



FOR SALE OR LEASE | **322,498 SF**
190 E POLK ST | **ORLEANS, IN**

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PROPERTY DETAILS

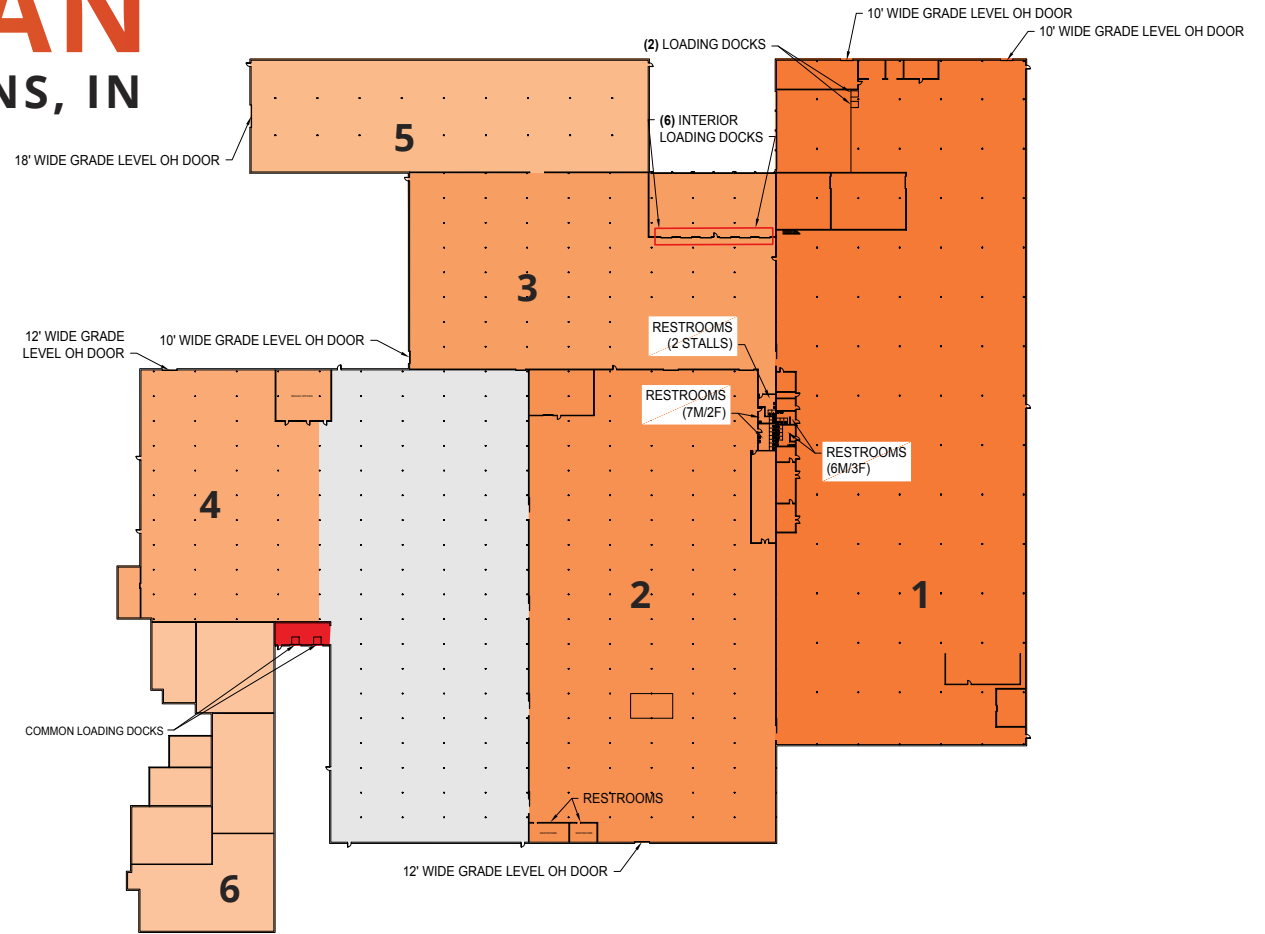
190 E POLK ST | ORLEANS, IN

AVAILABLE SPACE	322,498 SF
WAREHOUSE SPACE	297,399 SF
OFFICE SPACE	25,099 SF
DOCK DOORS	10
DRIVE-IN DOORS	6
CLEAR HEIGHT	14' - 18' 6"
ROOF	TPO
WALLS	Steel & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1900+
YEAR RENOVATED	In Process
FIRE SUPPRESSION	Wet
LIGHTING	LED
POWER	8,000a/277 - 480v
LAND AREA	28.46 Acres
ZONING	I-2: Heavy Industrial District
PARCEL ID	59-02-30-200-10.000-010 59-02-30-200-026.000-10 59-02-30-200-027.000-010 59-02-30-241-003.000- 010 59-02-30-241-004.000-010
RAIL ACCESS	Potential Railroad Access Serviced by CSX
OPEX ESTIMATE	\$0.45/SF



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	OH DOORS	DOCKS	SQUARE FEET
1	AVAILABLE WAREHOUSE	33' x 40'	17' 6" - 18' 6"	2	2	112,349 SF
2	AVAILABLE WAREHOUSE	20' x 33' 6"	14'	1	0	76,100 SF
3	AVAILABLE WAREHOUSE	20' x 33' 6"	14'	1	6	47,592 SF
4	AVAILABLE WAREHOUSE	20' x 33' 6"	14'	1	2	31,750 SF
5	AVAILABLE WAREHOUSE	30' x 34'	14'	1	0	29,608 SF
6	AVAILABLE DECOMMISSIONED OFFICES	N/A	N/A	N/A	N/A	25,099 SF
TOTAL				6	10	322,498 SF

[VIEW MATTERPORT WALK-THROUGH](#)



LOCATION MAP

190 E POLK ST | ORLEANS, IN



ORLEANS

LOUISVILLE, KY	55 MILES
INDIANAPOLIS, IN	88 MILES
CINCINNATI, OH	153 MILES
NASHVILLE, TN	227 MILES
ST. LOUIS, MO	247 MILES

