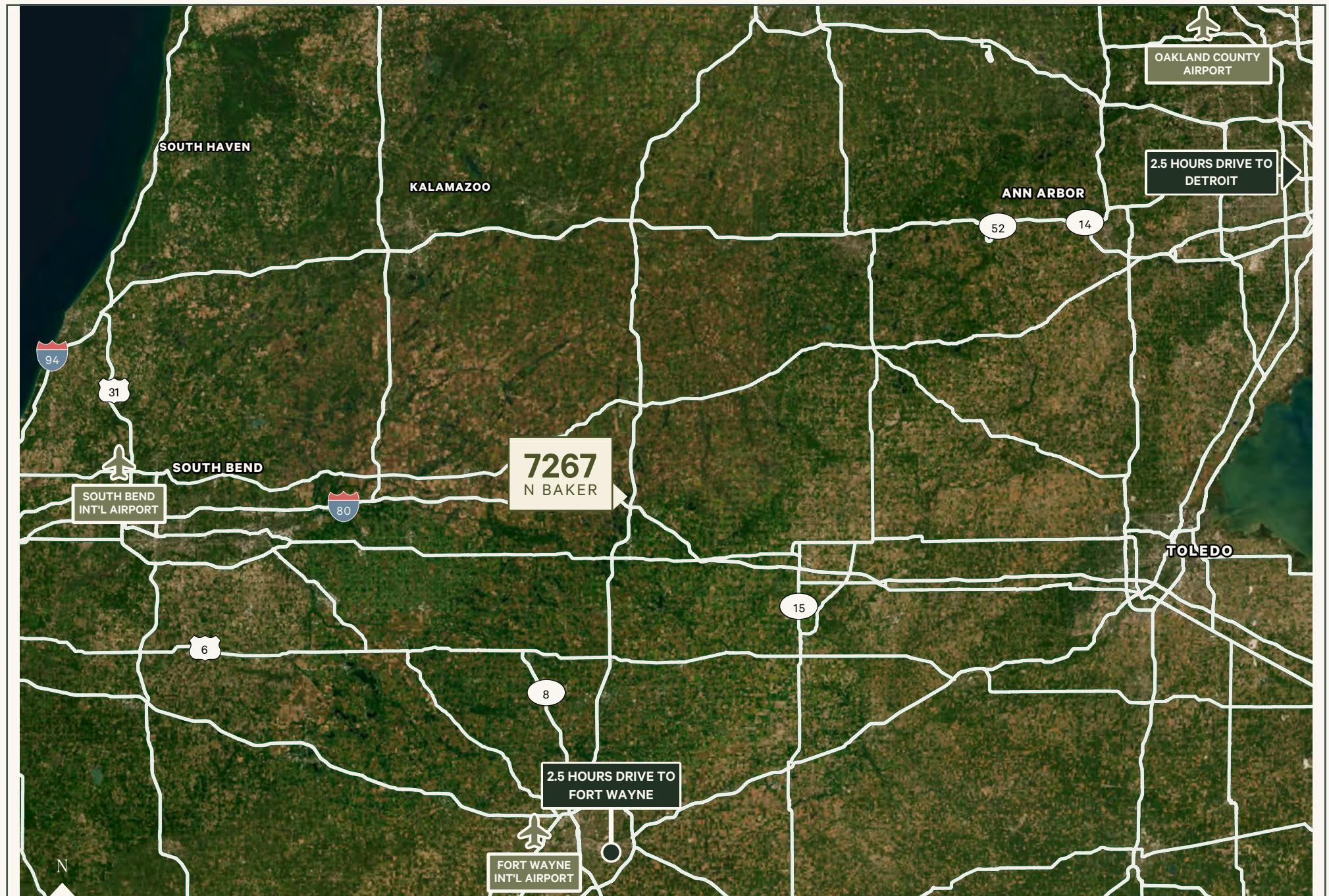
## LOCATION OVERVIEW

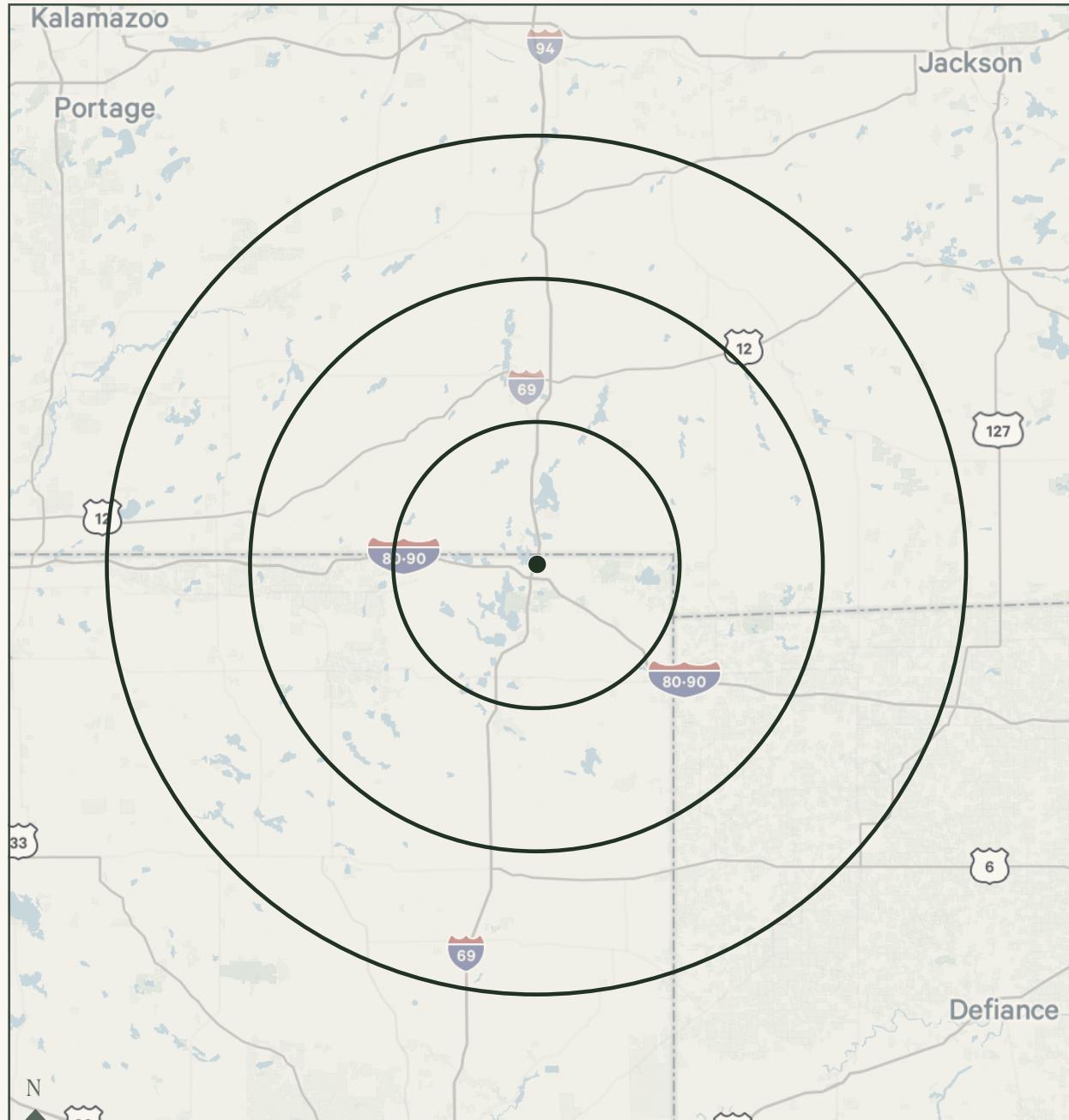
- > 1 min or 0.3 miles to Interstate 69
- > 3 mins or 1.5 miles to Interstate 90/Indiana Toll Road
- > Next to Stoops Truck Dealer
- > Adjacent to FedEx cross dock terminal
- > Down the street from XPO cross dock terminal

# RETAIL AMENITIES



# REGIONAL CONNECTIVITY





# AREA DEMOGRAPHICS

DEMOCRAPHICS	10 MILE	20 MILES	30 MILES
2024 Population	33,086	100,918	272,972
2024 Average Household Income	\$96,686	\$89,178	\$85,892
2024 Household Size	2.41	2.49	2.52
2024 Median Age	42.8	42.3	40.6



25,600 SF  
FOR LEASE

**7267**  
N BAKER ROAD

**Fremont, IN 46628**

CHRIS DEUTSCHER, CCIM, CPM  
Senior Associate  
1 219 877 4290  
[chris.deutscher@cbre.com](mailto:chris.deutscher@cbre.com)

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.