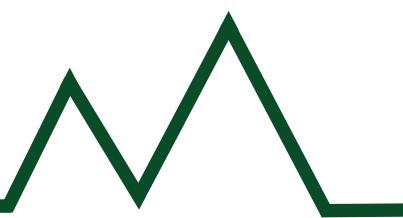


FOR LEASE | OFFICE BUILDING

8844 RUFFIAN LANE
NEWBURGH, IN 47630



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF for Lease: 1,002 SF (2nd Floor)

Lease Rate: \$7.50 SF/yr (NNN)

NNN Expenses: \$2.93 SF/yr

Monthly Rent: \$870.91
(Includes NNN)

Lease Term: 3 years

Building Size: 5,098 SF

Zoning: C-1

Traffic Count: 40,829 VPD

PROPERTY OVERVIEW

Beautiful office building located in high growth area along Highway 66, the primary East/West corridor in Newburgh, IN.

PROPERTY HIGHLIGHTS

- Excellent visibility with convenient access to the Lloyd Expressway, Bell Road and Frame Road
- Over 40,000 vehicles per day along Highway 66
- Private entrance to 2nd floor suite
- Efficient office floor plan
- Pylon signage available
- Professional co-tenants include The Newburgh Group and Milync Financial
- AVAILABLE IMMEDIATELY

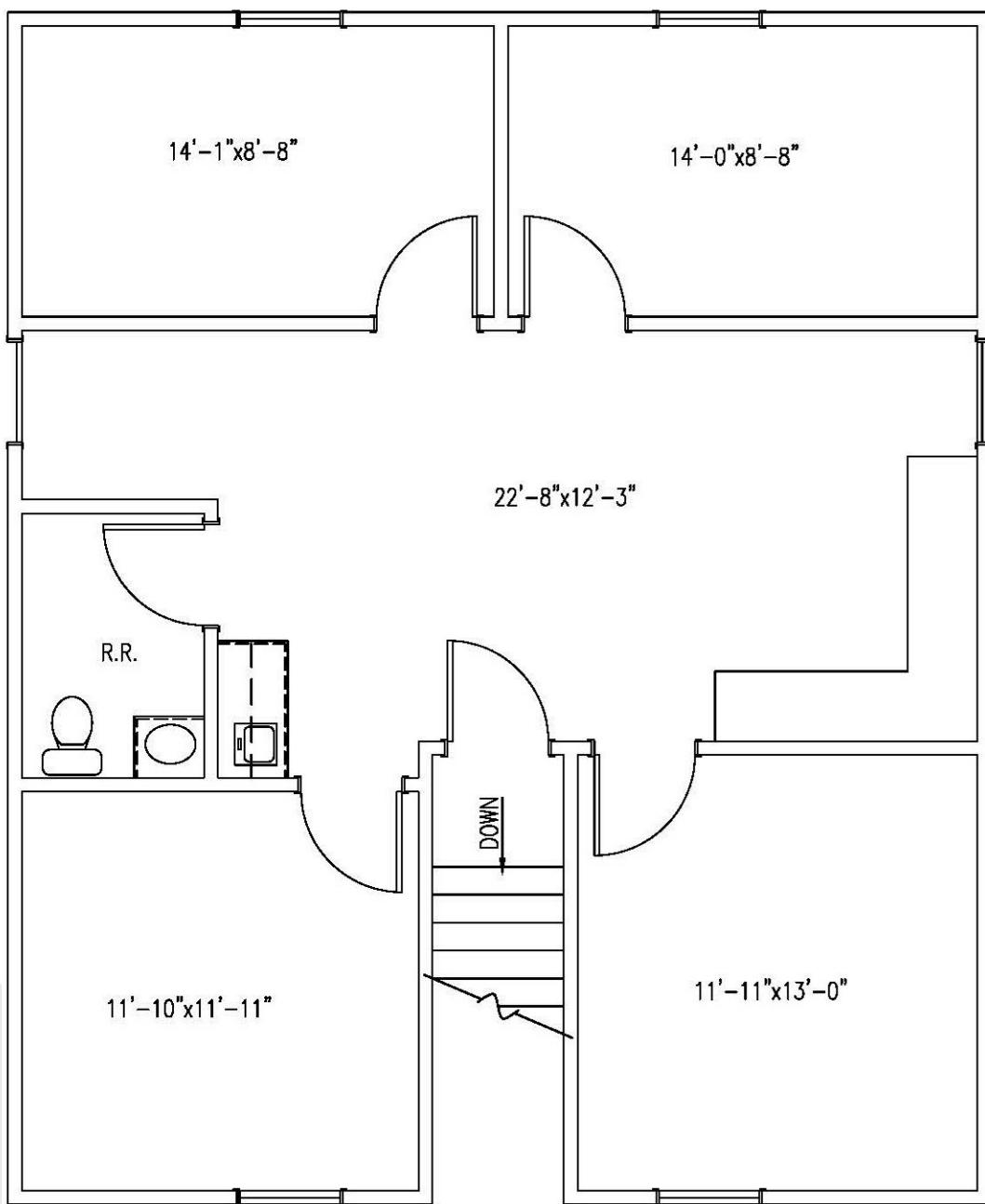
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FLOOR PLAN



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INTERIOR PHOTOS



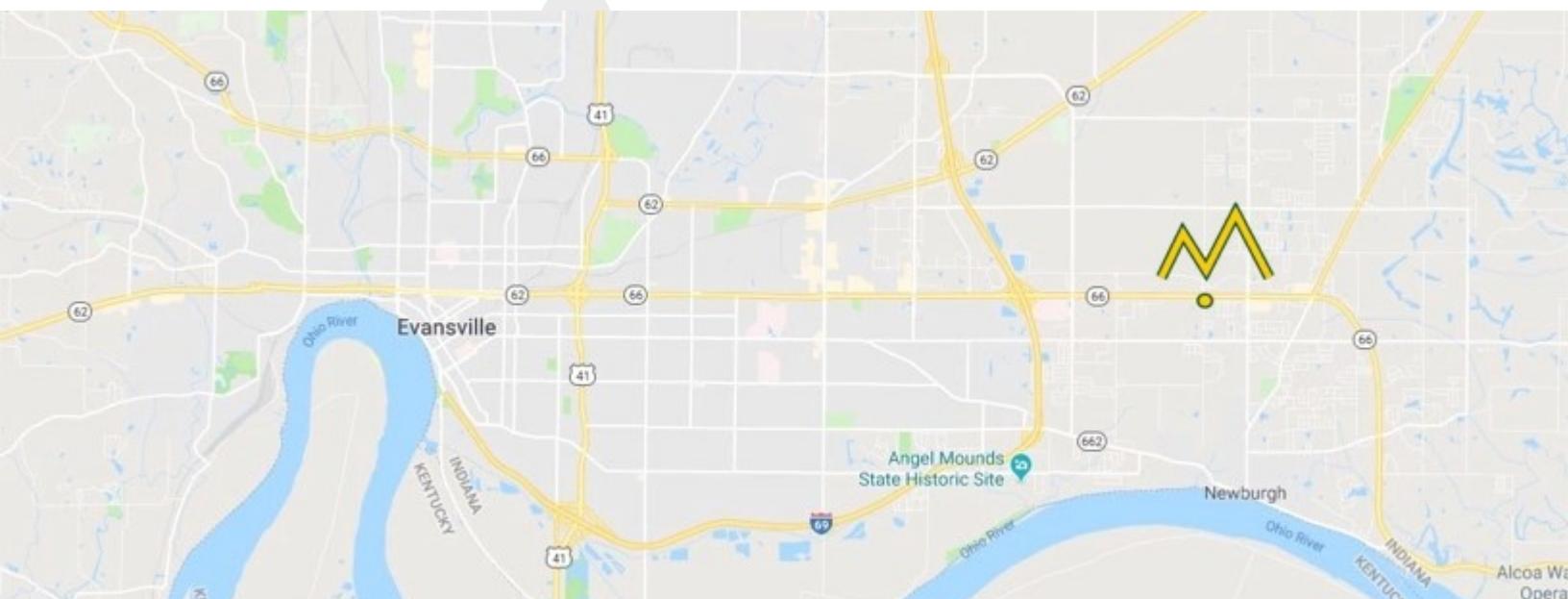
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LOCATION MAPS



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