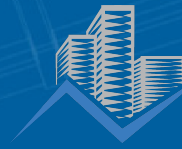
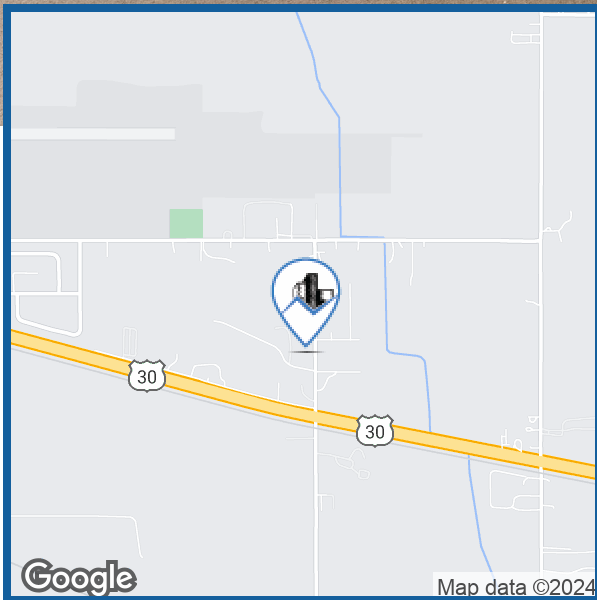


397 Pilot Drive

Valparaiso, IN



STREETFRONT
— REAL ESTATE —



FOR LEASE | UP TO 2,880 SF OF INDUSTRIAL SPACE

PROPERTY HIGHLIGHTS

- Heavy Industrial Zoning
- Built-in 2023
- 14' x 14' Drive-in Doors
- 1.4 Miles From Rt 30 & Rt 49
- Across from Porter County Regional Airport

FOR MORE INFORMATION

Ryan Peters
219.510.3720
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397 Pilot Drive

Valparaiso, IN



OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	7,200 SF
Available SF:	2,880 SF
Lot Size:	1.49 Acres
Year Built:	2023
Zoning:	Heavy Industrial

PROPERTY OVERVIEW

This newly built, 7,200-square-foot warehouse was completed in 2023. The property is a perfect fit for businesses needing heavy industrial zoning, offering a spacious and versatile environment for manufacturing, distribution, or storage. The 2,880 SF unit features a 16-foot ceiling height and is equipped with 220-volt, single-phase power and durable 6" floors. It includes a private bathroom and a 14' x 14' drive-in door, ensuring easy access for large vehicles and equipment. Additionally, the property offers eight dedicated parking spots for convenience. Constructed with modern, durable materials and finishes, this warehouse is designed to meet the demands of today's industrial businesses. Its prime location offers easy access to major transportation routes, making logistics and operations seamless. The rent is \$2,800/ month.

LOCATION OVERVIEW

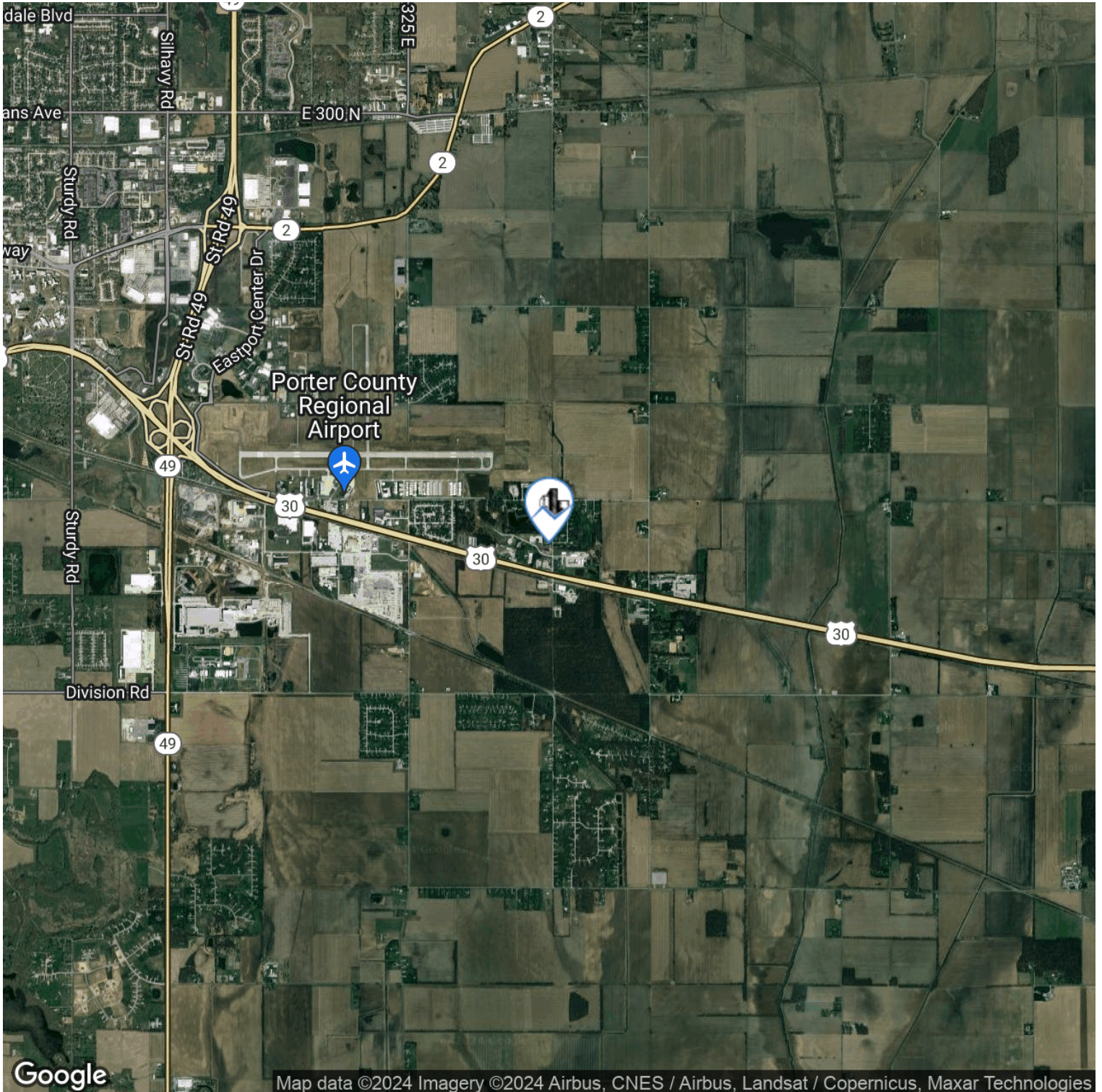
This facility is across the street from Porter County Regional Airport and is right off Route 30; this location provides accessibility and visibility for any business looking to establish or expand its operations. Located just 1.4 miles from the intersection of Route 30 and Route 49, the site has easy access to major highways, facilitating smooth transportation and distribution channels for manufacturing, warehousing, or other industrial operations. Furthermore, its proximity to I-90, only 13 miles away, positions it perfectly for businesses looking to tap into the broader regional or national market, offering direct routes to major cities and commercial hubs.

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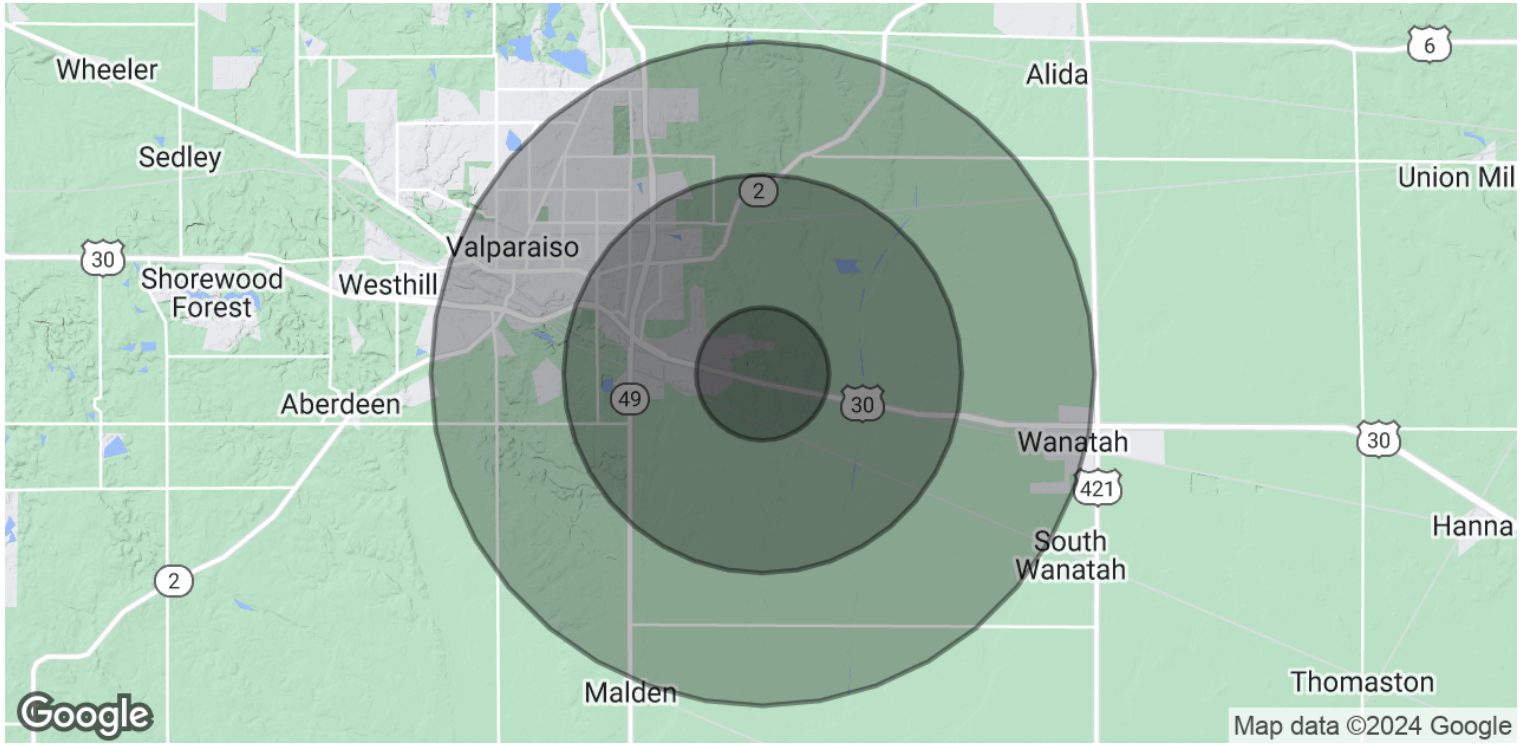


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397 Pilot Drive

Valparaiso, IN



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	879	7,844	33,919
Average Age	39	39	40
Average Age (Male)	38	37	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	292	2,815	13,521
# of Persons per HH	3	2.8	2.5
Average HH Income	\$96,036	\$101,604	\$97,372
Average House Value	\$254,959	\$292,442	\$301,129

Demographics data derived from AlphaMap

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