



FOR LEASE | **220,033 SF**
190 E POLK ST | **ORLEANS, IN**

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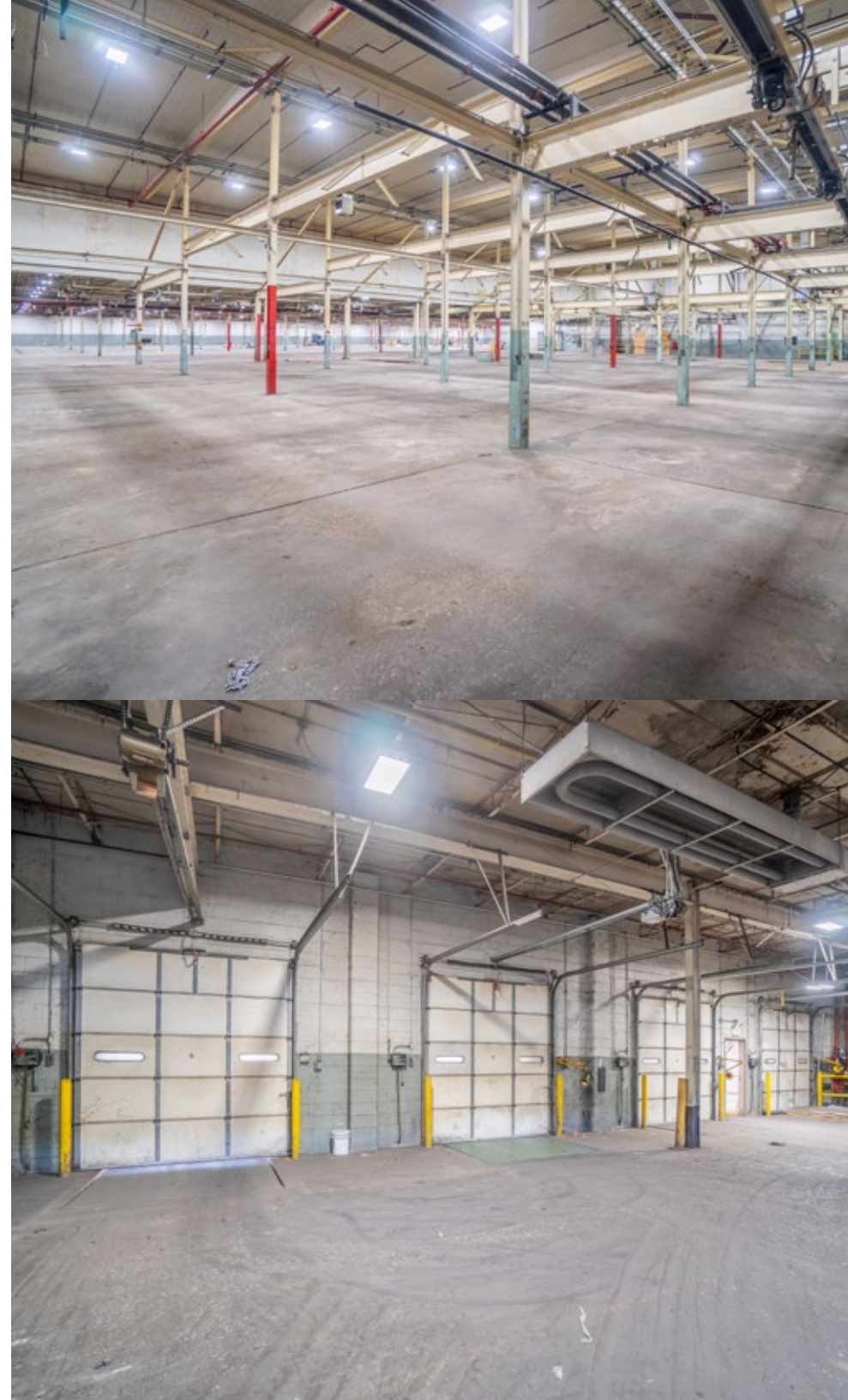
PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

PROPERTY DETAILS

190 E POLK ST | ORLEANS, IN

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|------------------|--|
| AVAILABLE SPACE | 220,033 SF |
| WAREHOUSE SPACE | 194,934 SF |
| OFFICE SPACE | 25,099 SF |
| DOCK DOORS | 8 |
| DRIVE-IN DOORS | 3 |
| CLEAR HEIGHT | 14' - 18' 6" |
| ROOF | TPO |
| WALLS | Steel & Masonry |
| FLOORS | 6" Reinforced Concrete |
| YEAR BUILT | 1900+ |
| FIRE SUPPRESSION | Wet |
| LIGHTING | LED |
| POWER | 8,000a/277 - 480v |
| LAND AREA | 28.46 Acres |
| ZONING | I-2: Heavy Industrial District |
| PARCEL ID | 59-02-30-200-10.000-010 59-02-30-200-026.000-10 59-02-30-200-027.000-010 59-02-30-241-003.000-010 59-02-30-241-004.000-010 |
| RAIL ACCESS | Potential Railroad Access Serviced by CSX |
| OPEX ESTIMATE | \$0.45/SF |



LOCATION MAP

190 E POLK ST | ORLEANS, IN



ORLEANS

| | |
|------------------|-----------|
| LOUISVILLE, KY | 55 MILES |
| INDIANAPOLIS, IN | 88 MILES |
| CINCINNATI, OH | 153 MILES |
| NASHVILLE, TN | 227 MILES |
| ST. LOUIS, MO | 247 MILES |

