

# MANUFACTURING BUILDING FOR LEASE OR SALE

229 Factory St. | La Porte, IN 46530



## TIF District (Tax Increment Financing District), Urban Enterprise Zone, Opportunity Zone Sections of Building have High Ceilings

<b>Land:</b>	6.88 Acres
<b>Building:</b>	260,480 SF (248,726 SF Warehouse, 11,754 SF Office)
<b>Zoning:</b>	M-2
<b>Parking:</b>	Over 2 acres of Truck, trailer parking and employee parking
<b>Docks:</b>	8 truck trailer loading docks
<b>OH Doors:</b>	4 grade loading dock doors
<b>Freeway Access:</b>	Indiana Toll Road I-80/90, Interstate 94, U.S. 31, Indiana Highway 39
<b>Lease Rate:</b>	\$4.40 - \$7.00 PSF FS (Large SF Sections Available for Lease)
<b>List Price:</b>	\$9,539,000

### Details:

The industrial manufacturing building spans a total of 260,480 SF, with 248,726 SF dedicated to manufacturing and warehouse space, and 11,754 SF of heated and air-conditioned office space. The facility boasts high ceilings in several areas, enhancing the potential for versatile operations. Both the building and grounds are meticulously maintained, ensuring a professional and functional environment.

### National Location Information:

La Porte County, Indiana is located in Northwestern, Indiana. This area is one of the top two locations in the United States for reaching the North American population in the shortest period of time by an individual or team driven truck.

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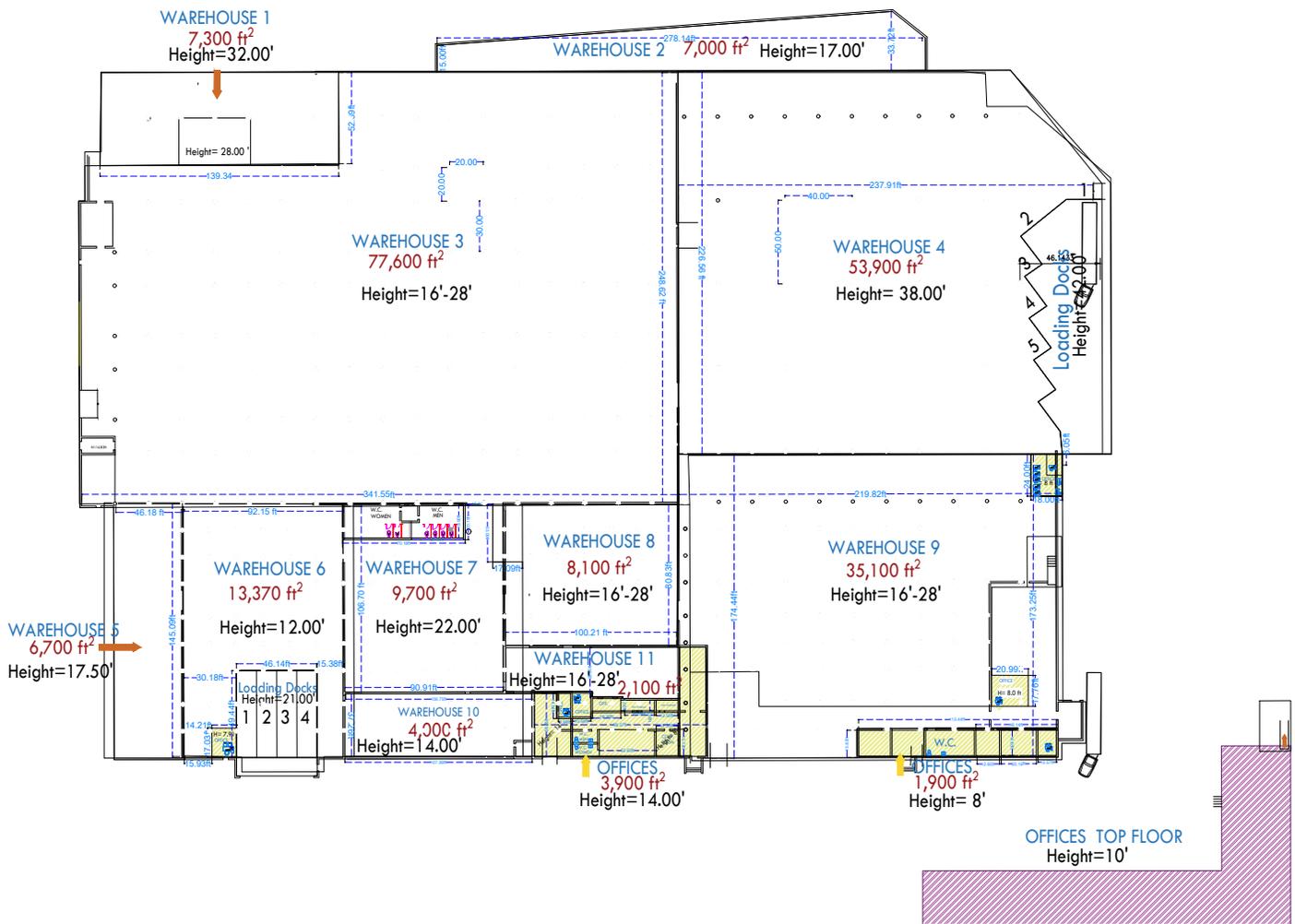
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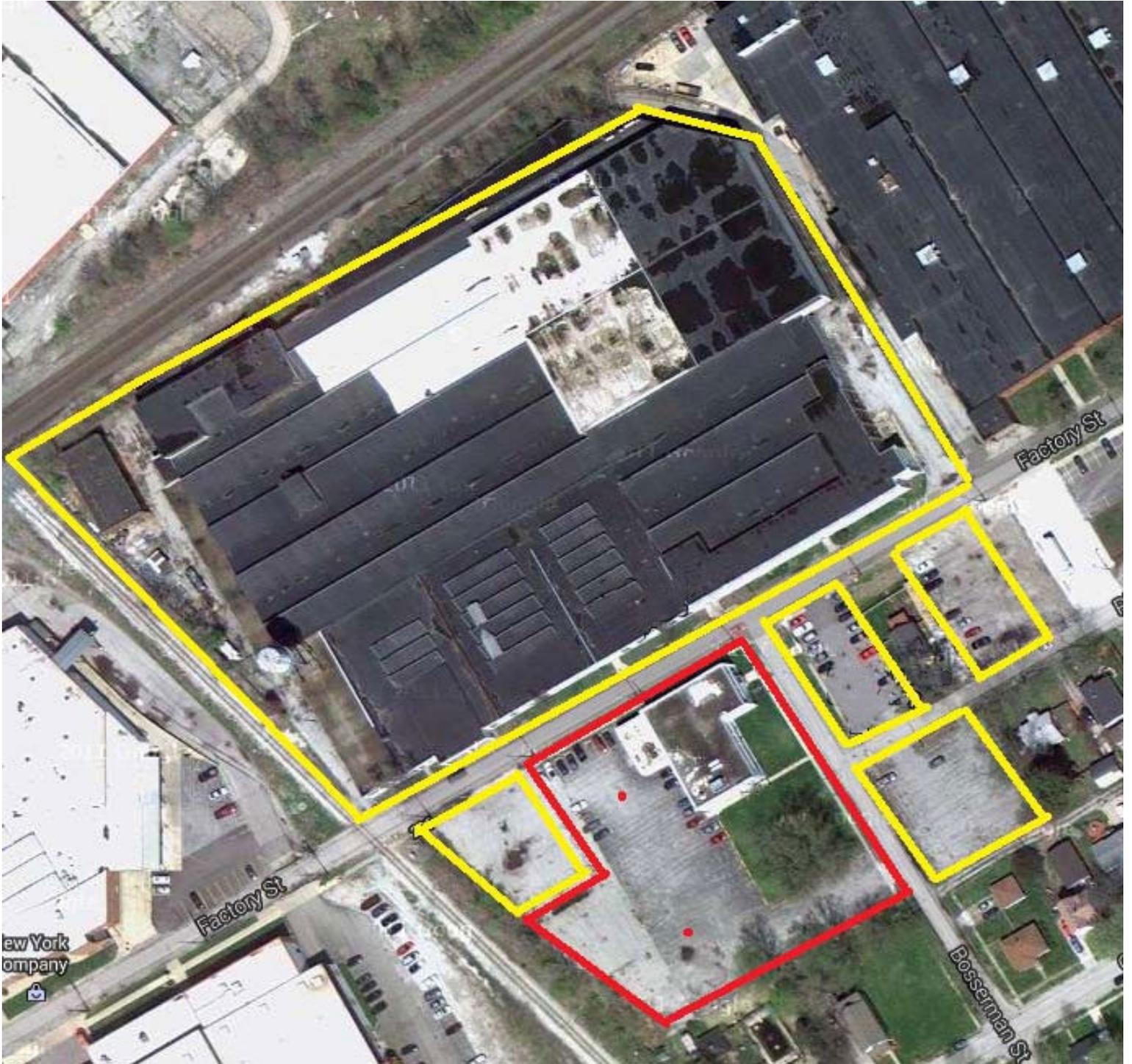


# FLOOR PLAN

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Areas in yellow are all part of leased building and grounds.

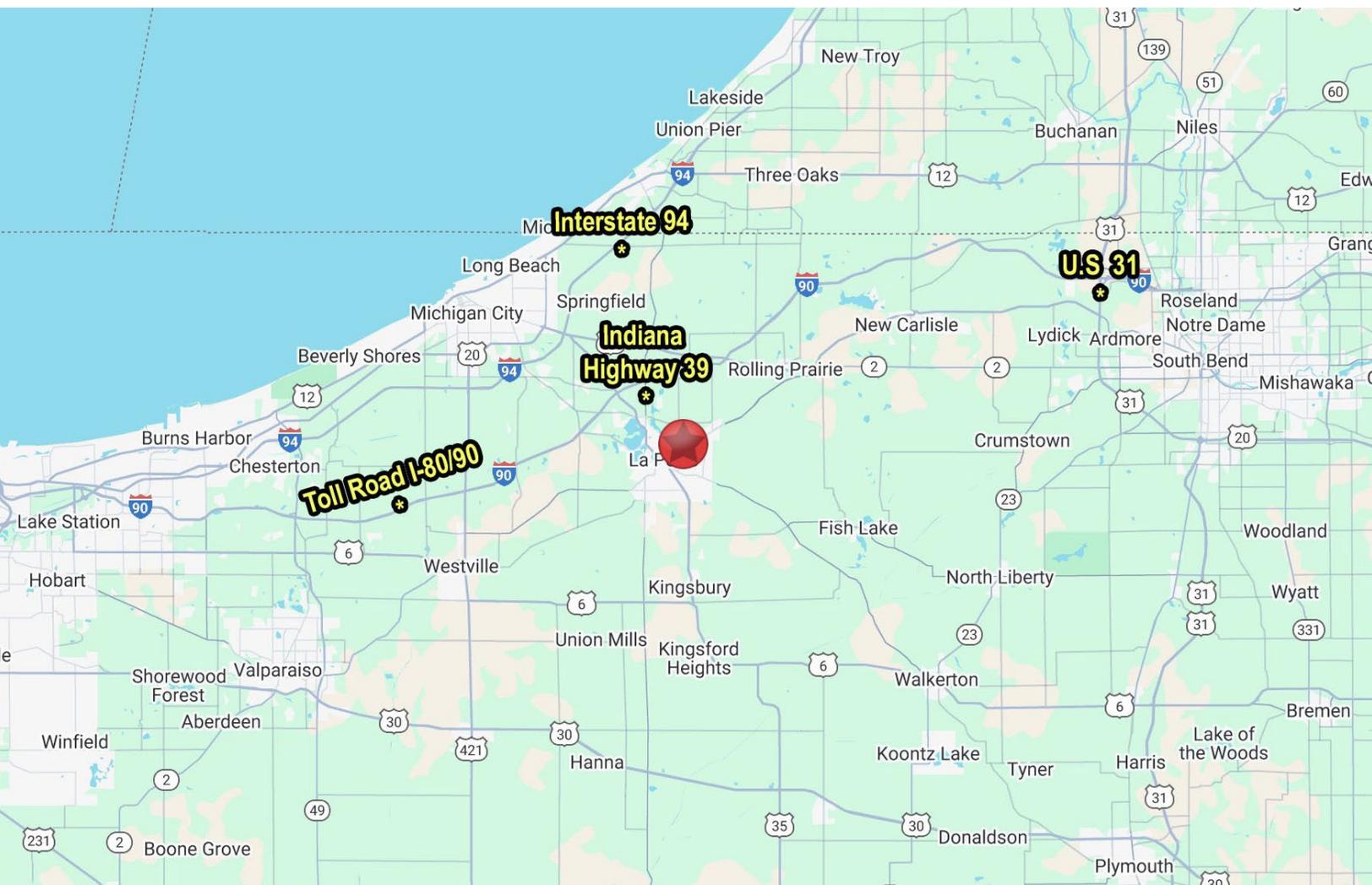




# LOCATION OVERVIEW

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The industrial area in town features local streets designed to accommodate truck traffic, providing access to key routes leading to the nearby state highway and Interstate 94 (connecting to Chicago and Grand Rapids), Interstate 80/94 (Indiana Toll Road) (leading to Cleveland and Chicago), and U.S. 31 (heading toward Indianapolis and Grand Rapids).



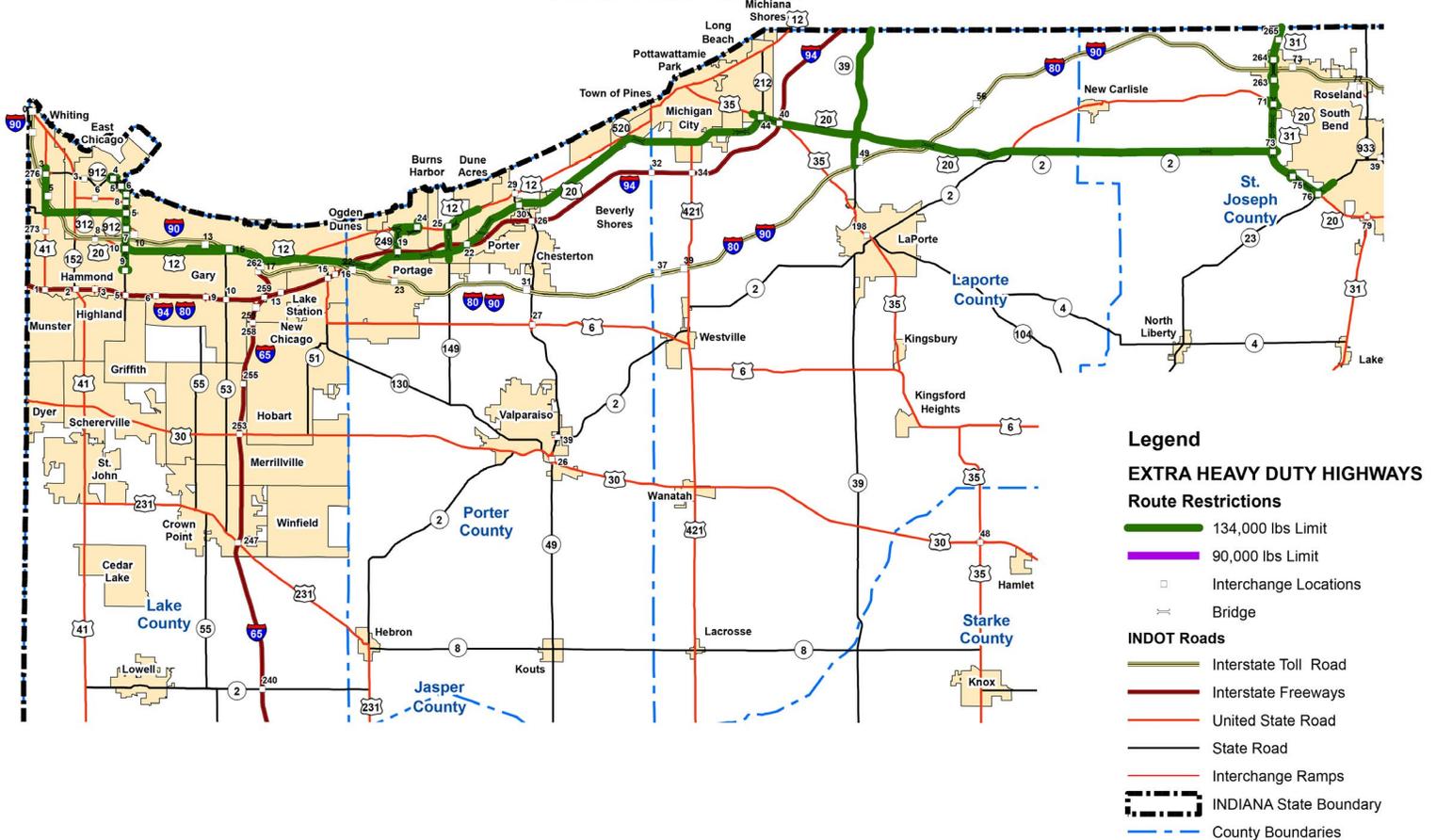


### DISTANCE TO MAJOR CITIES

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
PITTSBURGH, PA	397 MILES
NASHVILLE, TN	446 MILES

### INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



The location of this property has access to the Indiana Heavy Haul Highway Route. Thus 120,000 Gross Vehicle Weight (GVW) loads can be hauled in from I-94, State Highway 2/20, & the Indiana Toll Road and our US 20 Bypass.

# WHY INDIANA?

MANUFACTURING BUILDING FOR LEASE OR SALE

229 Factory St. | La Porte, IN 46530



Good For Business

**BECAUSE WE BELIEVE YOUR BUSINESS CAN EXCEED ALL EXPECTATIONS IN INDIANA, WE'VE CREATED AN ENVIRONMENT TO MAKE YOUR INVESTMENT TRANSFORMATIONAL.**

As one of the best states in the nation for long-term fiscal stability and low corporate income tax rates, you can feel free to explore your biggest, most ambitious ideas. We've created a business-forward environment, and we're ready to show you that we're committed to your ongoing success in Indiana.

If you're looking for an opportunity to scale, work with exciting new talent or draw on decades of expertise, Indiana is a prime place to embark on the next phase of your business plans.

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Business Facilities: Indiana is the #1 manufacturing state in the nation



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Chief Executive: Indiana is the #5 best state for business in the US



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Tax Foundation: Indiana ranks #2 in the US for property tax rates



WHETHER YOU'RE JUST STARTING-UP,  
EXPANDING OR RELOCATING  
YOUR BUSINESS...

Indiana provides the optimal conditions to support solutions to real-world problems.

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