

INDUSTRIAL BUILDING FOR LEASE

201 MAIN STREET, NEW HAVEN, IN 46774



PROPERTY HIGHLIGHTS

- Great Multi-Section Industrial Building
- Strategic location near SR-930 & I-469
- Close proximity to newly announced Google Data Center
- (2) Designated docks and (2) Overhead doors
- Recently renovated in 2019
- Ideal for warehouse, manufacturing, or distribution use
- Versatile layout to accommodate unique space requirements

OFFERING SUMMARY

Lease Rate:	\$4.00 SF/YR - (NNN)
Building Size:	93,718 SF
Available SF:	30,025 SF
Lot Size:	4.43 Acres
Year Built:	1961
Renovated:	2019
Zoning:	I-2 (General Industrial)

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Lease Rate

\$4.00 SF/YR (NNN)

LOCATION INFORMATION

Building Name	Industrial Building for Lease
Street Address	201 Main Street
City, State, Zip	New Haven, IN 46774
County	Allen
Market	Industrial
Sub-market	Warehousing
Cross-Streets	Hartzell Road & Main Street
Township	Allen/Adams
Side of the Street	North
Road Type	Paved
Market Type	Large
Nearest Highway	US 930
Nearest Airport	Fort Wayne International Airport

BUILDING INFORMATION

Building Size	93,718 SF
Year Built	1961
Year Last Renovated	2019
Gross Leasable Area	30,025 SF
Construction Status	Existing
Roof	Metal - New Roof 2019
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	I-2 (General Industrial)
Lot Size	4.43 Acres
APN #	02-13-11-202031.000-041
Corner Property	No
Traffic Count	8471 VPD
Traffic Count Street	Lincoln Highway E

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	Ample Parking Spaces

UTILITIES & AMENITIES

Docks	2
Lights	LED Sensor Lights
Power	3 Phase
Ceiling Height	15' to 30'

MISC BUILDING INFORMATION

Docks	2
Lights	LED Sensor Lights
Power	3 Phase
Ceiling Height	15' to 30'

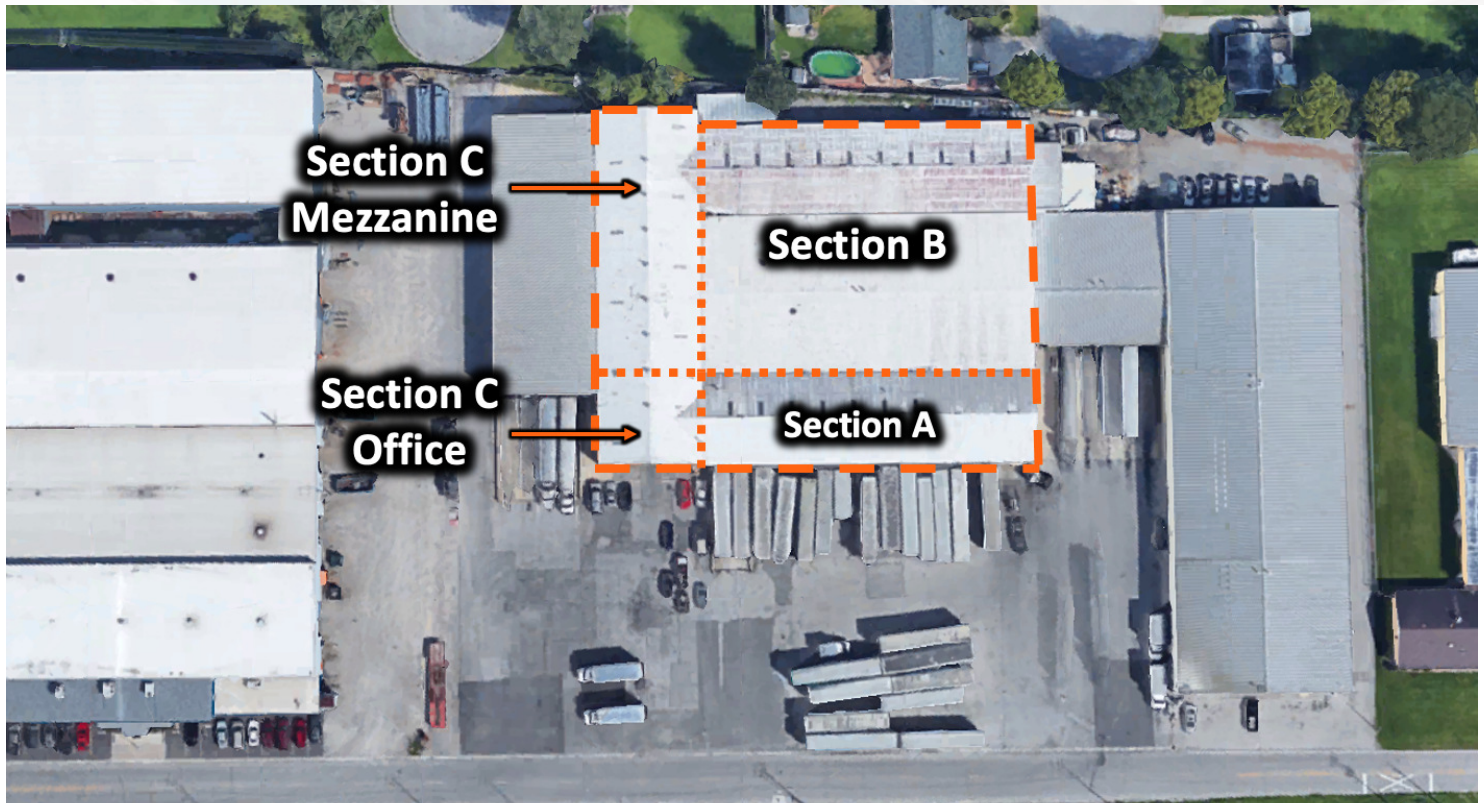
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Total Square Footage 30,000 SF

Total Mezzanine: 9,905 SF

SECTION A:

9,750 SF

15' Ceiling

2 Docks (10'x8')

SECTION B:

17,550 SF

Section A&B equals 27,300 SF

15' Ceiling (20' with slope) - 12'x10' Overhead Door

15'x10' Mezzanine Office

1 of 3 Restrooms

SECTION C:

3 Offices, Kitchenette, 2 of 3 Restrooms

2,725 SF Office=Warehouse

9,635 SF Mezzanine

30' Peak Ceiling (15' peak in mezzanine)

Office 15'x 42'

Warehouse 50'x42'

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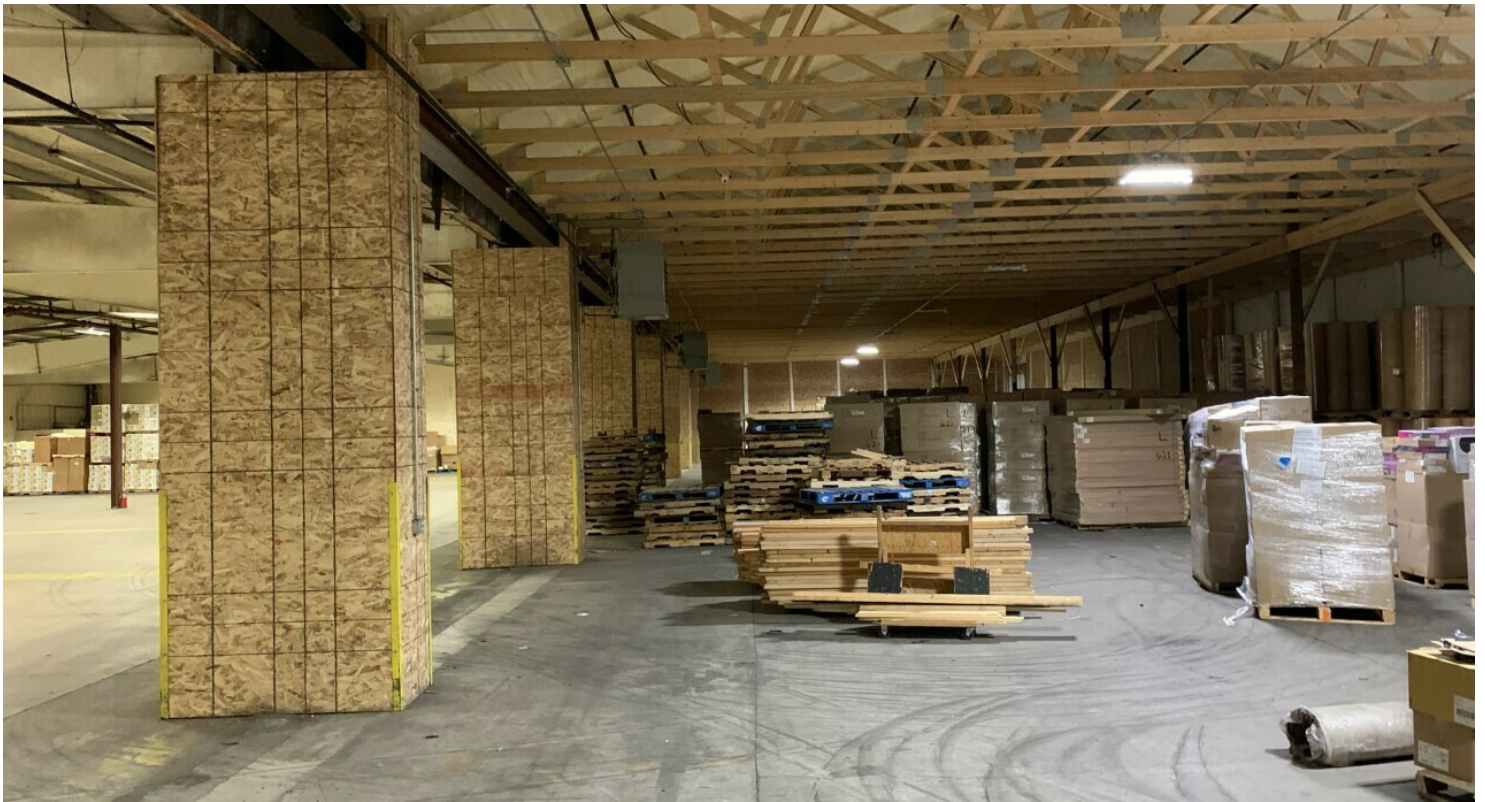
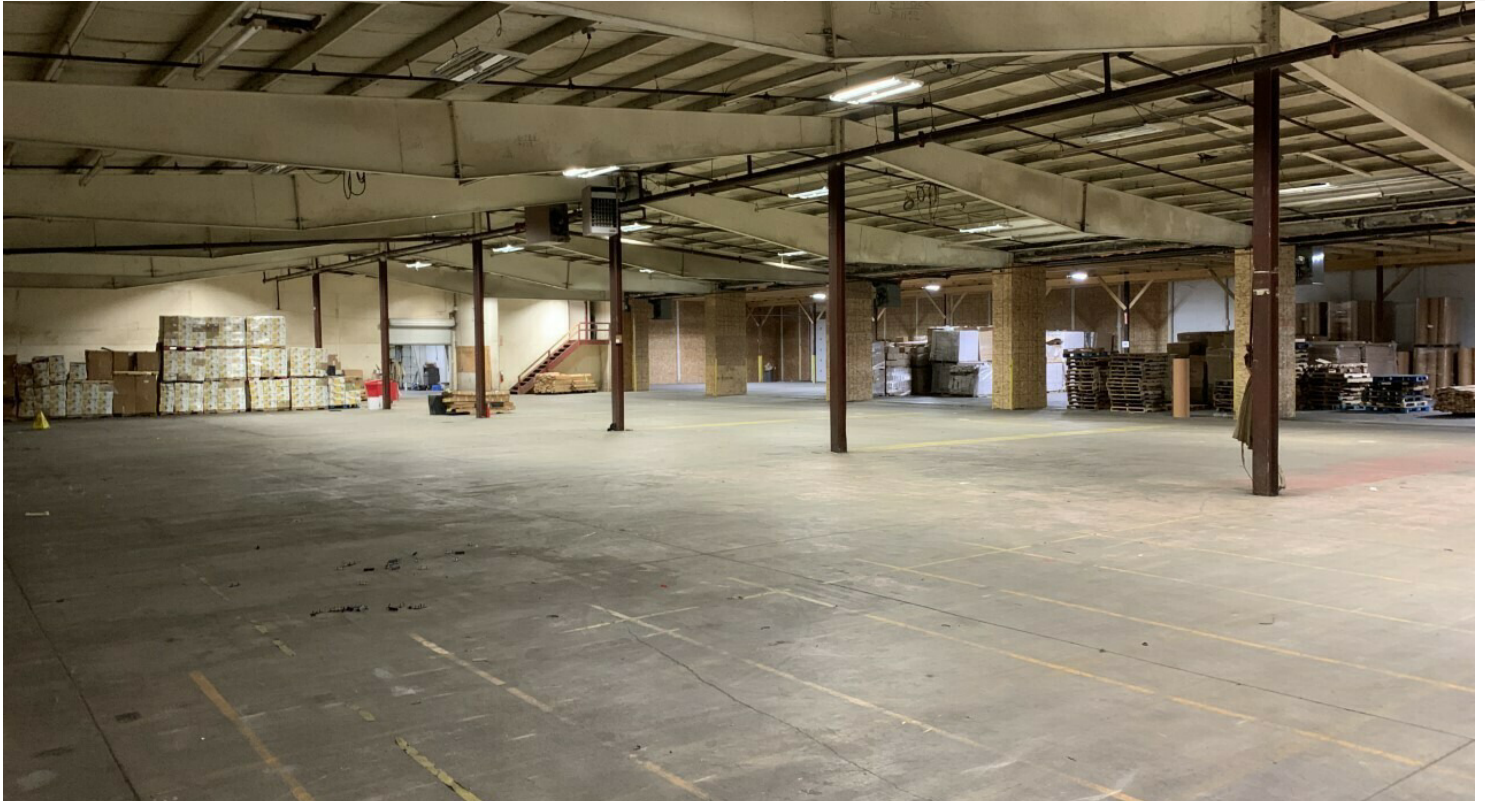
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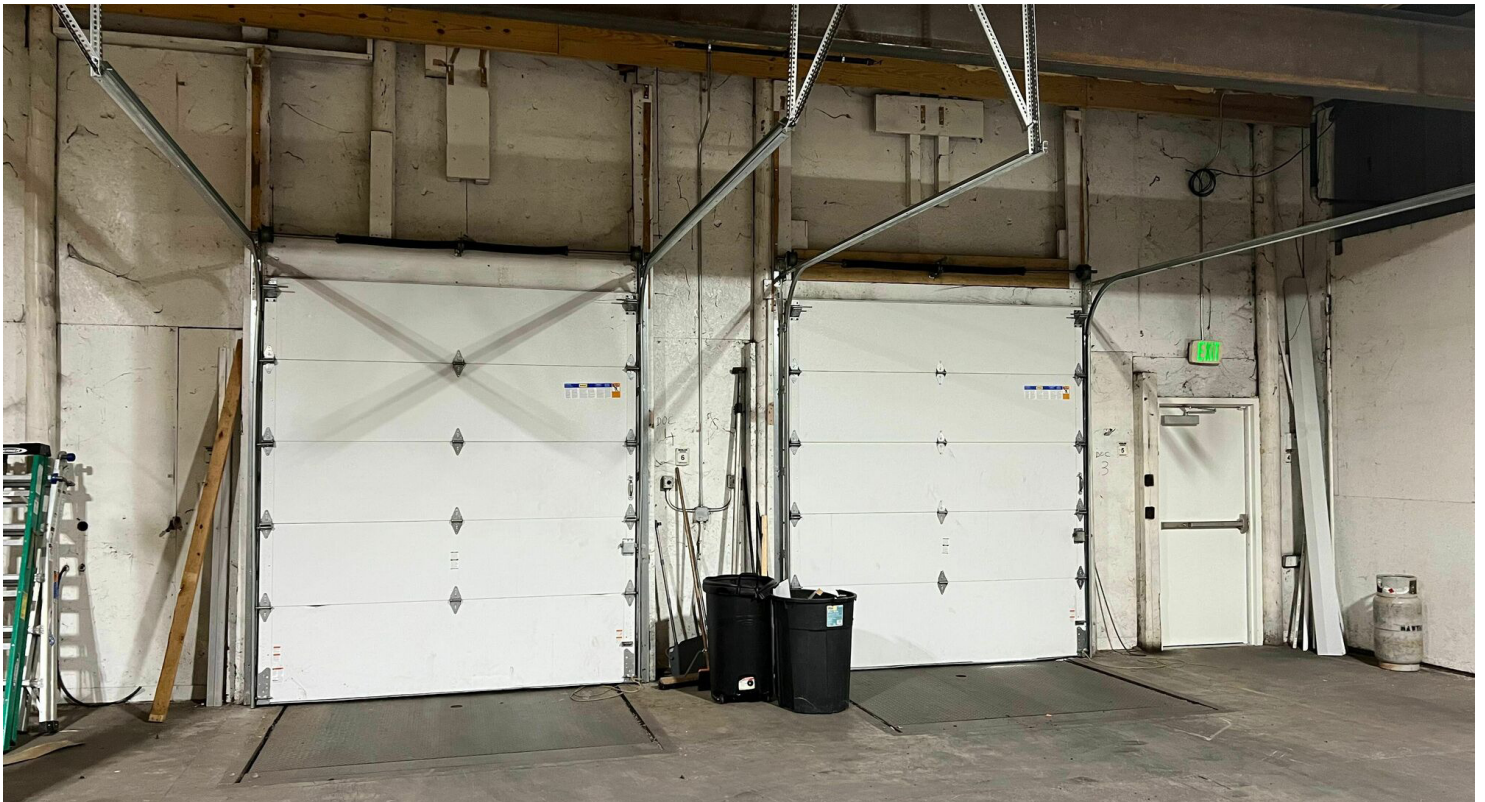
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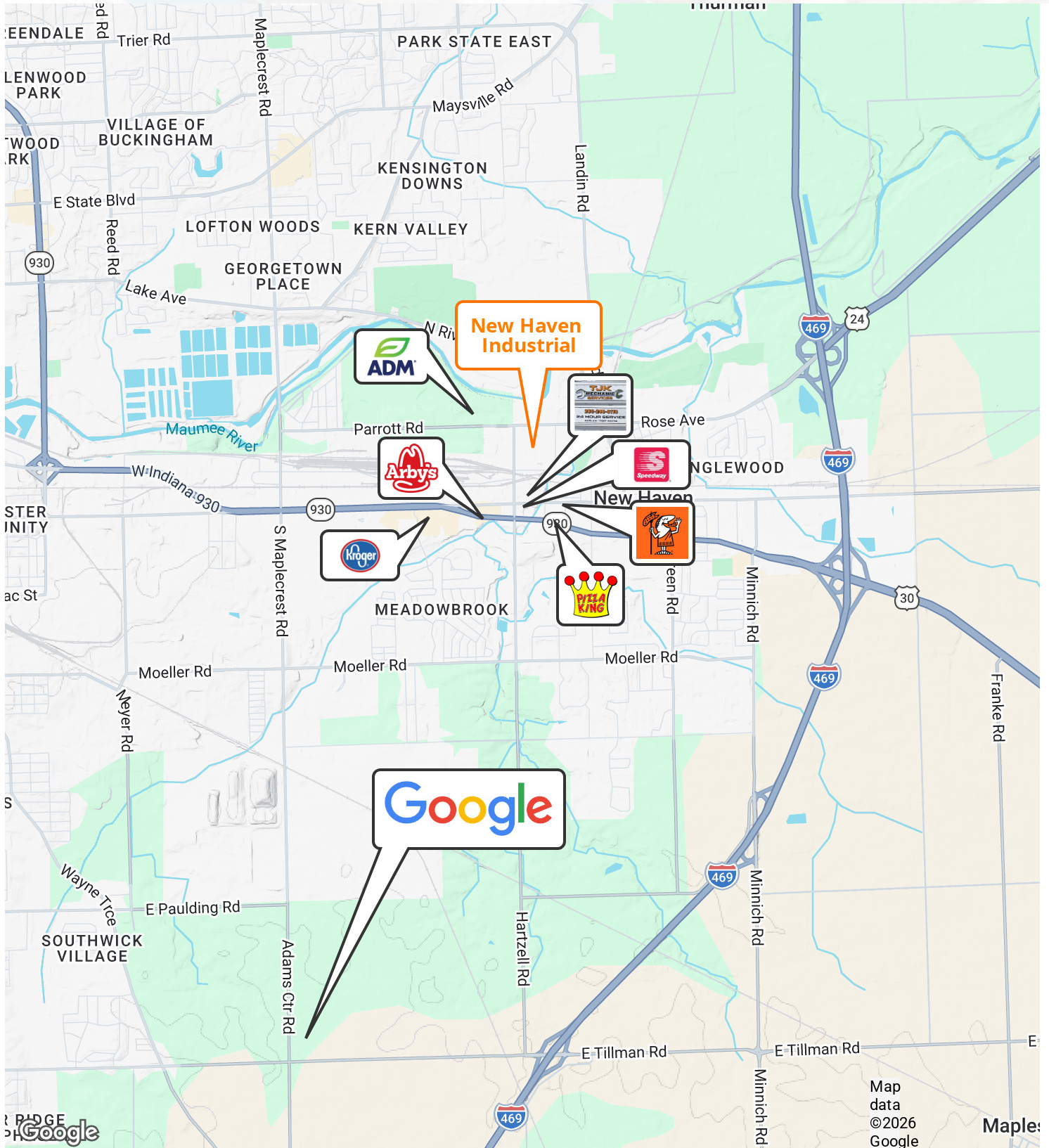
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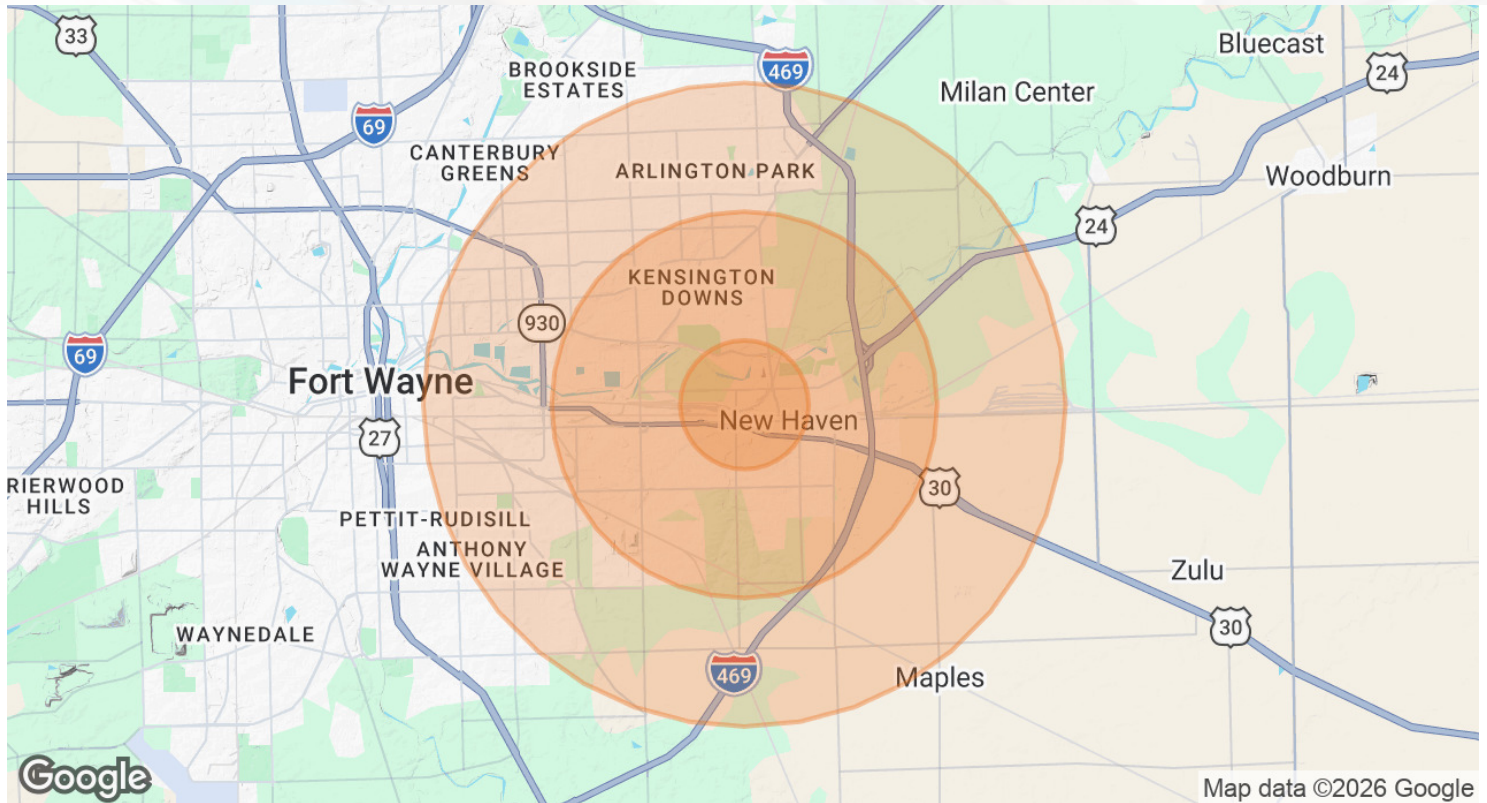
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,256	33,053	96,954
Average Age	39.3	38.5	36.6
Average Age (Male)	39.1	36.4	34.4
Average Age (Female)	40.3	40.3	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,223	13,445	40,048
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$55,082	\$61,851	\$59,692
Average House Value	\$141,060	\$146,198	\$123,910

2020 American Community Survey (ACS)

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