Na Hanning & Bean

FOR LEASE



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



200 E. Main Street, Suite 580 Fort Wayne, IN 46802 260.422.2150 (o) 260.422.2169 (f) IAN DEISER Broker 260.452.5153 ian@naihb.com

GARY BUSCHMAN, SIOR Broker 260.348.2769 gary@naihb.com RACHEL ROMARY Broker 260.341.0230 rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



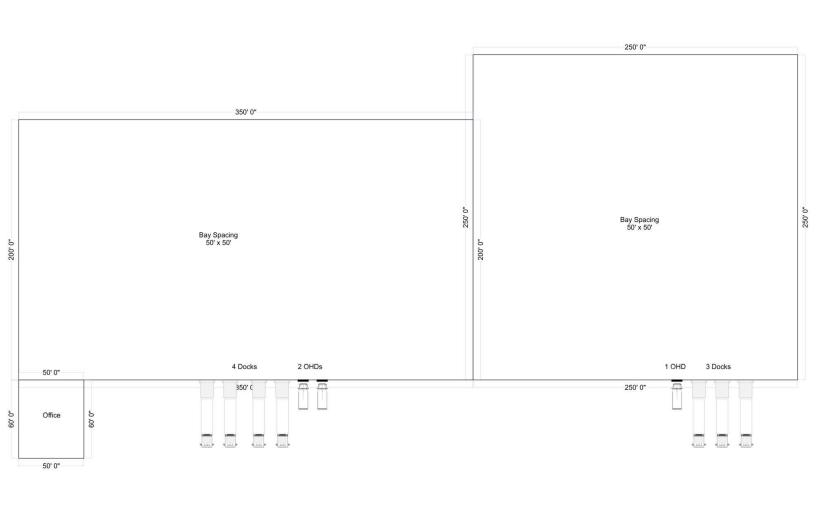
FOR LEASE

General Property Ir	formation		
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			
Available 3r	135,500 SF	Lease Rate/Type	\$3.95-\$4.25/SF NNN
Expenses	135,500 SF	Lease Rate/Type	\$3.95-\$4.25/SF NNN
	135,500 SF Price per SF (estimate)	Lease Rate/Type Responsible Party (
Expenses	·		
Expenses Type	Price per SF (estimate)	Responsible Party (
Expenses Type Taxes	Price per SF (estimate) \$0.20/SF	Responsible Party (
Expenses Type Taxes CAM	Price per SF (estimate) \$0.20/SF TBD	Responsible Party (Tenant Tenant	
Type Taxes CAM Insurance	Price per SF (estimate) \$0.20/SF TBD	Responsible Party (Tenant Tenant Tenant	
Expenses Type Taxes CAM Insurance Maint./Repairs	Price per SF (estimate) \$0.20/SF TBD	Responsible Party (Tenant Tenant Tenant Tenant Tenant	

200 E. Main Street, Suite 580 Fort Wayne, IN 46802 260.422.2150 (o) 260.422.2169 (f) IAN DEISER Broker 260.452.5153 ian@naihb.com GARY BUSCHMAN, SIOR Broker 260.348.2769 gary@naihb.com RACHEL ROMARY Broker 260.341.0230 rromary@naihb.com







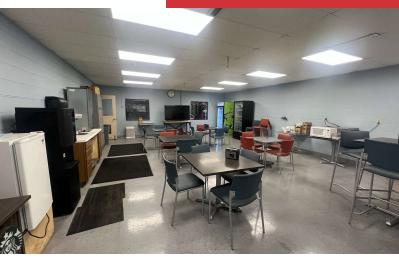
200 E. Main Street, Suite 580 Fort Wayne, IN 46802 260.422.2150 (o) 260.422.2169 (f) IAN DEISER Broker 260.452.5153 ian@naihb.com GARY BUSCHMAN, SIOR Broker 260.348.2769 gary@naihb.com RACHEL ROMARY Broker 260.341.0230 rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Na Hanning & Bean

FOR LEASE













200 E. Main Street, Suite 580 Fort Wayne, IN 46802 260.422.2150 (o) 260.422.2169 (f) IAN DEISER Broker 260.452.5153 ian@naihb.com GARY BUSCHMAN, SIOR Broker 260.348.2769 gary@naihb.com RACHEL ROMARY Broker 260.341.0230 rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Na Hanning & Bean

FOR LEASE



200 E. Main Street, Suite 580 Fort Wayne, IN 46802 260.422.2150 (o) 260.422.2169 (f)

IAN DEISER Broker 260.452.5153

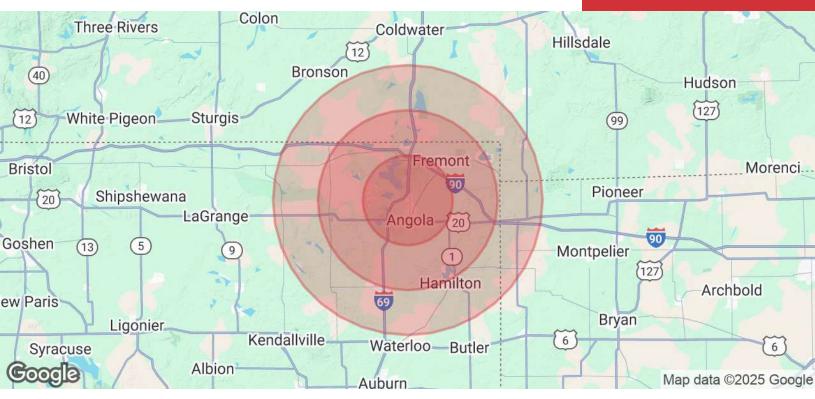
ian@naihb.com

GARY BUSCHMAN, SIOR Broker 260.348.2769 gary@naihb.com

RACHEL ROMARY Broker 260.341.0230 rromary@naihb.com



FOR LEASE



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

200 E. Main Street, Suite 580 Fort Wayne, IN 46802 260.422.2150 (o) 260.422.2169 (f) IAN DEISER Broker 260.452.5153 ian@naihb.com GARY BUSCHMAN, SIOR Broker 260.348.2769 gary@naihb.com RACHEL ROMARY Broker 260.341.0230 rromary@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.