



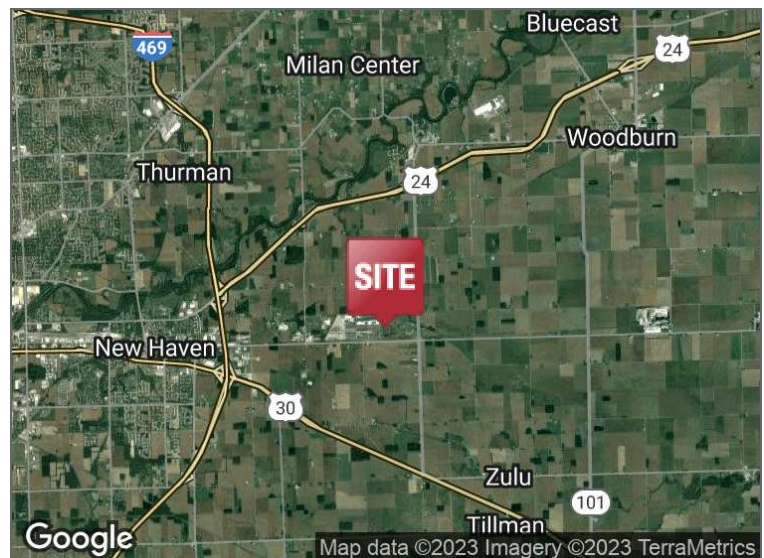
Sample Rendering

CASAD INDUSTRIAL PARK - PHASE I

15501 DAWKINS ROAD NEW HAVEN, INDIANA 46774

PROPERTY HIGHLIGHTS

- Up to 200,000 SF available Q1 2024
- 60' Bay spacing with 104' spans
- 38' Eave height; 34' clear throughout interior
- 1 OHD at 16'x16' (insulated with one row of windows and electric operator)
- 24 OHD at 9'x10' (insulated with electric operator)
- 24 Docks with 40,000# electric dock levelers; electric dock locks, and shelters
- Heavy Power
- ESFR Fire sprinkler system
- Rail accommodations



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General Property Information

Name	Casad Industrial Park—Bldg 1	Parcel Number	02-14-10-100-002.000-047
Address	15501 Dawkins Road	Total Building SF	200,000 SF
City, State, Zip	New Haven, IN 46774	Acreage	260 AC
County	Allen	Year Built	Q1 2024
Township	Adams	Zoning	I-3
Parking	Surface	Parking Spaces	Ample

Property Features

Construction Type	Precast concrete (insulated)	Number of Floors	1
Bay Spacing	60' x 104'2"	Foundation	6" reinforced concrete
Ceiling Heights	34' clear throughout interior; 38' at eave (underside roof panel)	Lighting	LED
Dock Doors	24 with electric levelers & locks	Sprinklers	ESFR
OH Doors	1 @ 16'x16'; 24 @ 9'x10'	Electrical	Heavy
Rail Access	Accommodations	Heating	Economical Cambridge Units
Restrooms	Yes (# subject to buildout)	Central Air	In office

Utilities

Electric	Paulding Putnam
Gas	NIPSCO
Water/Sewer	City of New Haven

Major Roads

Nearest Interstate	I-469—5 Miles
Nearest Highway	SR 14/US 30/US 24— Less than 1 Mile

Lease Information

Available SF	200,000 SF	Lease Rate	Subject to tenant buildout
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Expenses

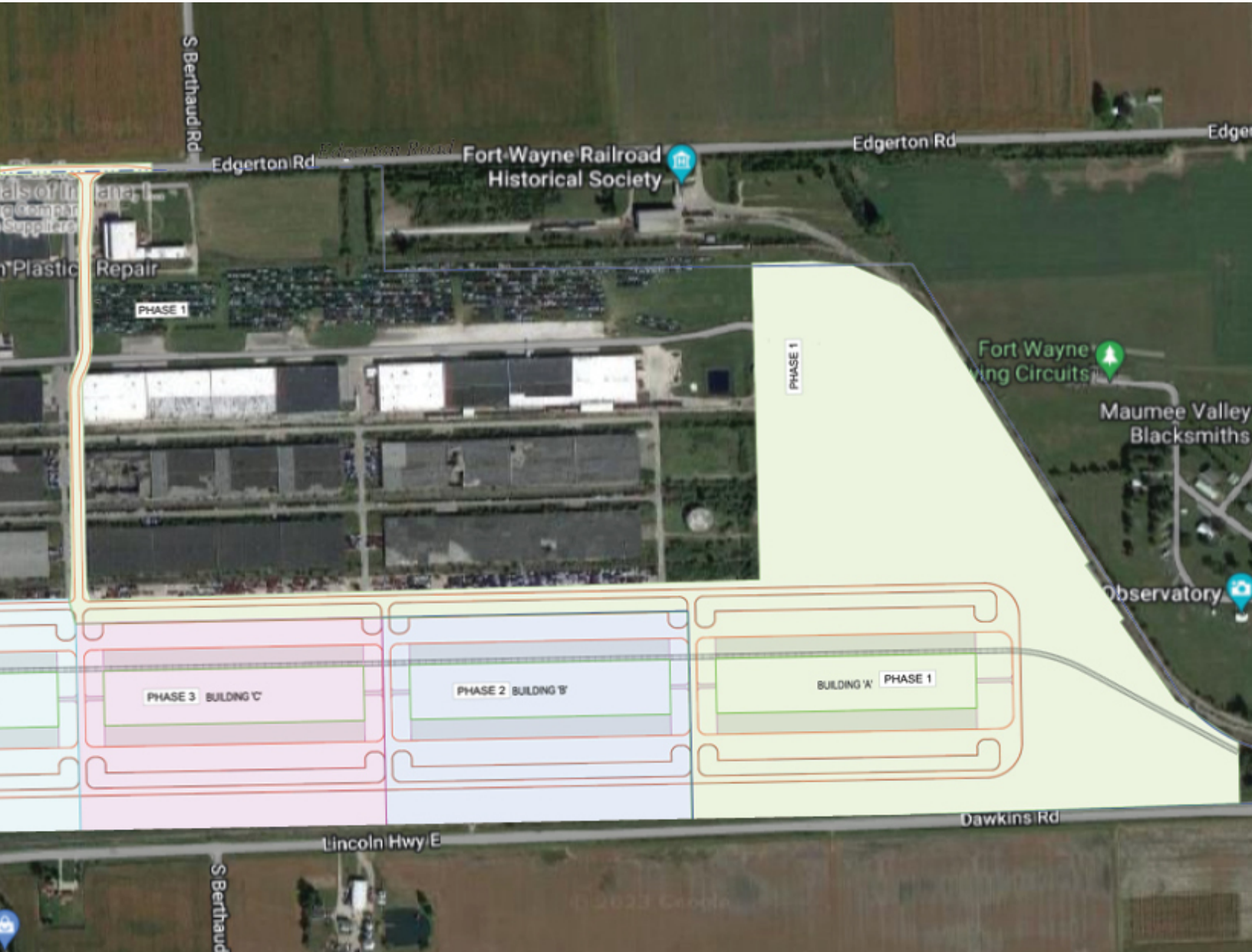
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes/CAM/Ins	TBD	Tenant
Utilities		Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord

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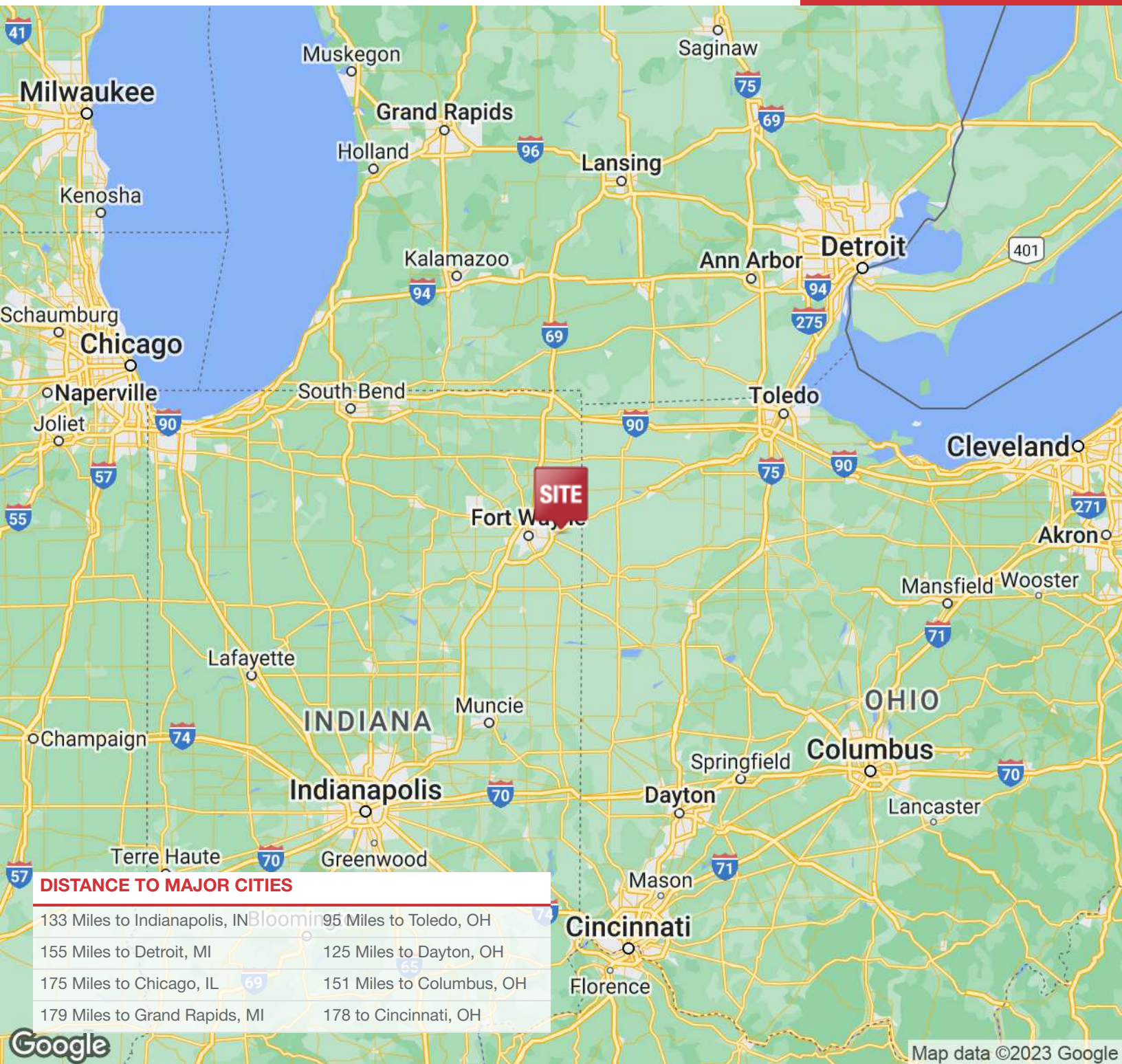


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