

INDUSTRIAL SPACE FOR LEASE

239 Factory Street | LaPorte, IN 46352



Industrial Warehouse / Manufacturing Space Available for Lease

Building:	230,000 SF (Available Suite - 38,330 SF)
Zoning:	Industrial
Docks:	2 Recessed Loading Docks (interior/covered)
GL Door:	1 Grade Level Overhead Door
Clearance:	13' to 21'3"
Power:	Heavy Power
Location:	The property is located in an Urban Enterprise Zone
Lease Rate:	\$3.95 PSF NNN

[VIEW PROPERTY ONLINE](#)

Details:

Available for lease is a 38,330 SF industrial suite suitable for warehouse, distribution, or manufacturing operations. The space offers efficient 29'6" x 20' column and bay spacing with clear heights ranging from 13' to 21'3", allowing flexibility for racking, storage, and production uses.

The building is served by a combination of LED and high efficiency fluorescent lighting and heated by gas fired suspended unit heaters. Included are 2 recessed interior loading docks, allowing trailers to pull fully inside the building for interior loading, along with 1 grade level overhead door. The space is 100% sprinklered for fire protection. Electrical service includes 600A/480V/3Ph power. The space also includes a 7.5 ton overhead crane spanning approximately 300 feet from the loading docks to the rear of the suite. The crane provides 6'8" clear under-hook height.

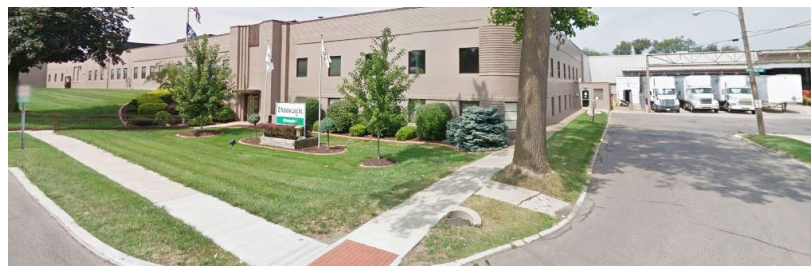
The suite has a private entrance and is secured from the remainder of the building with chain-link fencing. The suite has a private entrance off of a large parking lot and is secured from the remainder of the building with chain-link fencing. The space is available for immediate occupancy.



P 574.271.4060 | F 574.271.4292 | CRESSY.COM
200 N. Church Street, Suite 200 | Mishawaka, IN 46544

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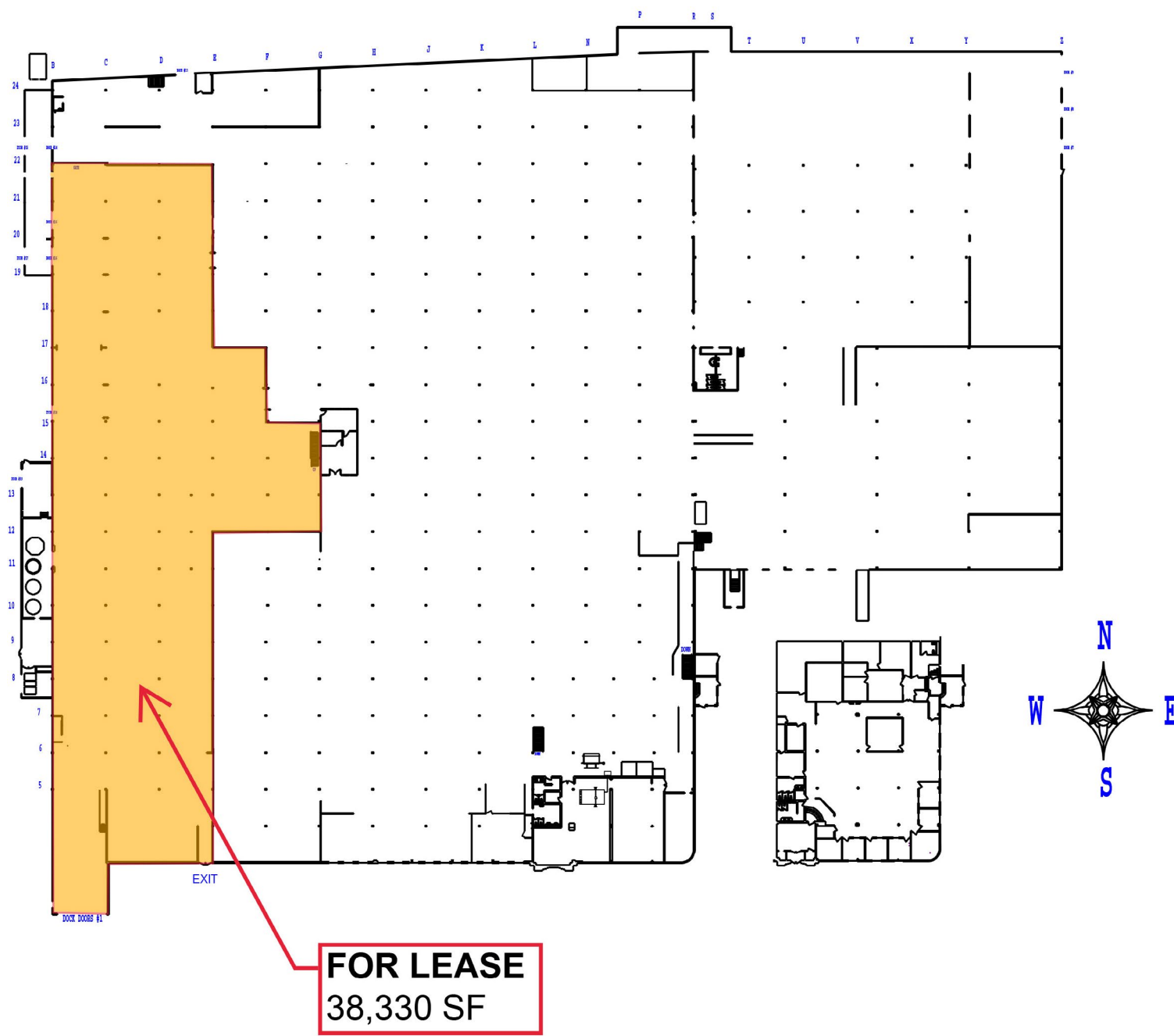


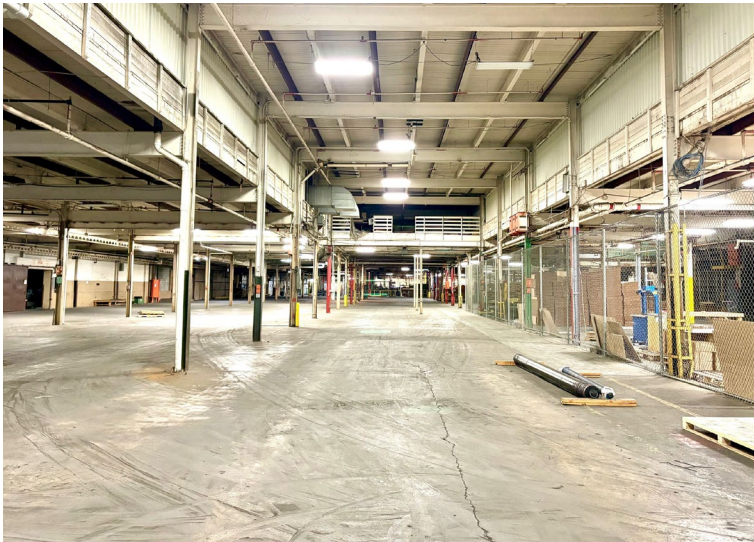
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FLOOR PLAN

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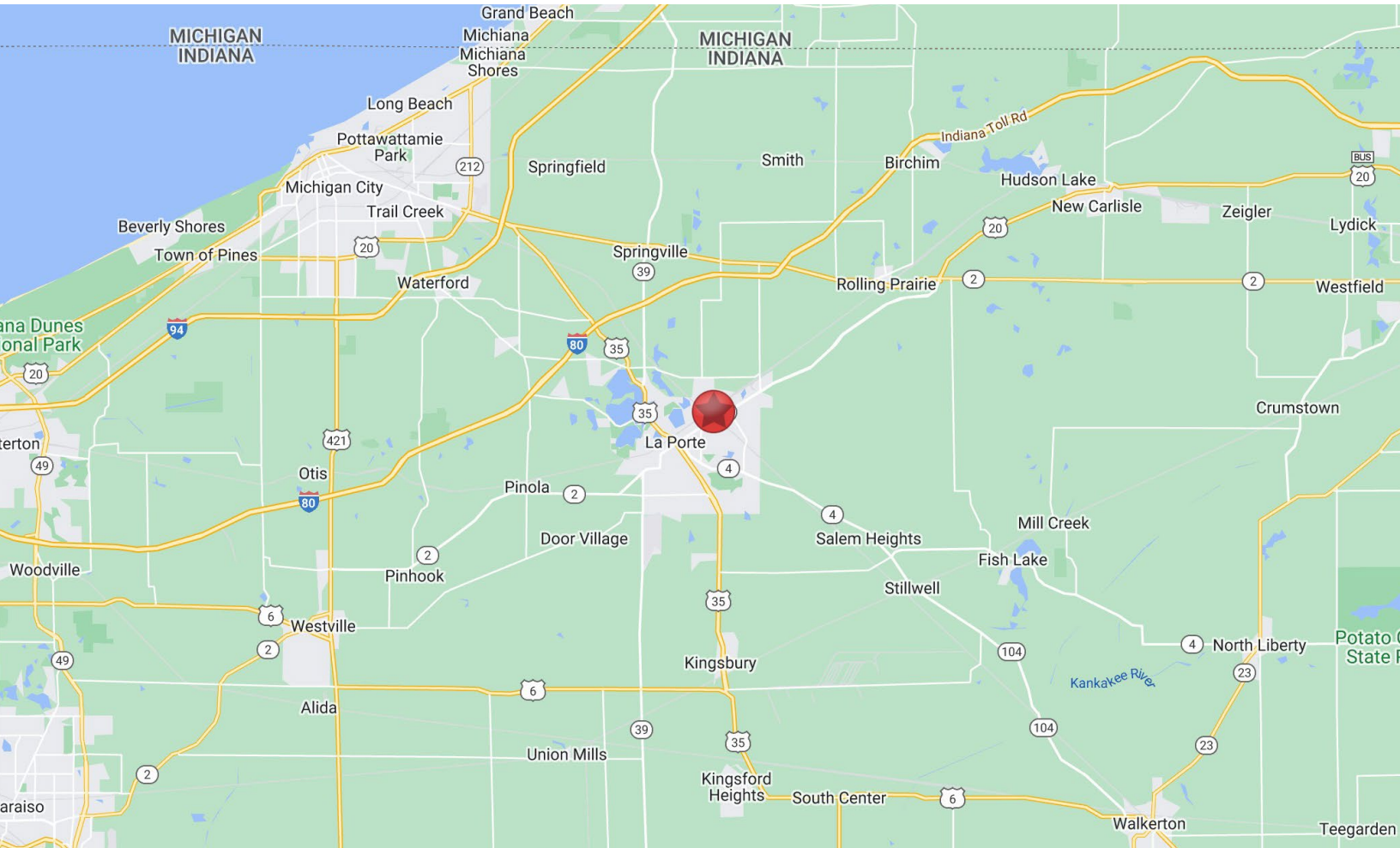




LOCATION OVERVIEW

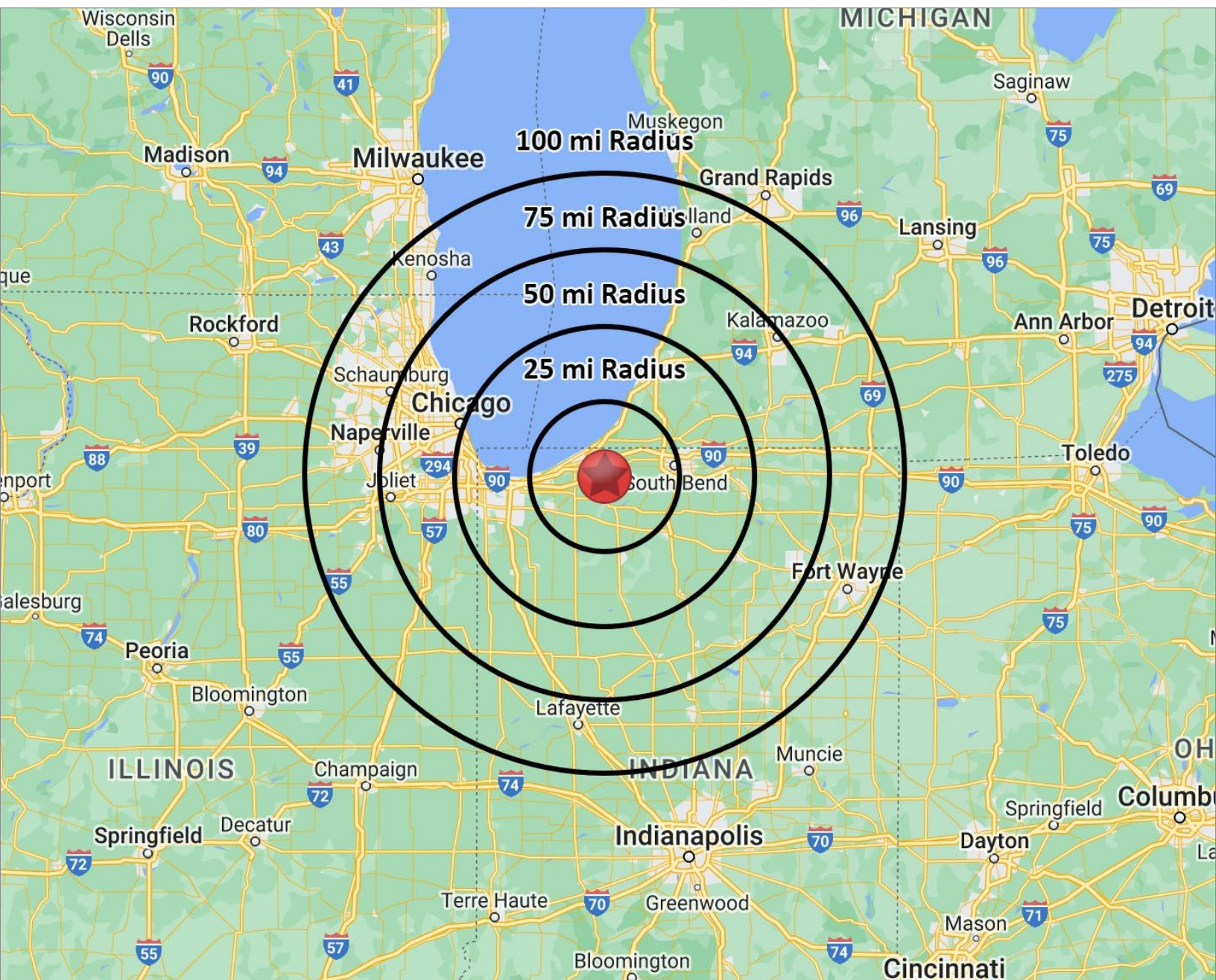
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- This property is located in an Urban Enterprise Zone which is a hallmark for urban revitalization and a cornerstone for economic growth and development.
- Operating a business within the Zone offers advantages and incentives.
- This property is close to major highways that connect to State Highway 2, U.S. Highway 20, State Highway 421, the Indiana Toll Road, Interstate 94, and U.S. 31.





DISTANCE TO MAJOR CITIES

CHICAGO, IL	68 MILES
FORT WAYNE, IN	103 MILES
GRAND RAPIDS, MI	123 MILES

INDIANAPOLIS, IN	160 MILES
TOLEDO, OH	181 MILES
DETROIT, MI	227 MILES