

# PROPERTY SUMMARY

**9511 W DEPOT ST**

Yorktown, IN 47396



## PROPERTY DESCRIPTION

15,000 SQFT to 180,000 SQFT of Industrial/Storage/Distribution space for lease—please see information on individual spaces.

Landlord is negotiable on lease term and tenant improvements are also available.

## LOCATION DESCRIPTION

9511 W Depot St is ideally situated just off the well-traveled Depot Street corridor in the town of Yorktown, Indiana, offering excellent visibility, strong transportation access and a strategic position for warehouse, distribution and industrial users. The property occupies approximately 13.6 acres in a zoned industrial/commercial area, with outstanding frontage and truck-friendly access.

## OFFERING SUMMARY

Lease Rate:	\$4.25 SF/yr (NNN)
Available SF:	10,000 - 180,000 SF
Lot Size:	13.62 Acres
Building Size:	405,000 SF

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	151	358	903
Total Population	338	807	2,113
Average HH Income	\$88,720	\$89,178	\$90,617

**Jacob Wagner**  
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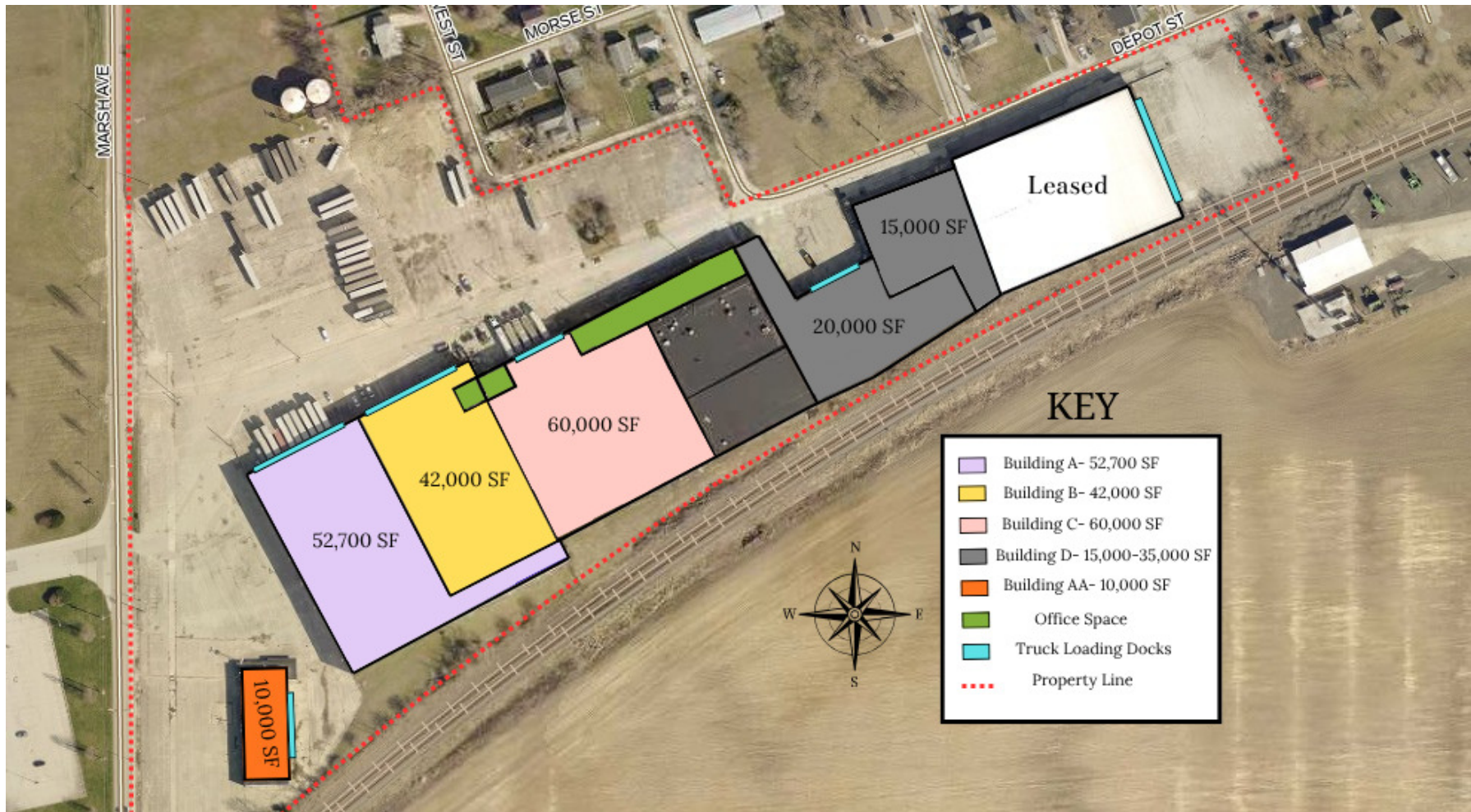


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# SITE MAP

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# AVAILABLE SPACES

**9511 W DEPOT ST**

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,000 - 60,000 SF	Lease Rate:	\$4.25 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9511 W Depot Street Suite AA	Available	10,000 SF	NNN	\$4.25 SF/yr	Building AA: 10,000 Sqft, stand-alone distribution building with dock doors. \$4.25 per Sqft per year, NNN included
9511 W Depot Street suite A	Available	52,700 SF	NNN	\$4.25 SF/yr	Building A: Located on the west end of the building, features 12 dock high doors. \$4.25 per sqft per year, includes NNN
9511 W Depot Street suite B	Available	42,000 SF	NNN	\$4.25 SF/yr	Building B features 42,000 sqft with 730 sqft of office space with 12 trucking docks
9511 W Depot Street suite C	Available	60,000 SF	NNN	\$4.25 SF/yr	Building C: 60,000 SQFT with office space and dock high doors
9511 W Depot Street suite D	Available	15,000 - 35,000 SF	NNN	\$4.25 SF/yr	Building D consist of space ranging form 15,000 SQFT to 35,000 SQFT, and features 5 trucking loading docks. Can be leased together or separate.

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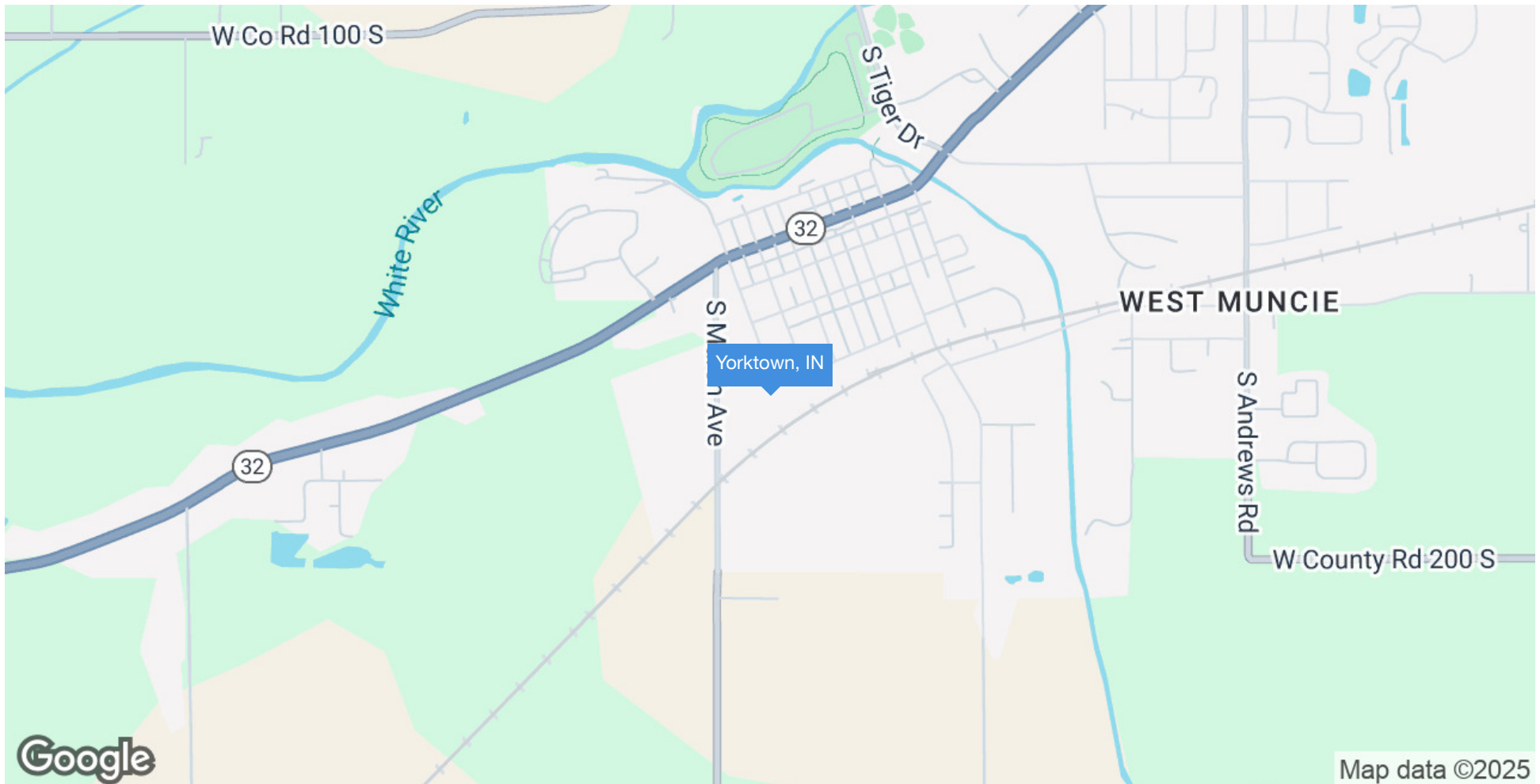
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# REGIONAL MAP

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# AERIAL MAP

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# DEMOGRAPHICS

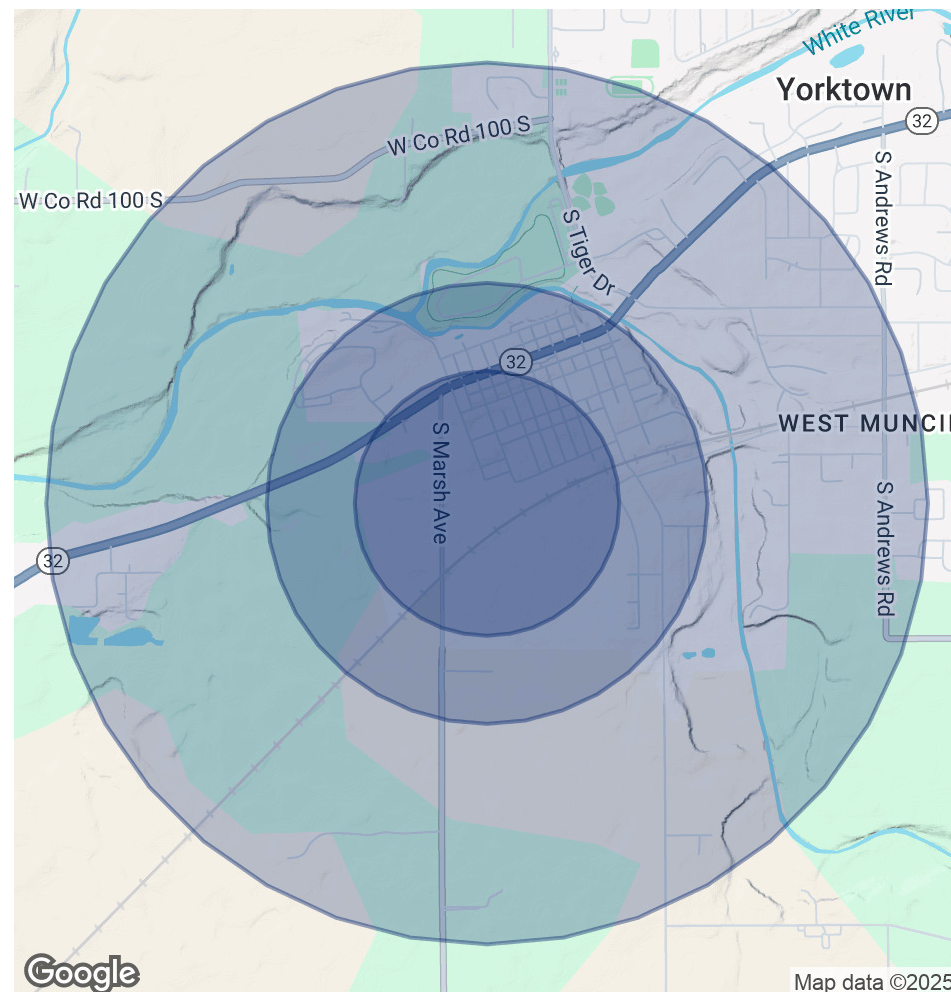
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	338	807	2,113
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	151	358	903
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$88,720	\$89,178	\$90,617
Average House Value	\$186,092	\$188,841	\$196,902

Demographics data derived from AlphaMap



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