



72104 County Road 23

72104 County Road 23, New Paris, IN 46553

Property Overview

The property is in an excellent location right off of US 6 and State Rd 15 in New Paris, Indiana, and has frontage on US 6 and County Road 23.

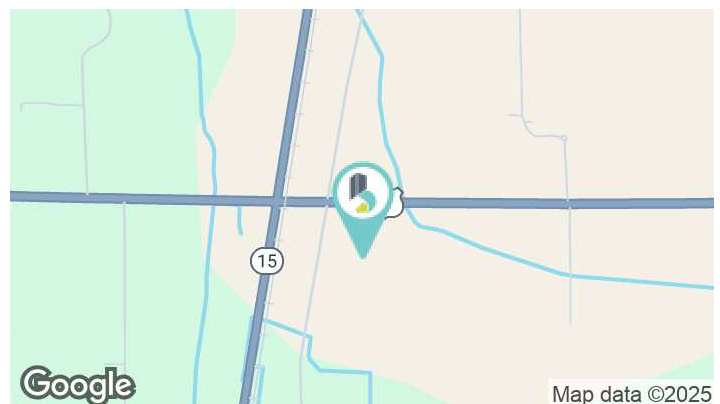
Property Highlights

- Excess land available ideal for expansion
- 6 Docks and 8 O/H Doors
- 16' to 20' eave height
- 25' x 30' bay spacing
- 4.50+/- Acres Transport Lot

LEASE RATE	\$4,500.00 PER MONTH (NNN)
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Lot Size:	± 4.50 Acres
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Zoning:	M1 & M2
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Location Information

Building Name	72104 County Road 23
Street Address	72104 County Road 23
City, State, Zip	New Paris, IN 46553
County	Elkhart County

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M1 & M2
Lot Size	± 4.50 Acres
APN #	20-15-33-100-010.000-018
MLS #	11725



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	196,020 SF	Lease Rate:	\$4,500.00 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Transport Lot	Available	196,020 SF	NNN	\$4,500 per month

