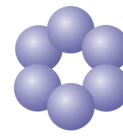


INDUSTRIAL SPACE FOR LEASE

THE KEDZIE BUILDING

1680 JENSEN DR | PORTAGE, IN 46368



AMERIPLEX
AT THE PORT



HOLLADAY
PROPERTIES



PROPERTY FEATURES

- Expected delivery Mid-June 2025
- Located within a 385-acre master-planned business park
- High-speed, high-capacity fiber optic telecom
- All municipal utilities and off-site stormwater detention in place
- Flexible/economical building designs
- Positioned at a true crossroads, just 30 miles from downtown Chicago
- On-site amenities include hotels, restaurants, retail, trail system and riverfront park
- Easy access to I-94
- Tax abatement available



CONTACT US

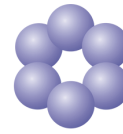
219-764-3104

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BUILDING SPECIFICATIONS

SIZE: 88,500 SF situated on 7.39 acres | Divisible to 11,000 SF

DIMENSIONS: 440' length by 200' depth

COLUMN BAYS: 55' x 50'

CEILING HEIGHT: 24' clear

CONSTRUCTION: Load bearing precast panels, conventional steel framed roof with mechanically fastened TPO membrane | Indiana Energy Code compliant

FLOOR: 6" reinforced concrete slab at front bays, 6" reinforcement concrete slab at rear bay

DOCKS: 10 dock doors, 9' x 10' | Expandable

DRIVE-IN DOORS: 4 doors, 12' x 16'

CAR PARKING: 84 auto parks | Expandable

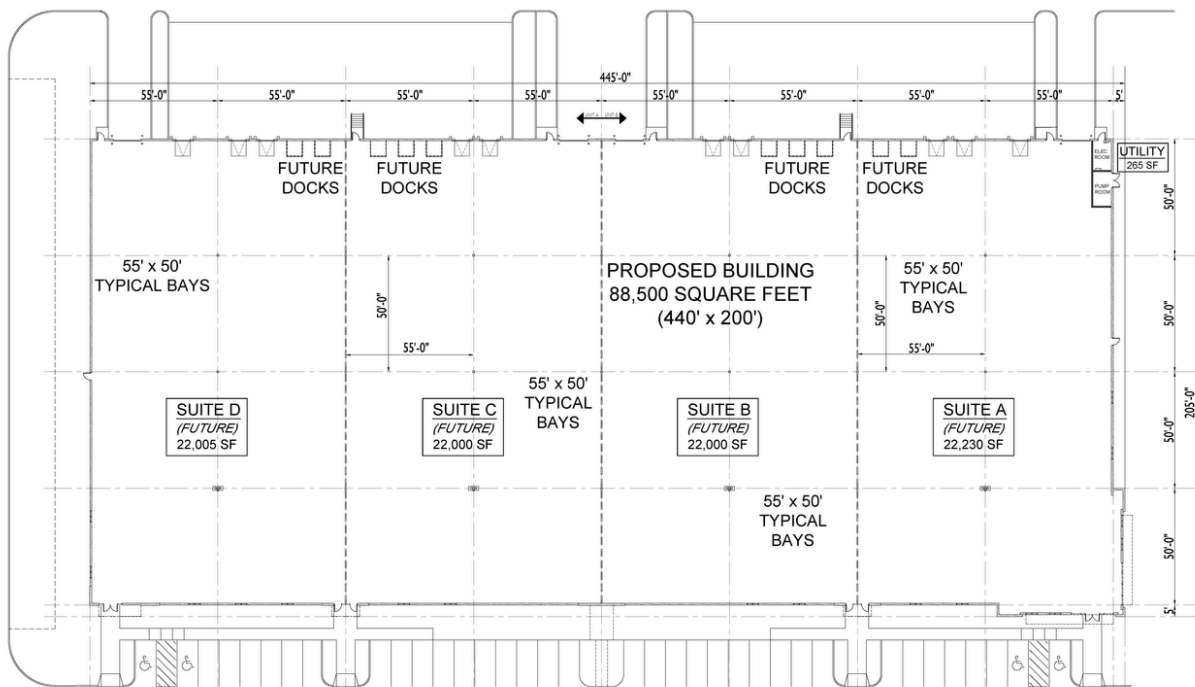
TRAILER PARKING: 25 trailer parking stalls

LIGHTING: LED throughout

HVAC: Roof-top units controlled by individual suite

FIRE PROTECTION: Wet pipe, ESFR sprinkler system

POWER: 1200 amp, 277/480v, 3=phase



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