

8300 CLAY ST, HOBART, IN 46342



For more information, please contact:

ANTONY MIOCIC

Director of Office Group

219.864.0200

amiocic@latitudeco.com

CHANDLER KIMMEL

219.864.0200

ckimmel@latitudeco.com



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LEASING REGION INDUSTRIAL PARK

8300 Clay St, Hobart, IN 46342



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 12,000

Lease Rate: 13/sf/NNN

Lot Size: 14.6 Acres

Year Built: 2026

Building Size: 11232 SF

PROPERTY HIGHLIGHTS

- Warehouse space for lease directly off of US 30 less than 10 minutes from I-65
- Can be demised down to 5,500sf
- Each building sits on 1 acre of land, providing fenced in outdoor storage
- Customizable finishes to tenant's needs
- Secure fencing around the property



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PROPERTY DESCRIPTION



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The Region Industrial Park consists of light industrial warehouses for lease near the intersection of Clay Street and US 30. The first building (Building 5) has been leased to a long term user. The second building (Building 4) will be delivered Q1 of 2026. This building will be 11,232sf with space designated for a 1,200sf office. The building has four 14 foot garage doors, can be demised down to approximately 5,500sf, and sits on a one acre paved lot with additional outdoor storage if needed. Interior of building is fully lined and insulated. Property is fenced for security. Additional Buildings 1-3 will be built with similar specs and are expected to be delivered in late 2026/early 2027. NNN's currently estimated at \$1.50/sf.

LOCATION DESCRIPTION

Discover the ideal location for your Industrial/Warehouse/Distribution operation at the Region Industrial Park. Situated near major roadways and highways, the area offers convenient access for logistics and distribution needs. With a variety of dining options and hotels in the area, the location provides all the conveniences for your business and employees.

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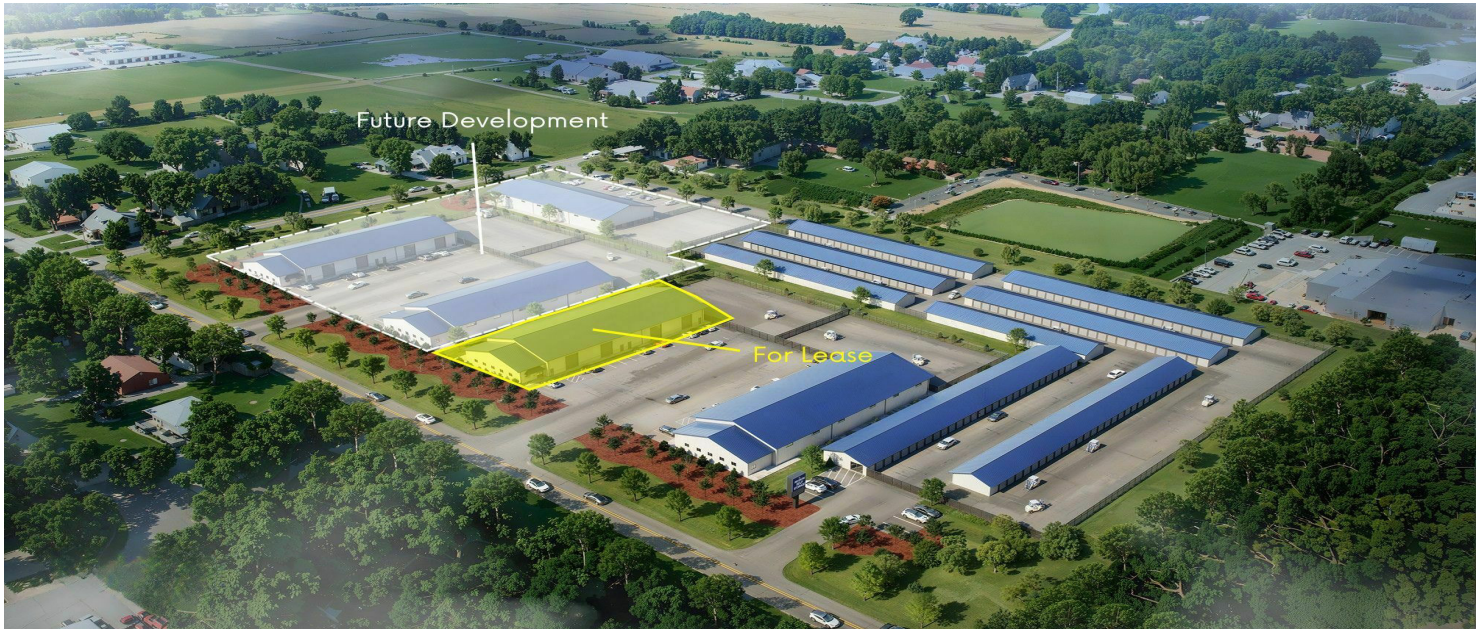
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LEASE SPACES



LEASE INFORMATION

| | | | |
|--------------|-------------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 5,500 - 11,232 SF | Lease Rate: | \$14.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------|-----------|-------------------|------------|---------------|-------------|
| Building 4 | Available | 5,500 - 11,232 SF | NNN | \$14.00 SF/yr | - |

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RETAILER MAP



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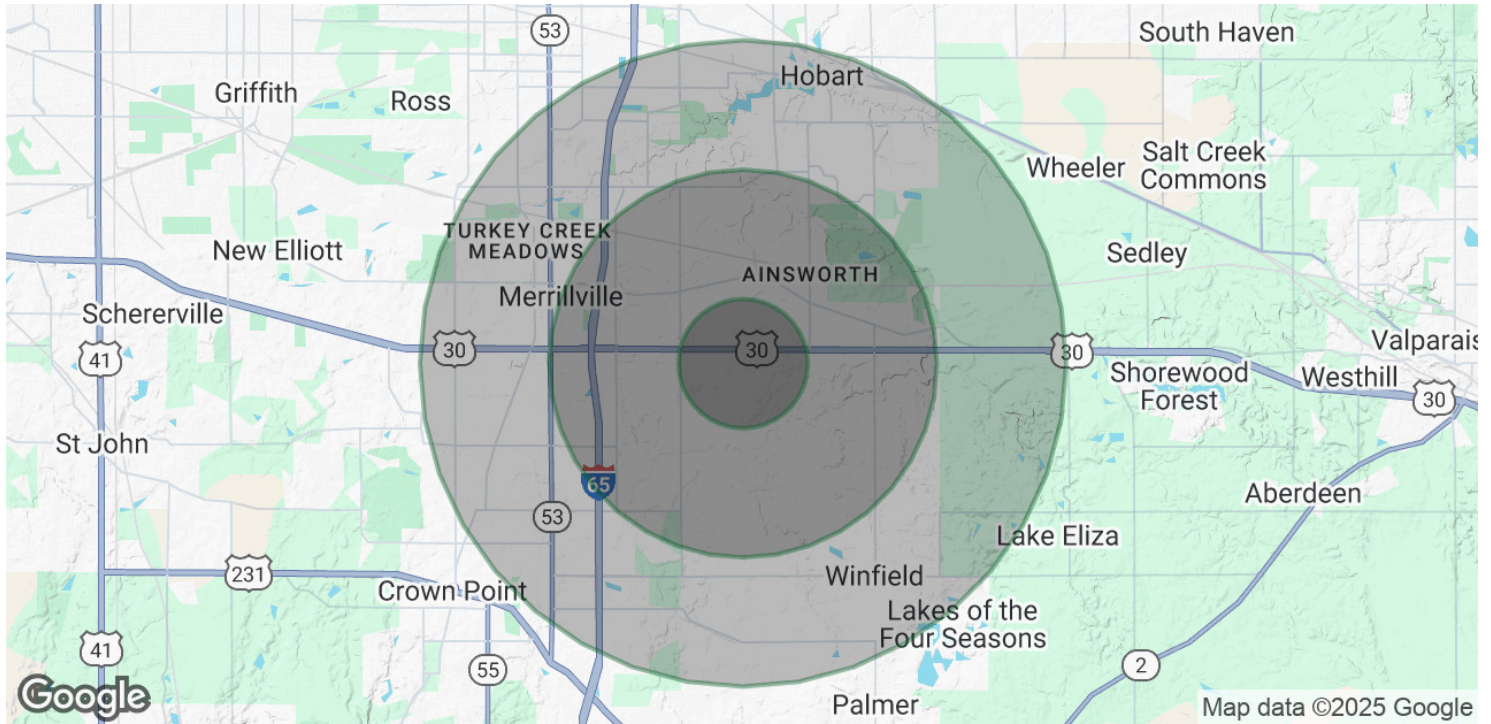
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,943 | 29,326 | 89,331 |
| Average Age | 47.1 | 40.6 | 40.4 |
| Average Age (Male) | 46.8 | 39.3 | 38.2 |
| Average Age (Female) | 52.0 | 41.5 | 41.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 791 | 13,400 | 42,753 |
| # of Persons per HH | 2.5 | 2.2 | 2.1 |
| Average HH Income | \$78,133 | \$60,931 | \$53,662 |
| Average House Value | \$371,475 | \$192,273 | \$157,435 |

* Demographic data derived from 2020 ACS - US Census

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