

AVAILABLE FOR SALE / LEASE

280 RIGG ROAD
VALPARAISO, IN 46383

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NEW CONSTRUCTION

FREE STANDING 11,712 SF FACILITY



Tom Condon, SIOR
Principal
tcondon@lee-associates.com
D 773.355.3049

Jennifer Gaudy
Cross Property Management
jgaudy@crosspm.com
C 219.775.9105

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE / LEASE

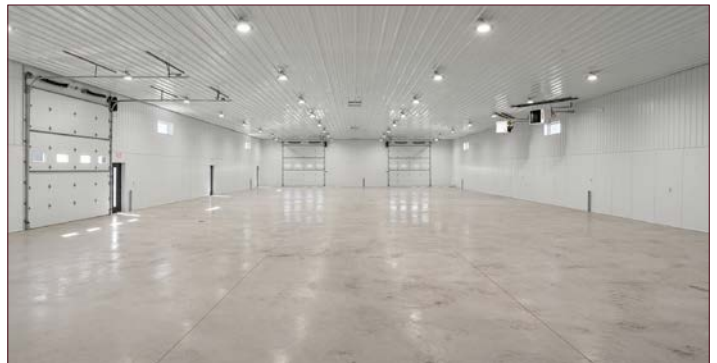
280 RIGG ROAD

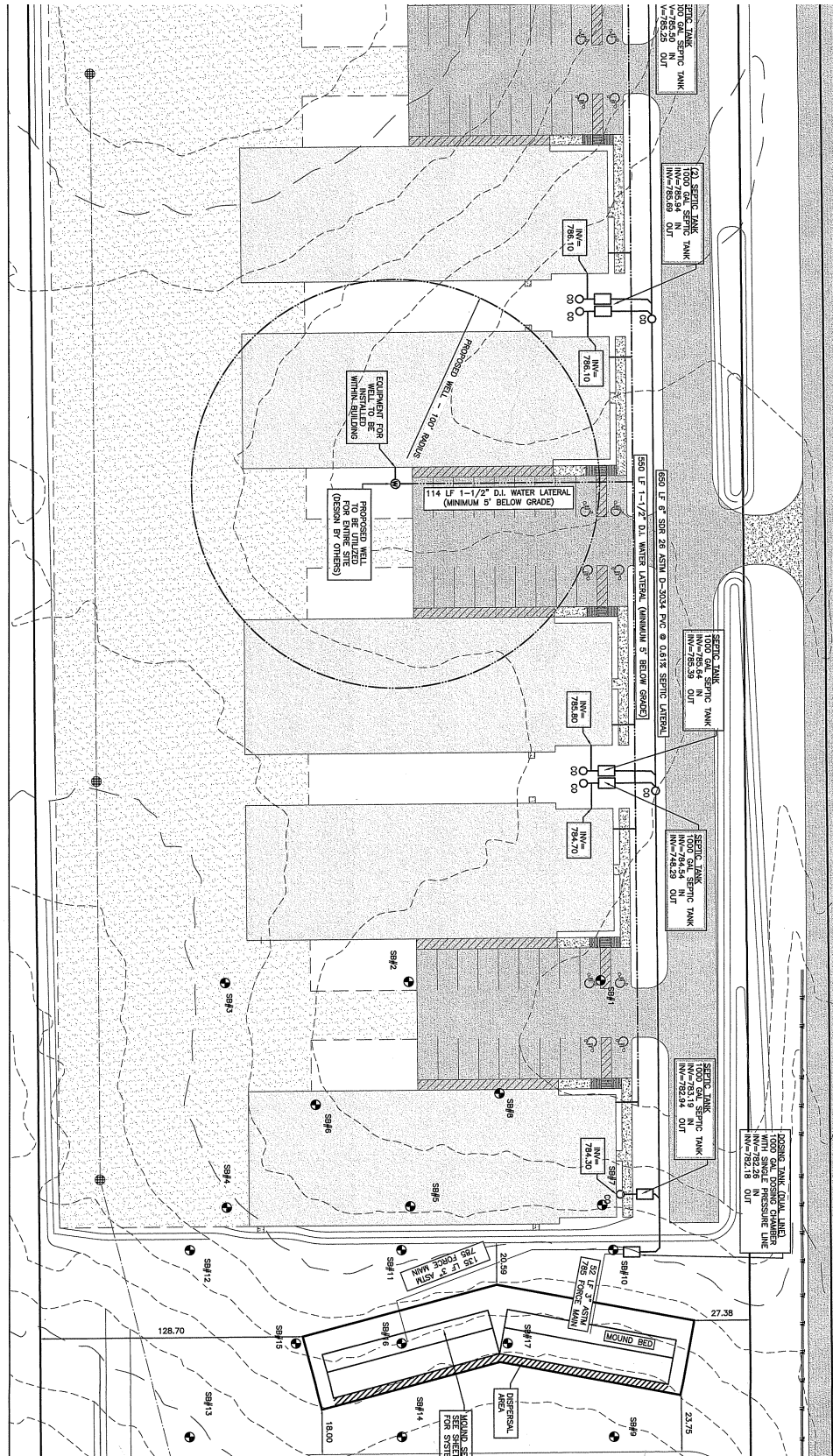
VALPARAISO, IN 46383



BUILDING SPECIFICATIONS:

BUILDING SIZE:	11,712 SF
OFFICE:	1,680 SF (60' x 28')
WAREHOUSE:	10,032 SF (66' x 152')
CLEAR HEIGHT:	16'
LOADING:	3 overhead doors (12'x 14'h)
CONSTRUCTION:	Insulated metal panel
HVAC:	Gas unit heaters
POWER:	400 amp, 277/480 volt; 3-phase 200 amp, 120/208 volt; 3-phase
TAXES:	\$10,000 (\$0.85 PSF) PIN: 64-10-21-300-008.000-020
SALE PRICE:	Subject to Offer
LEASE RATE:	\$12.00 PSF NNN
COMMENTS:	› Floor drains › Well & septic › 5" concrete floor





AVAILABLE FOR SALE / LEASE

280 RIGG ROAD
VALPARAISO, IN 46383



Tom Condon, SIOR
Principal
tcondon@lee-associates.com
D 773.355.3049

Jennifer Gaudy
Cross Property Management
jgaudy@crosspm.com
C 219.775.9105

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.