

# INDUSTRIAL/FLEX SPACE FOR LEASE OR BUILD TO SUIT

## THE WAVELAND BUILDING

6655 DANIEL BURNHAM DR | PORTAGE, IN



## PROPERTY FEATURES

- Located within a 385-Acre Master-Planned Business Park
- High-Speed, High-Capacity Fiber Optic Telecom
- Up to Approximately 1-Acre Outside Storage Area Available
- Flexible/Economical Building Design
- Access/Utility Easements & Agreements in Place with Adjacent Lots
- Positioned at a True Crossroads, Just 30 Miles from Downtown Chicago
- On-Site Amenities include Hotels, Restaurants, Retail, Trail System and Lakefront Park
- Easy Access to I-94
- Tax Abatement Available



## CONTACT US

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### BUILDING SPECIFICATIONS

**SIZE:** 152,000 SF situated on 9.8 acres | Divisible to 21,000 SF

**DIMENSIONS:** 650' length by 260' / 240' depth

**COLUMN BAYS:** 50' x 50' / 50' x 60'

**CEILING HEIGHT:** 32' clear

**CONSTRUCTION:** Precast insulated core panel with EDPM roof

**FLOOR:** 6" reinforced concrete slab throughout entire building

**DOCKS:** 26 dock doors

**DRIVE-IN DOORS:** 6 doors

**CAR PARKING:** 186 auto parks

**TRAILER PARKING:** 12 trailer parking stalls

**LIGHTING:** LED throughout

**HVAC:** Roof-top units controlled by individual suite

**FIRE PROTECTION:** Wet pipe, ESFR sprinkler system

**POWER:** To Suit



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