



# FOR LEASE

W 800 S & S Innovation Way,  
Peru, In 46970

## INDUSTRIAL SPEC BUILDING UNDER CONSTRUCTION



### Property Overview

This 19-acre parcel is just 15 minutes from the new StarPlus Energy EV Battery Plants and Stellantis Transmission and Engine Plants. Conveniently located right on US-31, and just minutes from SR 218, SR 18, and US 35. Currently under development with completion set for 4Q 2025. The initial building will be 150,800 SF expandable to 277,550 SF. Building is available for lease. The developer will finish to suit tenant-specific needs.

### Offering Summary

Sale Price	TBD
Base Lease Rate:	TBD
Available SF:	150,800 SF (expandable to 277,550 SF)
Lot Size:	19.24 Acres
Year Built:	2025
Building Size:	150,800 SF (divisible to 50,000 SF)

### Property Highlights

- 150,800 SF Industrial spec building (260' deep x 580' long)
- Future ability to expand to 277,550 SF (325' x 390' long)
- Building Type: Precast
- Clear Height: 35' clear at 1st CL
- Typical Bay Spacing: 54'-50'
- Speed Bay Spacing: 54'-60'
- 50 Car parking stalls
- 50 Trailer parking stalls
- (2) - 12'x14' sectional drive-in doors
- (14) - 9'x10' manual doors included
- (14) - 40,000# mechanical levelers included
- (4) - 12'x14' motorized doors included
- 6" thick unreinforced concrete on 6" stone (4,000 psi)
- ESFR Fire Protection System
- Electrical: 800 A 277/480V building service
- Landscaping Allowance
- Mass Grading/Storm Allowance

### Contact Paul Wyman

📞 765-419-1021

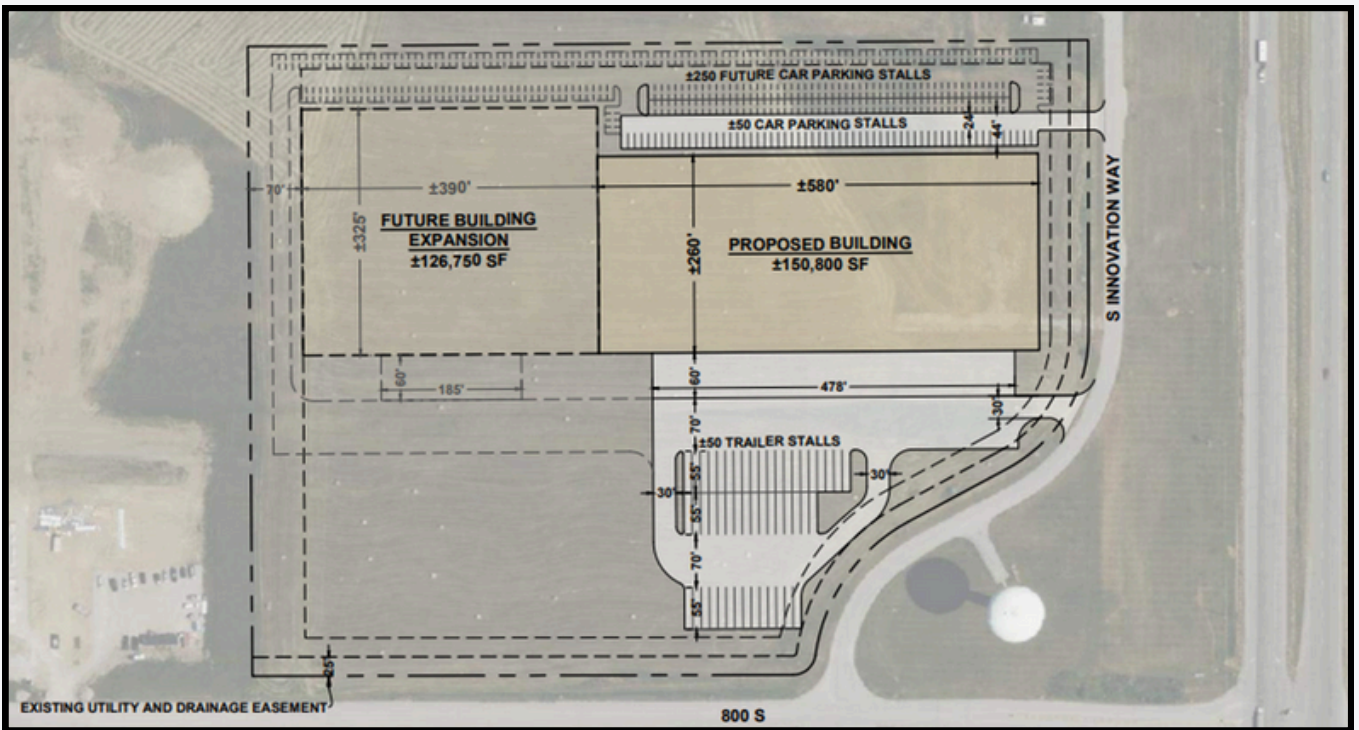
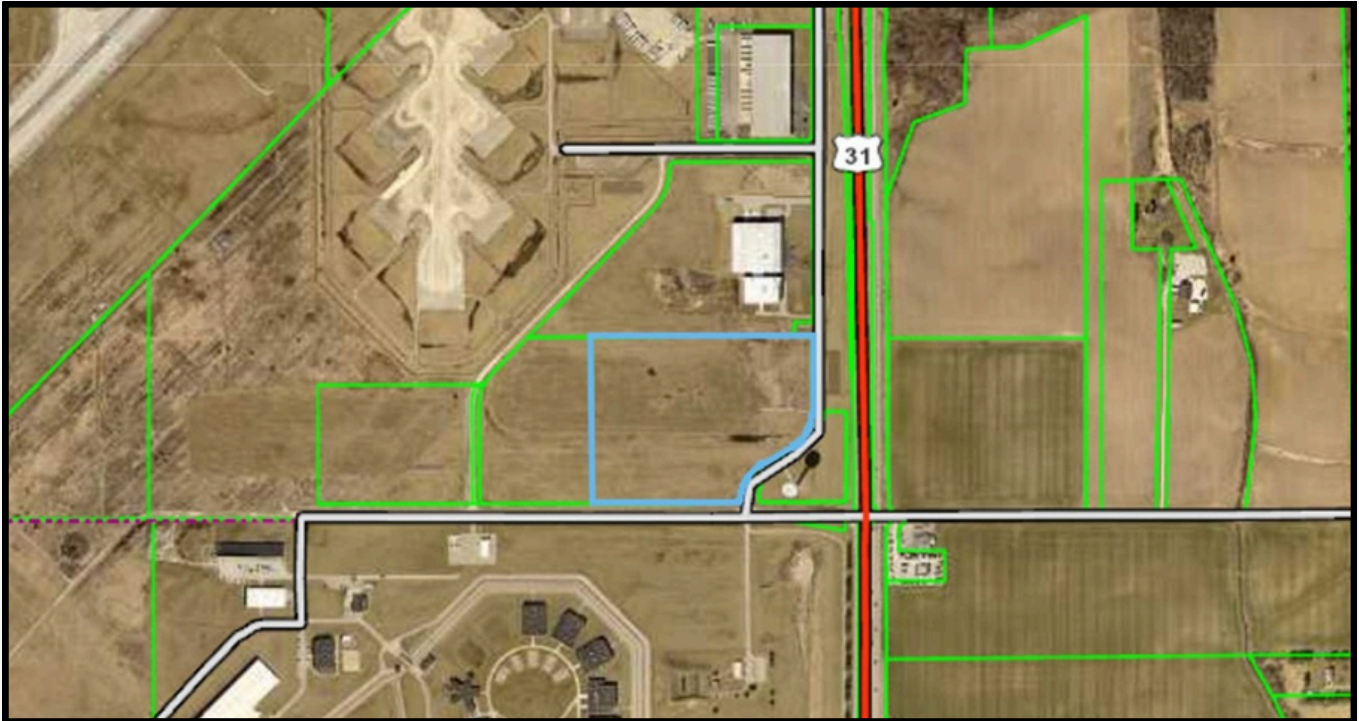
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## Specifications

### Sales Information

Lease	TBD
Taxes	TBD (not yet assessed)

### Site Information

Address	W. 800 S. & Innovation Way
City/State/Zip	Peru, IN 46970
County	Miami
Site Acreage	19.24 Acres
Additional Land Available	Expansion & add'l trailer parking
Zoned	Industrial
Parcel 1	52-10-36-400-002.012-017

### Structural Information

Construction	Precast
Roof	Mechanically fastened R-20 poly-iso insulation
Floor	6" unreinforced concrete on 6" stone
Ceiling Height	35' clear at 1st CL
Bay Spacing	Typical : 54'-50' / Speed: 54'-60'
ADA Accessible	When built out

### General Information

Deliver Date	Q4 2025
Condition	New
Year Built	2025
Property Type	Industrial

### Operating Information

Electricity Source	Peru Utilities
Volts/Amps	800A 277/480V service
Natural Gas Source	NIPSCO
Water/Sewer Source	Indiana American Water Co.

### Transportation

SR 218	2.1 miles
SR 18	4.7 miles
Grissom Airport	0.5 miles
Indianapolis Airport	79 miles

### Traffic Count

SR 218	3,074 VPD
US 31	24,338 VPD
SR 18	3,486 VPD



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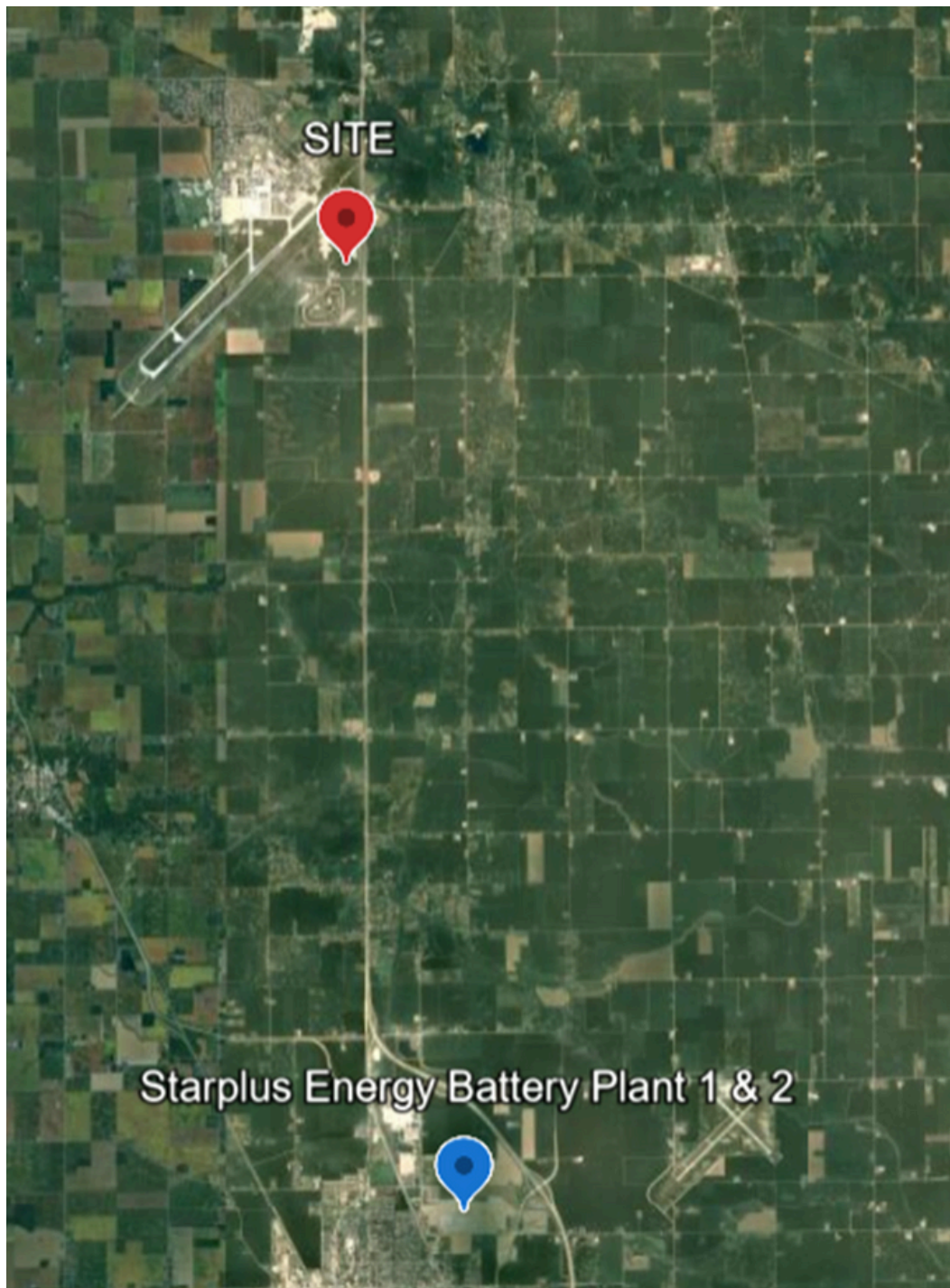
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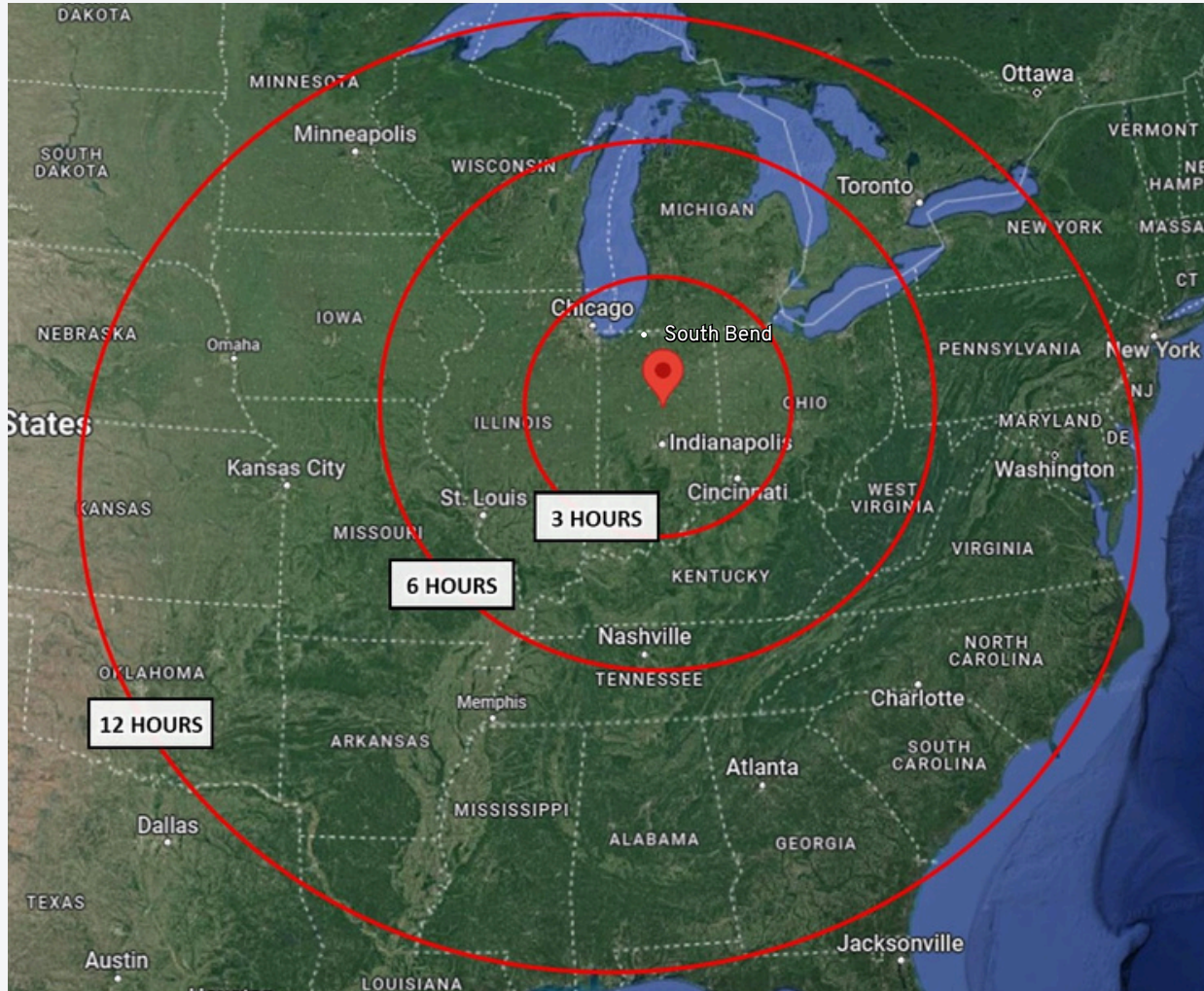




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## Major Cities Within A 1 Day Drive



Indianapolis, IN	72 miles	1 hour 14 minutes
South Bend, IN	76 miles	1 hour 14 minutes
Chicago, IL	157 miles	2 hours 55 minutes
Louisville, KY	181 miles	2 hours 48 minutes
Detroit, MI	233 miles	3 hours 46 minutes
Atlanta, GA	600 miles	9 hours 25 minutes

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