

INDUSTRIAL SPACE FOR LEASE

11 Pine Lake Ave. | LaPorte, IN 46530



High Ceilings, Heavy Duty Construction, Industrial and Warehouse Building

Building Size:	182,300 SF
Available:	68,000 SF
Land:	9.07 Acres
Zoning:	B2 General Commercial District
Power:	1200 & 800 Amps / 480 Volts
GL Doors:	3
Ceiling Height:	18' to 24'
Lease Rate:	\$3.75 - \$5.50 PSF NNN

Details:

Extremely heavy duty construction, industrial and warehouse building with 68,000 SF is currently being remodeled and is available for lease. Large column spacings. The space has 18' to 24' high ceilings and large drive through work areas. The floors have a thickness of one foot up to two feet in certain areas and a 1200 amp and 800 amp electrical panels are at the site. The space has 3 grade level doors and additional at-grade drive-in doors and above grade loading docks can be added. Plenty of parking is available on the south end of the facility.

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NAI Cressy

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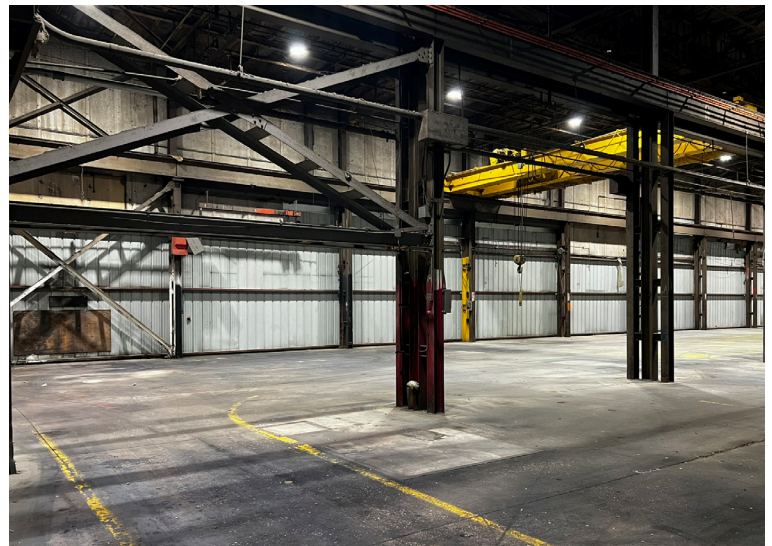
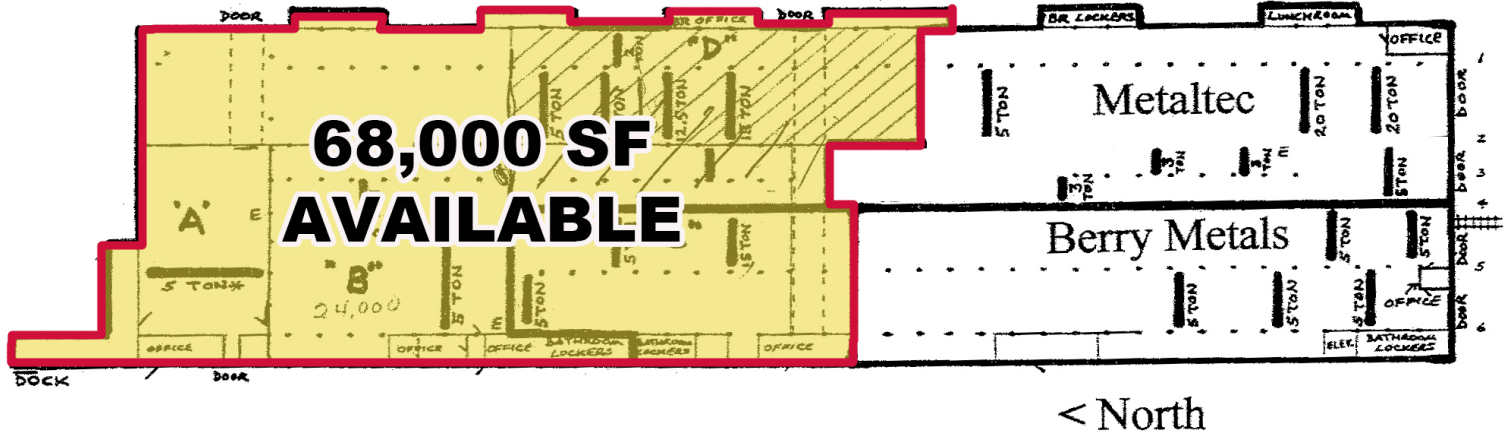
Roy Roelke
Senior Broker

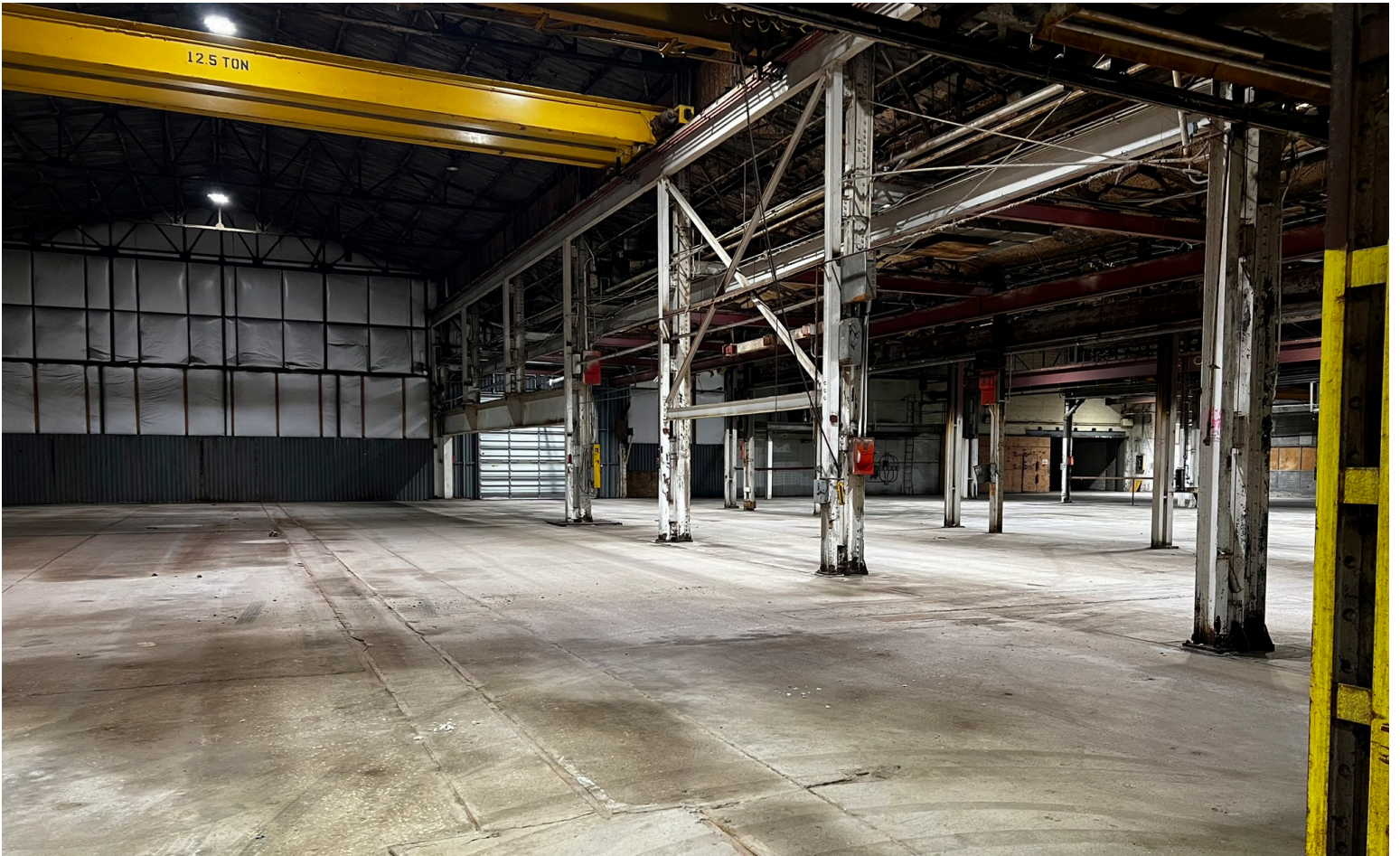
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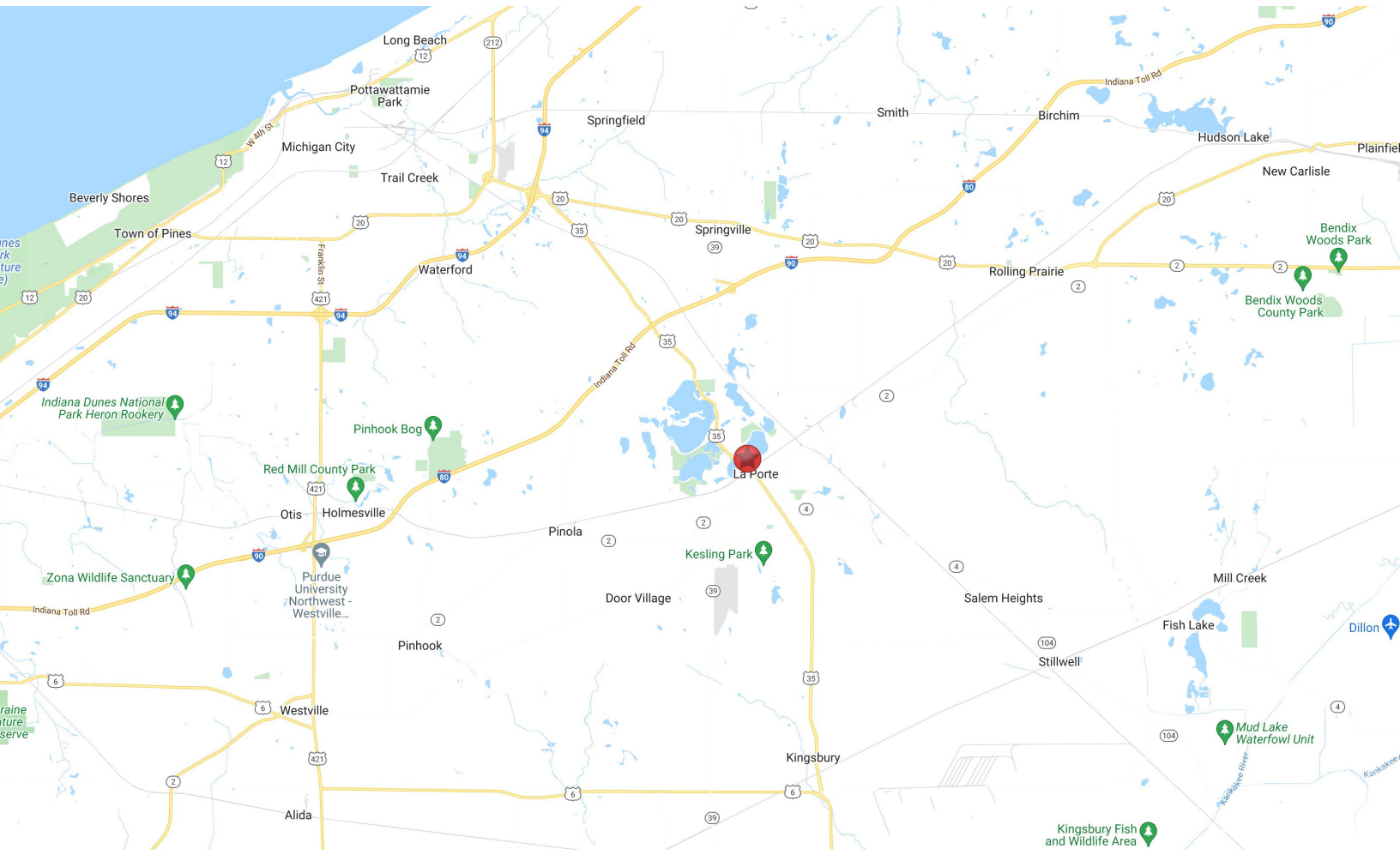
FLOOR PLAN

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- Located in the heart of the historic City of LaPorte manufacturing district with Indiana State Highways 25 and 39 nearby. Close to Indiana Toll Road Interstate 80-90, and Interstate 94.
- Great strategic location for servicing the Great Lakes Region and the Midwest. One of the top locations in all of North America for reaching the largest amount of population in the shortest period of time in an individual or team driven truck.





DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	27 MILES
CHICAGO, IL	65 MILES
FORT WAYNE, IN	103 MILES
GRAND RAPIDS, MI	122 MILES

INDIANAPOLIS, IN	152 MILES
MILWAUKEE, WI	168 MILES
TOLEDO, OH	184 MILES
DETROIT, MI	226 MILES