



GREENE COUNTY MANUFACTURING FACILITY

325 12TH ST. SE, LINTON, IN



121,425 total SF Available



Outdoor Storage/Parking Area

FOR LEASE

121,425 SF Industrial Space

Lease Rate: \$4.75-\$6.00 PSF NNN

325 12th St. SE
Linton, IN

PROPERTY DESCRIPTION

Introducing a premier industrial leasing opportunity at 325 12th St. SE, Linton, Indiana. This versatile property features 121,425 square feet of space distributed across four units, making it ideal for a range of industrial and manufacturing operations. Unit sizes range from 16,425 to 121,425 square feet, each competitively priced to meet your business needs. With 28-foot clear heights, heavy power of 1,600 amps, rail access via the Indiana Rail Road, and robust security with a fully fenced perimeter, this property is perfectly equipped to support efficient and secure operations. Explore the potential to elevate your business at this prime location.

Property Overview

- Offers 4 units ranging from 16,425 to 121,425 SF, tailored to accommodate a variety of industrial uses
- Pricing varies by size, from \$4.75NNN to \$6.00NNN, providing flexibility for different budget requirements
- Features a 28-foot clear height, ideal for high-volume storage and manufacturing operations
- Equipped with 12 drive-ins and 4 external docks, enhancing operational logistics and efficiency
- Boasts heavy power with 1,600 amps and 120-208 volts, supporting energy-intensive industrial activities
- Direct rail access on the north side via the Indiana Rail Road

James Storey, CCIM

JDM Partners
317-519-5178
james@jdmpartners.com

Josh Moss

JDM Partners
317-413-7292
josh@jdmpartners.com

JDM
PARTNERS

PROPERTY SPECIFICS



| | |
|--------------------------------------|---|
| AVAILABLE SPACE | Entire East Building: 121,425 total SF 16,425 SF: \$6.00 NNN 34,765 SF: \$5.00 NNN 70,235 SF: \$5.50 NNN 121,425 SF: \$4.75 NNN |
| LAND | 30.44 acres –fully fenced |
| LOADING ACCESS | (3) 8' x 9' loading docks <ul style="list-style-type: none">• South (1) 17' x 16' loading dock• South (11) 22' x 17' overhead doors –• East (1) 16' x 11' overhead door –• <i>West New loading docks and dock improvements planned</i> |
| PARKING & OUTDOOR STORAGE | (2)large parking areas and approximately four acres of outdoor storage available on east side of building |
| CONSTRUCTION | Steel frame |
| CEILING HEIGHT | 27' to peak, 16' to eaves (19' to radiant heat) |
| WAREHOUSE FLOOR | Concretein very good shape |
| COLUMN SPACING | 50' x 50' |
| POWER | 1,600 amp,120/208 volt, three phase |
| FIRE PROTECTION | Wet sprinkler system, served by separate 10" main |
| LIGHTING | New T-8 lighting in warehouse areas |
| UTILITIES | Electrical –Linton Utilities Gas –LintonUtilities(2' line) Water –Linton Utilities (6' main) Sewer –Linton Utilities (8' line) |
| ZONING | None. Annexedinto the City of Linton |
| ROOF | Metal |
| YEAR BUILT | 1972 |
| CO-TENANTS | Amentum: West building |

James Storey, CCIM

JDM Partners

317-519-5178

jamesejdmpartners.com

Josh Moss

JDM Partners

317-413-7292

josh@jdmpartners.com

JDM
PARTNERS

325 12th St. SE
Linton, IN



AVAILABLE SPACE

Available Space

121,425 total SF

16,425 SF: \$6.00 NNN

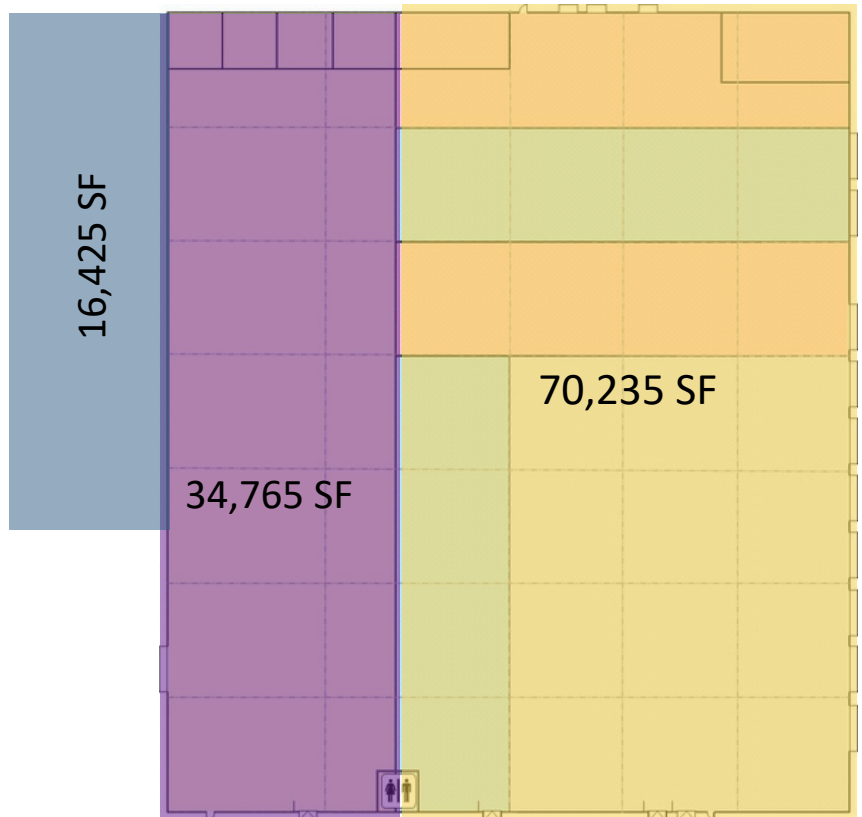
34,765 SF: \$5.00 NNN

70,235 SF: \$5.50 NNN

121,425 SF: \$4.75 NNN

**SF Can be customized
based on needs*

**Built to suit expansion is
available*



James Storey, CCIM
JDM Partners
317-519-5178
jamesejdmpartners.com

Josh Moss
JDM Partners
317-413-7292
joshejdmpartners.com

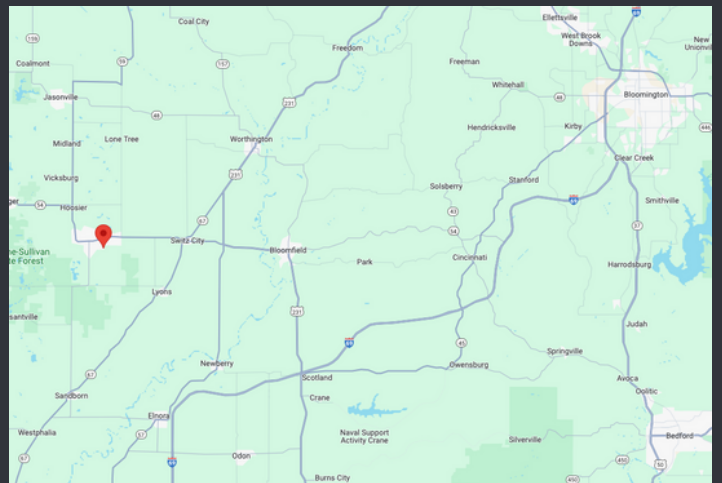
JDM
PARTNERS

PROPERTY LOCATION



LOCATION MILES

| | |
|-------------------|----|
| Westgate at Crane | 22 |
| Bloomington | 40 |
| Bedford | 47 |
| Indianapolis | 88 |



James Storey, CCIM

JDM Partners
317-519-5178
james@jdmpartners.com

Josh Moss

JDM Partners
317-413-7292
josh@jdmpartners.com



GET IN TOUCH

Our mission at JDM Partners is to secure advantageous deals for our clients by leveraging data and connections for precise negotiations and outcomes. Going beyond traditional approaches, we offer tailored solutions that align with unique business requirements. Our dedicated team utilizes cutting-edge techniques and a vast client database to craft pathways to success through effective property positioning. With an unwavering commitment to excellence, we redefine the commercial real estate experience, ensuring every listing receives the attention it deserves and amplifying our clients' endeavors in the dynamic real estate landscape. As we look back on our achievements, we eagerly anticipate future endeavors, committed to continuing our legacy of excellence in commercial real estate. We look forward to connecting with you soon.

CONTACT US :



317.558.9228



www.jdmpartners.com



info@jdmpartners.com



48 North Emerson Avenue, Suite 300, Greenwood, IN 46143