

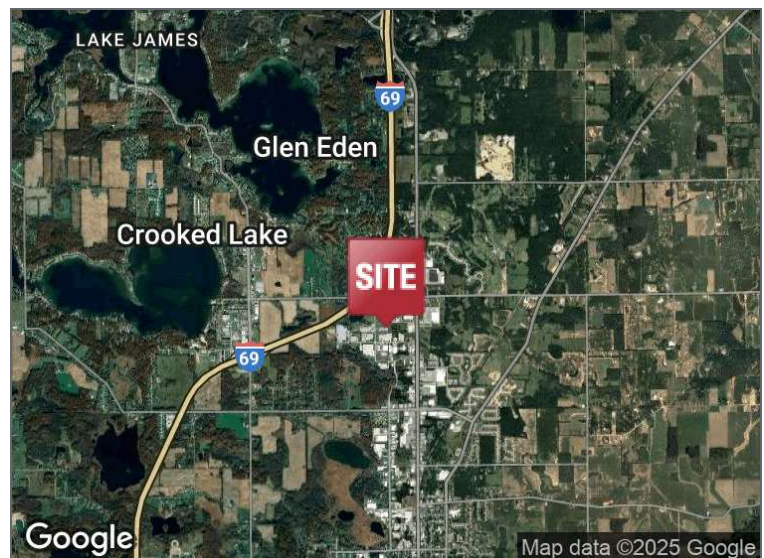


300 GROWTH PKWY

ANGOLA, INDIANA 46703

PROPERTY HIGHLIGHTS

- 135,500 SF on 14.41 acres
- Zoned M-2
- 361 parking spaces available
- Metal roof
- 17' Eaves to 20' Peak ceiling height
- 7 dock doors with 9'x10' hydraulic levelers & dock locks
- 3 Overhead doors
- Easily Divisible



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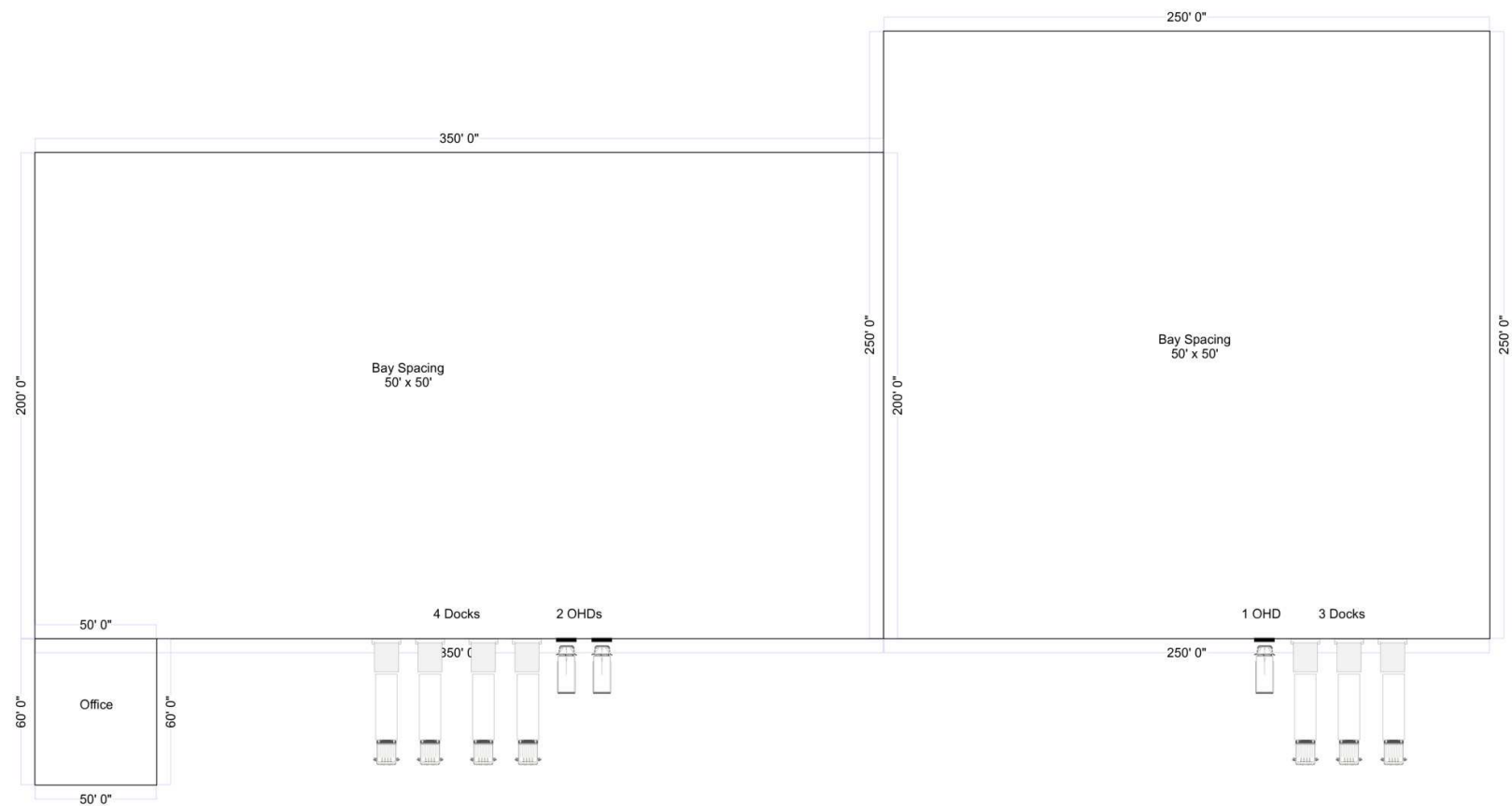
General Property Information			
Name	Growth Parkway	Parcel Number	760614000024060012
Address	300 Growth Parkway	Total Building SF	135,500 SF
City, State, Zip	Angola, Indiana, 46703	Acreage	14.41
County	Steuben	Year Built	1986,1991
Parking	361 Spaces	Zoning	M-2
Property Features			
Construction Type	Rigid Steel Sidewalls w/ Metal Sidewalls	Number of Floors	1
Roof	Metal	Foundation	Concrete
Floor	Reinforced Concrete	Lighting	LED
Bay Spacing	50'x50'	Sprinklers	Fully Sprinkled
Ceiling Heights	17' Eaves. 20' Peak	Electrical	1,200 Amps, 480/277 Volts, 3 Phase
Dock Doors	7 - 9'x10' w/hydraulic levelers and dock locks	Heating	Gas Forced Air
Overhead Doors	3	Central Air	Yes
Rail Access	None	Restrooms	4 Sets
Utilities		Major Roads	
Electric/Gas	Nipsco	Nearest Interstate	I-69 2 Miles
Water/ Sewer	Angola Municipal	Nearest Highway	US-20 1.5 Miles
Lease Information			
Available SF	135,500 SF	Lease Rate/Type	\$3.95-\$4.25/SF NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.20/SF	Tenant	
CAM	TBD	Tenant	
Insurance	\$0.08/SF	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses	TBD		

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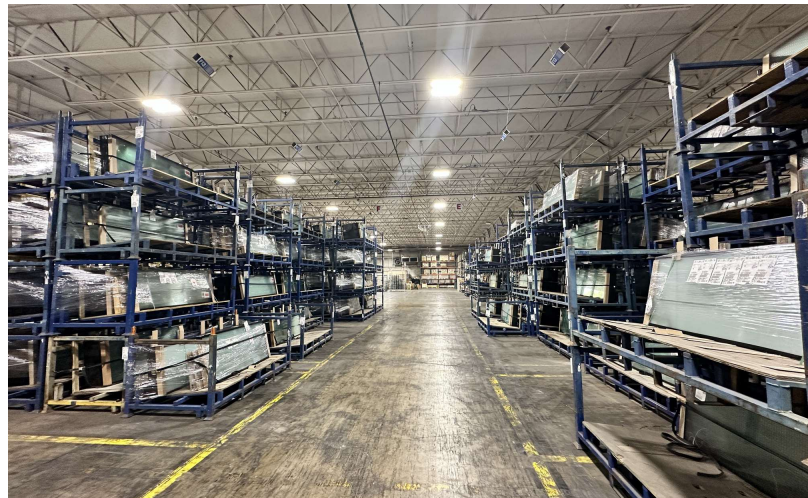
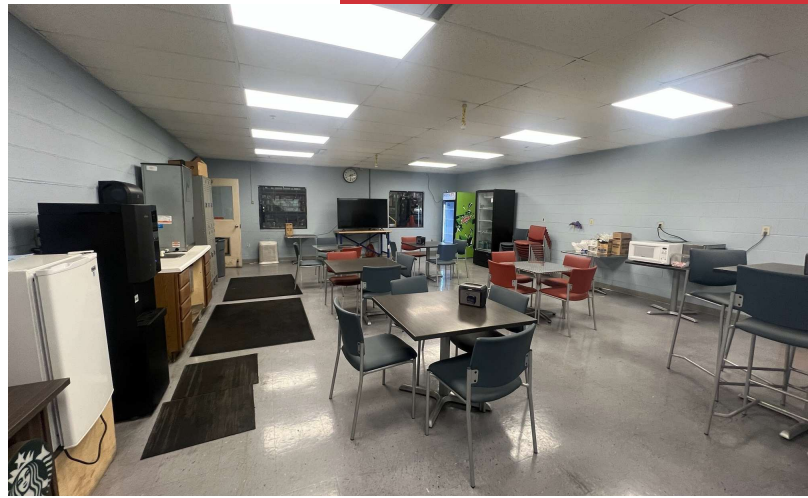


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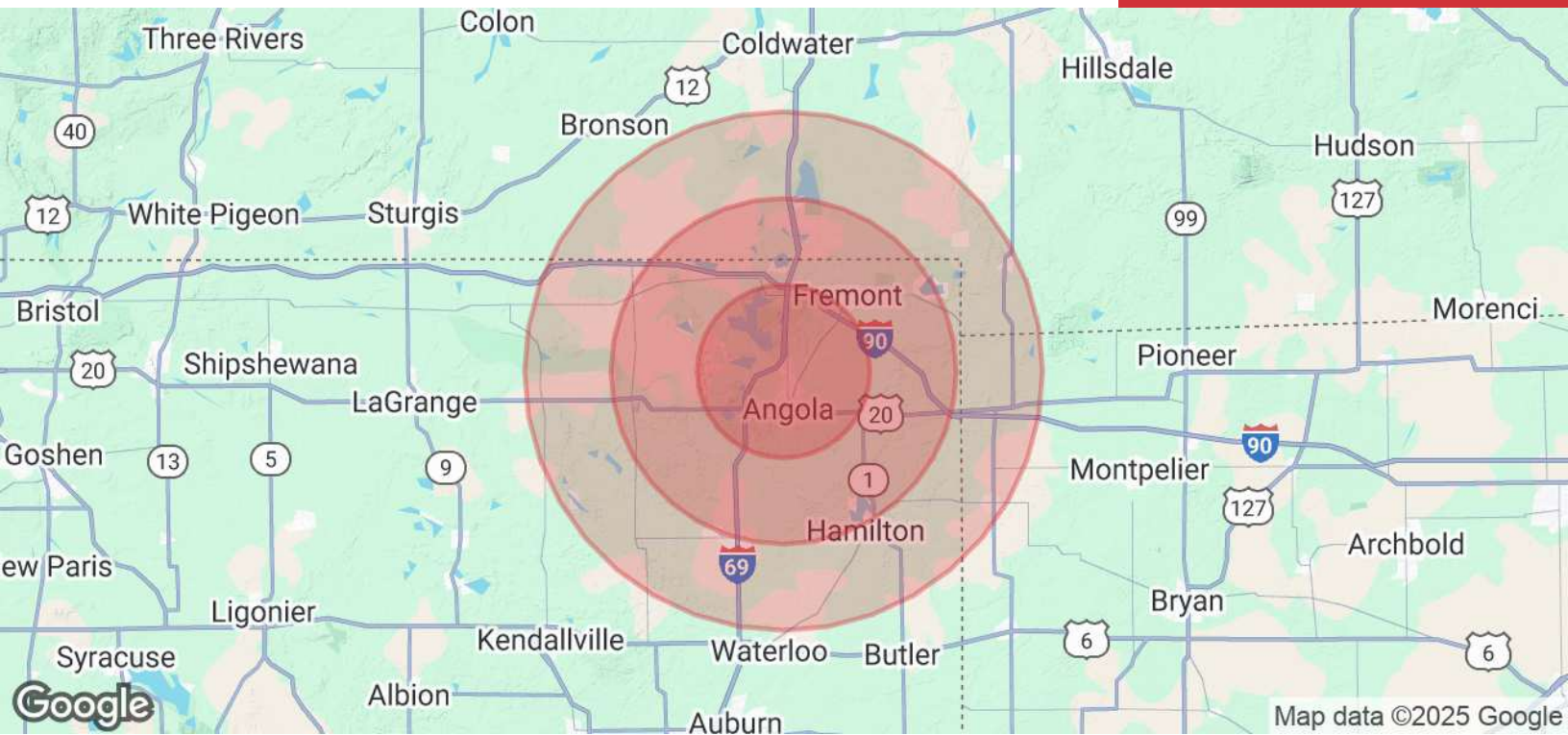


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	17,841	30,668	54,478
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	7,020	12,354	21,581
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$90,477	\$91,760	\$92,420
Average House Value	\$262,034	\$266,838	\$266,797

Demographics data derived from AlphaMap

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