

#### PROPERTY SUMMARY





#### OFFERING SUMMARY

BUILDING SIZE:	22,250 SF
AVAILABLE SF:	+/- 18,820 SF
LEASE RATE:	\$15.00/SF NNN
POWER:	3-Phase   400 amp
ACREAGE:	1.17 Acres
AMENITIES:	Nickel Plate Trail Access   24/7 Security System   Gym   Volleyball Courts   Entertainment/Bar Area
CLEAR HEIGHT (WAREHOUSE):	16′ 8″

### PROPERTY HIGHLIGHTS

- +/- 20,000 SF of high-end industrial & office space available for immediate occupancy
- Property is situated directly adjacent to the newly constructed Nickel Plate Trail
- 16' 8" clear height in warehouse
- Tenant to have full access to gym, volleyball court, and newly constructed bar/entertainment space
- Ideal corporate headquarters location
- Immediate access to Highway I-69 and I-465

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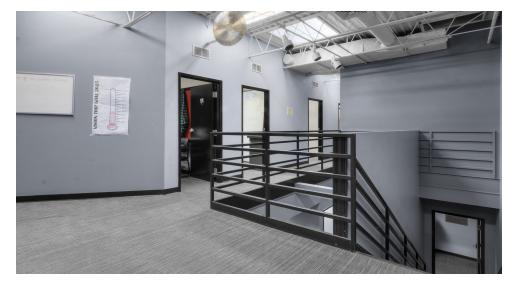
JESS LAWHEAD, CCIM

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# **OFFICE PHOTOS**





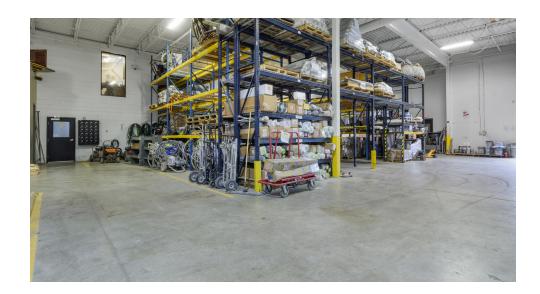


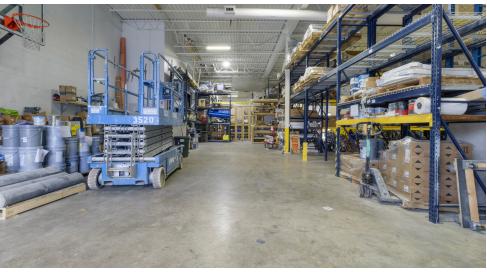


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# **WAREHOUSE PHOTOS**





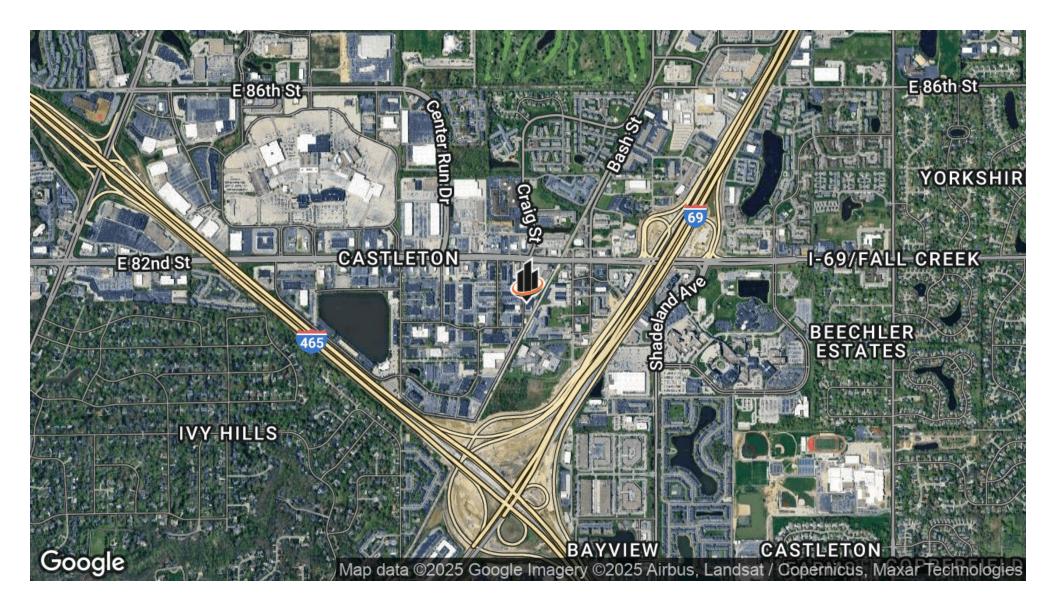




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### **LOCATION MAP**

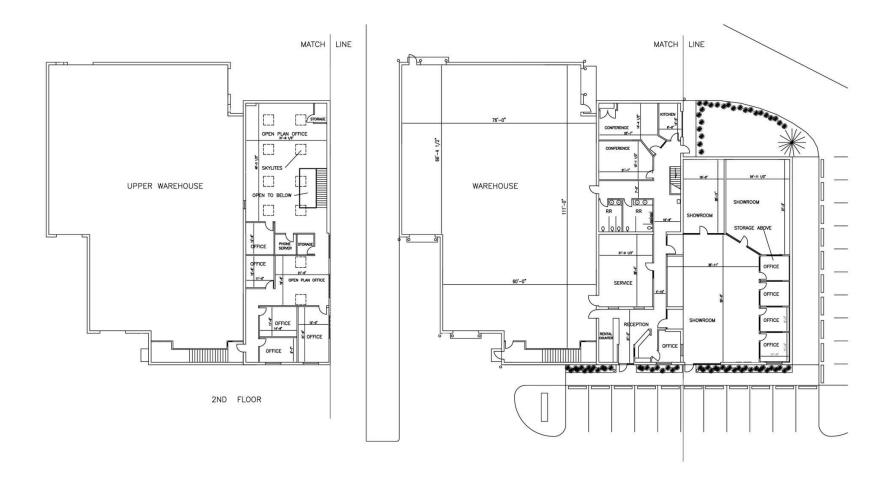


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## **FLOOR PLAN**



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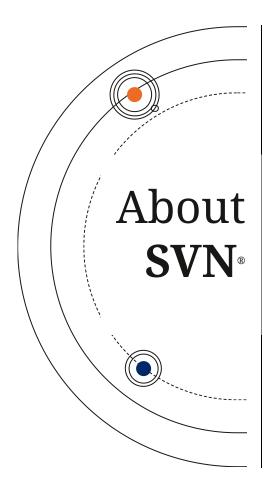
### DIRECTLY ADJACENT TO THE NICKEL PLATE TRAIL



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The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

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Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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