

UNDER NEW OWNERSHIP AND MANAGEMENT
5 months of free rent & \$50,000 for moving expenses
for a lease of 5 years or more signed by 12/31/24



Unit A

Property Details

Building Size	123,032 SF
Available Space	18,148 SF
Office Size	1,255 SF
Warehouse Size	16,893 SF
Clear Height	25'
Docks	3 exterior
Drive-in doors	1 DID
Power	250a@480v
Real Estate Taxes:	\$1.05/SF (2023 est)
OpEx & Mgmt Fee:	\$1.14/SF (2023 est)
Lease Rate	Subject to offer
Comments	- Visible from I-94 - EDPM membrane roof - 6" reinforced concrete floor



Quick access to I-94



Proximity to restaurants
and shopping



Access to sizable and
skilled labor force

Adam Haefner, Principal
adam.haefner@avisonyoung.com
D: +1 847 637 0704
M: +1 773 343 1441

Zeke Rowan, Principal
zeke.rowan@avisonyoung.com
D: +1 847 637 0708
M: +1 708 359 9963

Martin Mikaitis, Principal
martin.mikaitis@avisonyoung.com
D: +1 847 886 0224
M: +1 708 502 4663

Nick Fazio, Associate
nick.fazio@avisonyoung.com
D: +1 847 232 8604
M: +1 312 860 1577

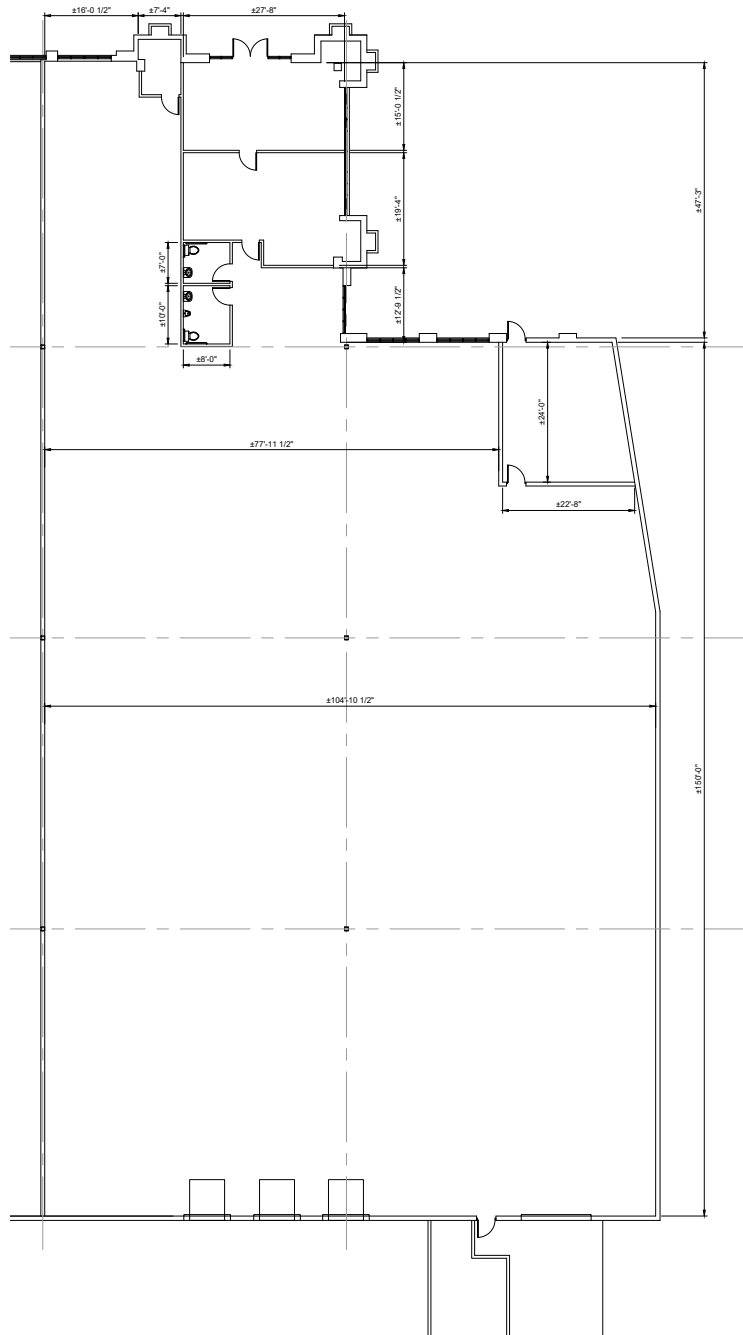


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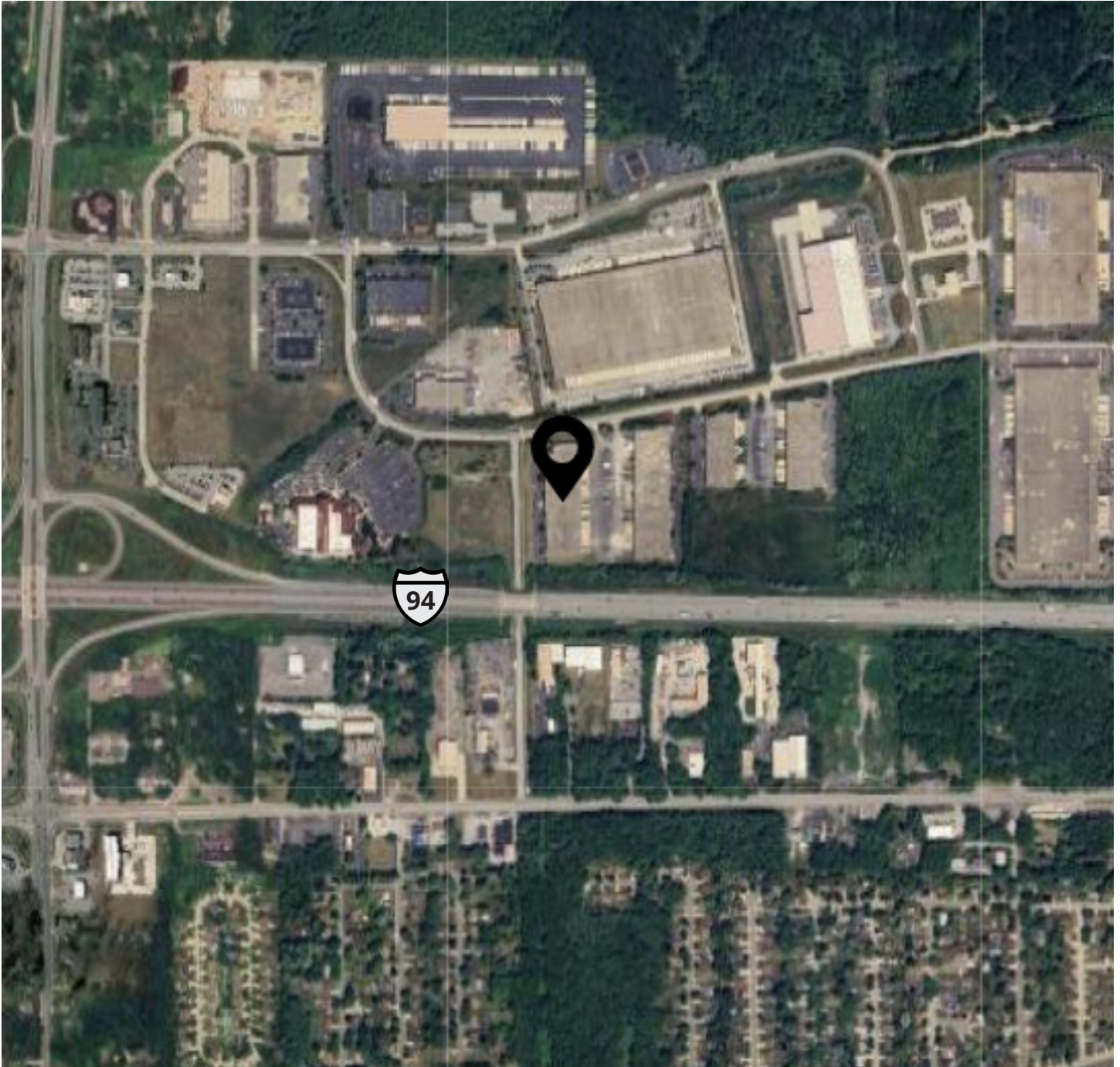
**AVISON
YOUNG**

Aerial View

18,148 SF | For Lease

6525 Daniel Burnham Drive

Portage, IN 46368



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