



FOR LEASE | **329,348 SF**
201 BRANDON ST | **AUBURN, IN**



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**LESS THAN 1 MILE
TO I-69**



**EASY ACCESS FOR
TRUCKS FROM SR 8**



**15 MILES TO
FT. WAYNE**



**LARGE LAND
SITE FOR FUTURE
DEVELOPMENT**



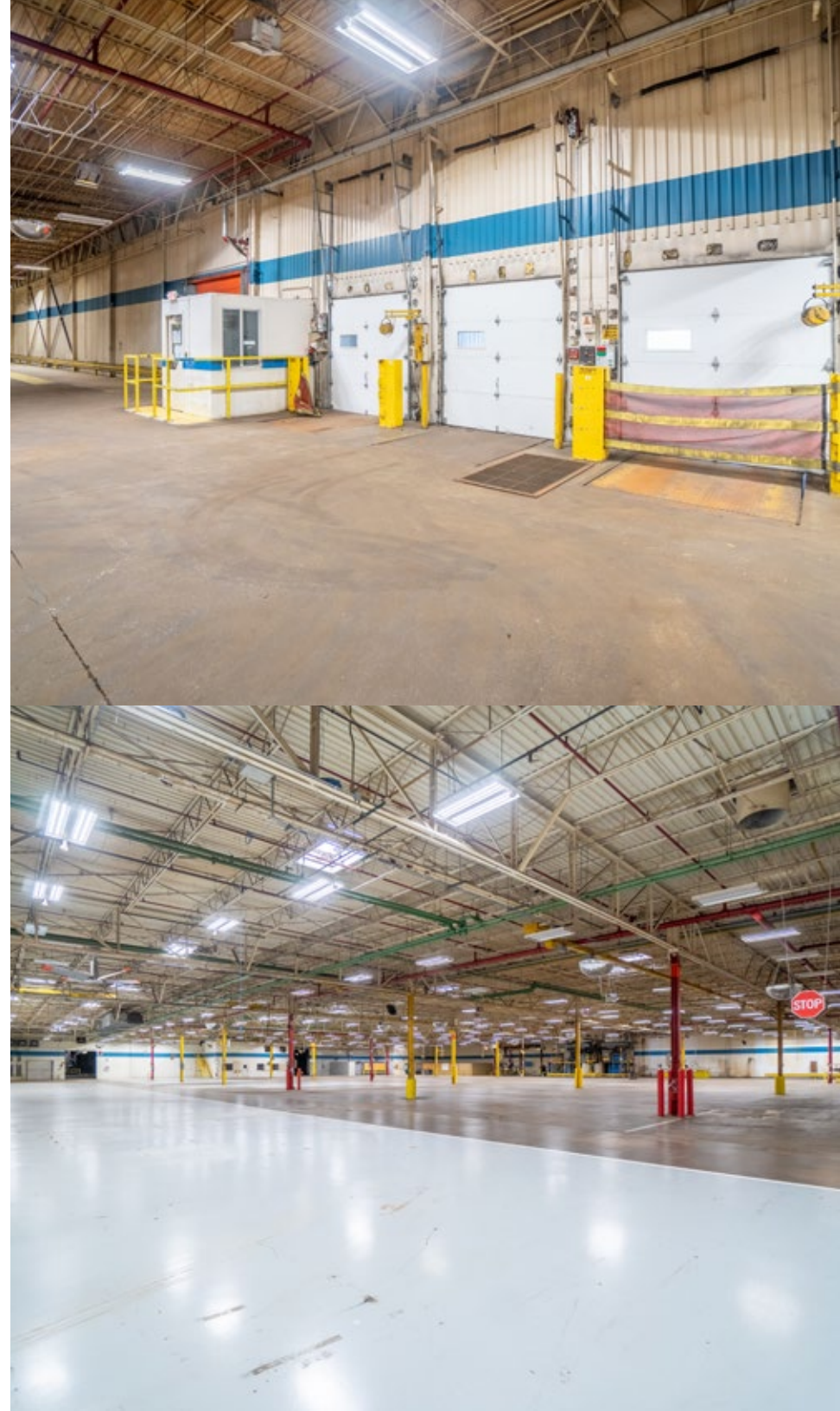
**140 MILES TO
INDIANAPOLIS**



PROPERTY DETAILS

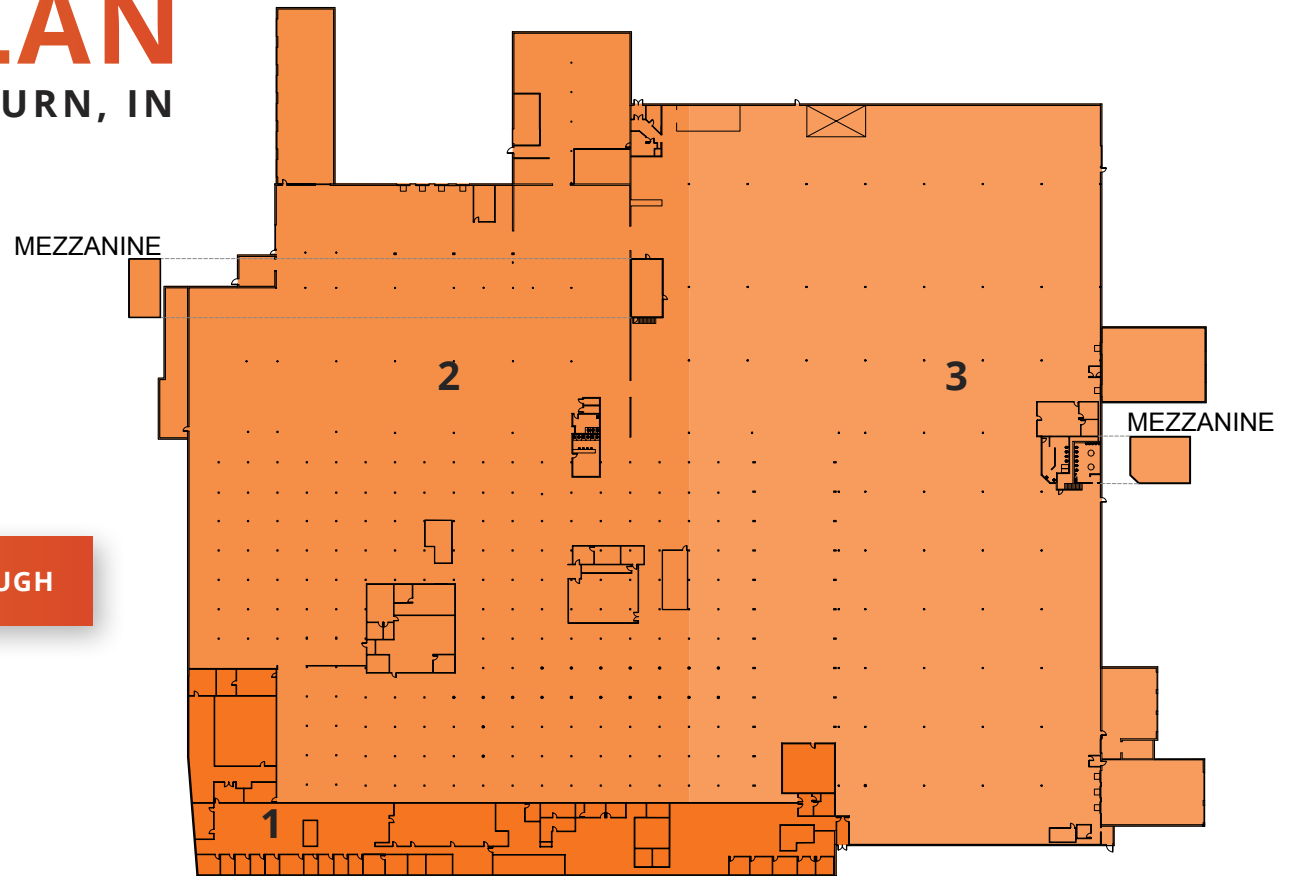
201 BRANDON ST | AUBURN, IN

AVAILABLE SPACE	329,348 SF
WAREHOUSE SPACE	300,583 SF
OFFICE SPACE	28,765 SF
DOCK DOORS	9
DRIVE-IN DOORS	13
CLEAR HEIGHT	14' - 20'
COLUMN WIDTH	20' x 20' & 40' x 50'
WALLS	Masonry & Cinder Block
ROOF	Membrane
FLOORS	6" Reinforced Concrete
YEAR BUILT	1940 - 1952
POWER	3,000 Amp, 3 Phase - 480 Volt
FIRE SUPPRESSION	Wet System
HEAT	Air Rotation Units & Suspended Gas Units
CRANES	2-Ton, 3-Ton, 5-Ton
LIGHTING	Fluorescent & LED
LAND AREA	17.14 Acres
ZONING	I-1: Light Industrial
PARCEL ID	17-06-30-476-001.000-025
OPEX ESTIMATE	\$0.61



FLOOR PLAN

201 BRANDON ST | AUBURN, IN



[VIEW A MATTERPORT WALK-THROUGH](#)

NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	OVERHEAD DOORS	DOCKS	SQUARE FEET
1	OFFICE	N/A	DROP CEILING	N/A	N/A	28,765 SF
2	WAREHOUSE	40' x 40' 40' x 50'	16' 6" - 17' 5"	7	4	152,591 SF
3	WAREHOUSE	20' x 20'	13' 6" - 19' 5"	6	5	147,992 SF
TOTAL						329,348 SF



LOCATION MAP

201 BRANDON ST | AUBURN, IN

I-69	1 MILE
FORT WAYNE	23 MILES
TOLEDO	96 MILES
INDIANAPOLIS	145 MILES
COLUMBUS	175 MILES
DETROIT	176 MILES

