



2024 RENOVATIONS COMPLETED:  
WHITE BOXED  
LED LIGHTING  
ROOF UPGRADE

# AVAILABLE FOR LEASE

400,827 SF ON 67.35 AC

## Manufacturing I Warehouse Facility

402 Royal Road  
Michigan City, IN 46360

LEASE RATE AVAILABLE UPON REQUEST

Find Out More At:  
[bins.properties/MichiganCity-IN](https://bins.properties/MichiganCity-IN)



# Highlights

**Fenced/Guard Shack**  
Security

**Adjacent Substation**  
Power

**3.8 Miles to I-94**  
Location

**67.35 AC**  
Expansion Capability



## Building Size

**±400,827 SF Total**

±347,717 SF Warehouse

±40,682 SF – 1st Floor Office

±12,428 SF – 2nd Floor Office

## Construction

**Walls:** Steel & Masonry

**Floors:** 6" Reinforced Concrete

**Roof:** EPDM Rubber Membrane



## Column Spacing

30' x 48'

## Loading Docks

17 Docks/4 Drive-ins

Covered exterior docks



## Overhead Cranes

One (1) 2-ton

## Power

8,000A / 480V / 3 Phase

NIPSCO Substation Adjacent

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## Other Specifications

**Additional Space:** ±11,259 SF Covered Exterior; Several Smaller Outbuildings

**Year Built:** 1960; additions in 1970s

**Climate Control:** HVAC Office Area; Forced Gas Heat Warehouse

**Ceiling Height:** 16'

**Lighting:** Metal Halide

**Water:** City of Michigan City

**Sewer:** City of Michigan City

**Gas:** Yes, supplied by NIPSCO

**Sprinkler:** Wet System; 200,000 Gallon Fire Tank

**Zoning:** M-1; Light Industrial

**Parking:** 250 Surface Spaces

**Security:** Key Card Access; Alarm & Security Cameras

**Operating Expenses:** \$0.42/SF 2023

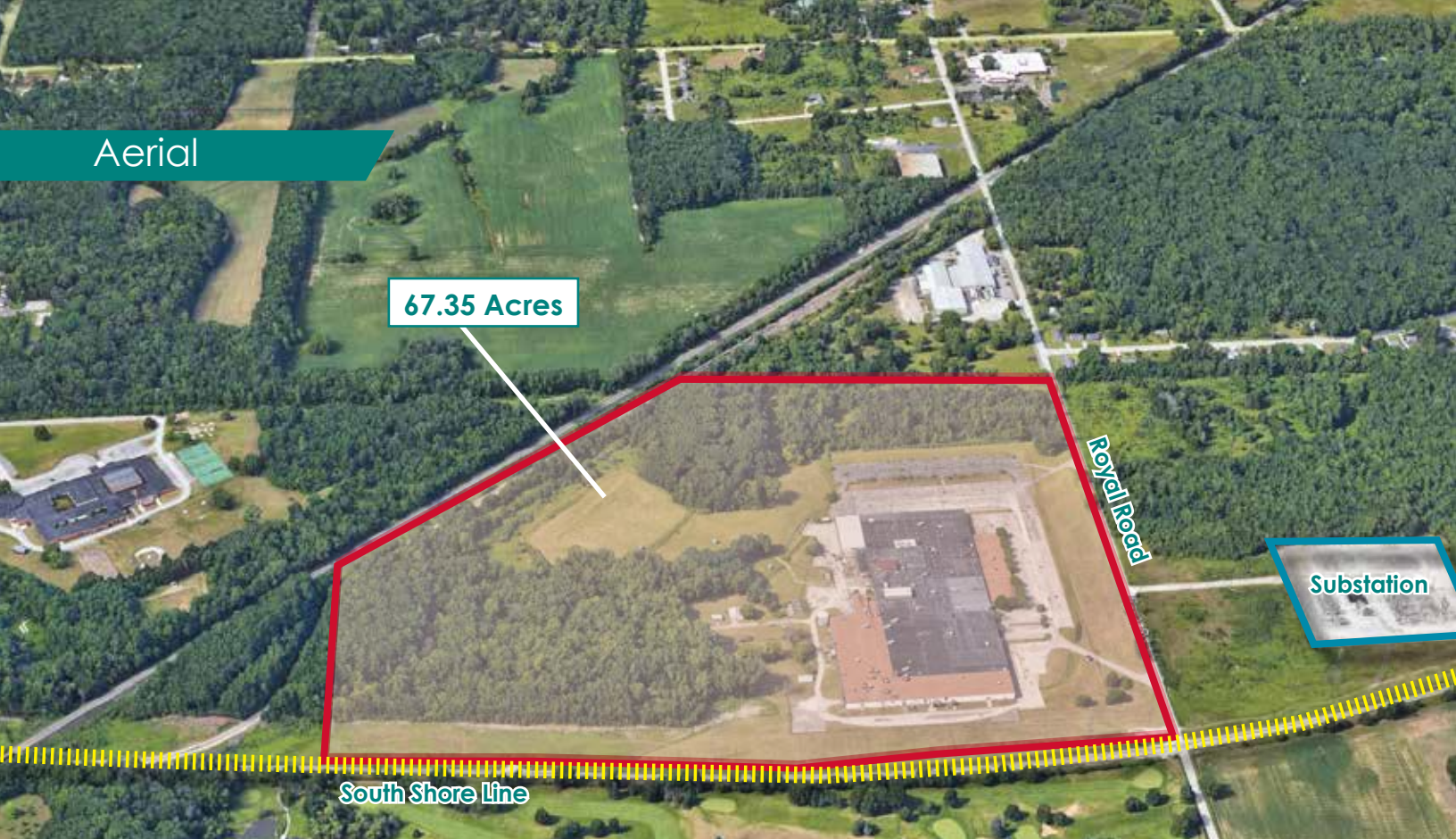
**Miscellaneous:** Owner is in the process of repairs/painting/clean up

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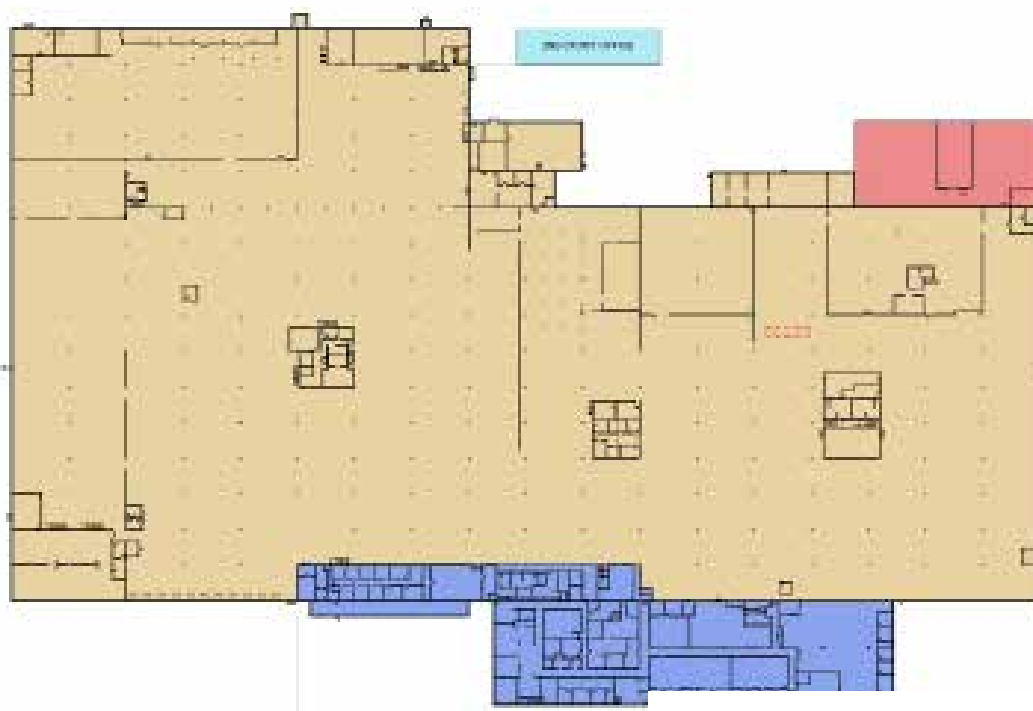


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## Aerial



## Floor Plan

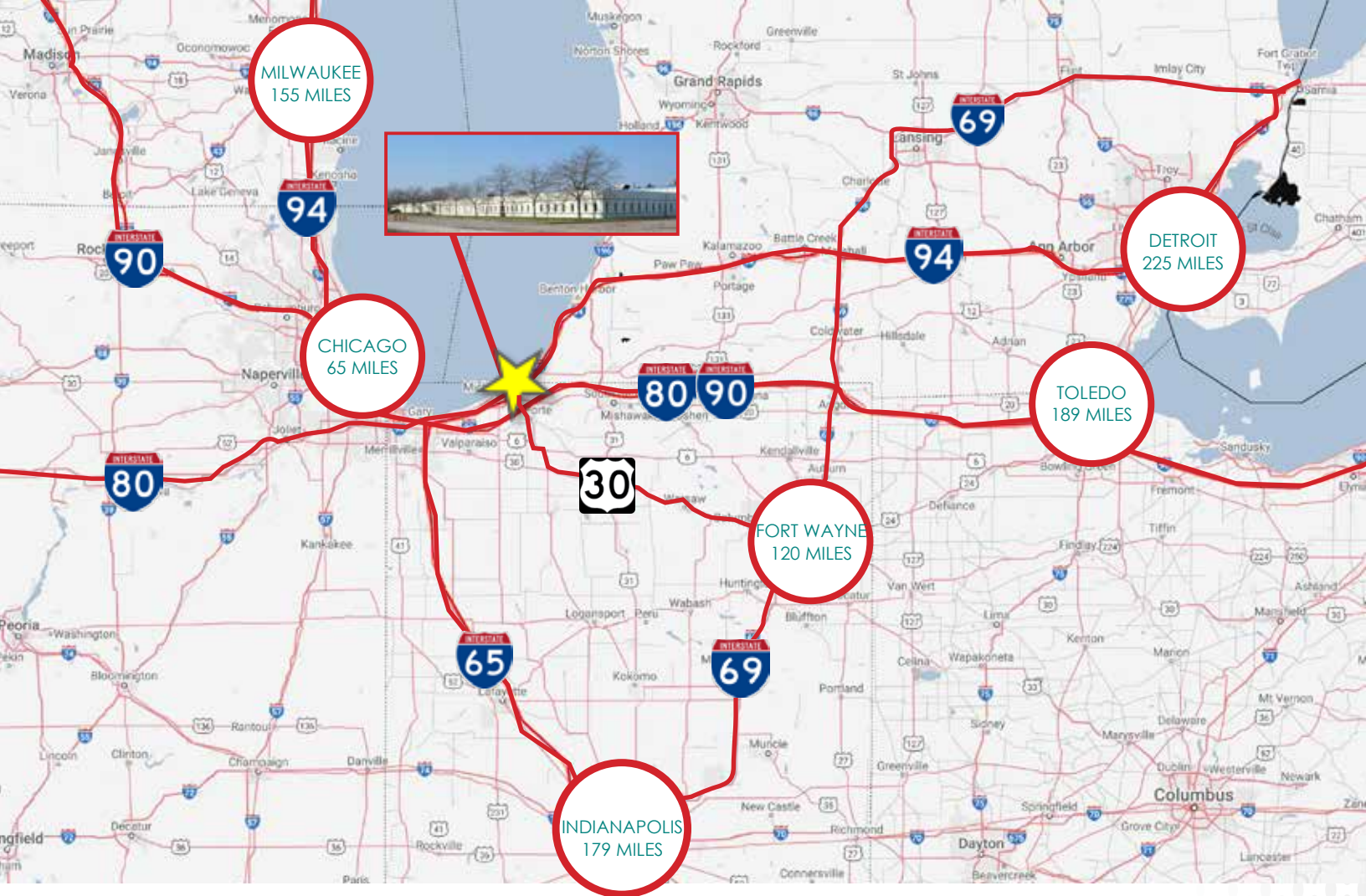


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3.8

Miles to  
Interstate 94

8.2

Miles to  
Interstates 80/90

65

Miles to  
Chicago, IL

225

Miles to  
Detroit, MI

## Location Description:

The location provides easy access to Interstates 94/80/90; and just 65 miles from Chicago, and 31 miles from South Bend Regional Airport.

## Contact:

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed. RMA 06/22



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