



AVAILABLE FOR LEASE

Koomler Dr

105 Koomler Dr

La Porte, IN 46350

Now available for lease, this 8,000 SF industrial space within an 84,000 SF building offers an ideal setup for various business operations. Built in 1969, the owner has maintained the facility well, ensuring a reliable and efficient work environment. Recently upgraded with new LED lighting, this space benefits from enhanced energy efficiency and a well-lit interior. The unit features an 18-foot ceiling height, one drive-in door for easy loading and unloading, a small restroom, and a gas-forced heating system to provide comfort throughout the year. The building is fully sprinklered, meeting safety standards and offering added security for inventory and equipment.

Additionally, the property has a 25,000 SF unit featuring one drive-in door, two dock-high loading doors, and a bathroom. This larger unit offers a flexible layout well-suited for manufacturing, distribution, or warehousing operations. Both spaces benefit from the property's strong infrastructure and excellent accessibility, making it a versatile option for a range of industrial users.

SIZE	8,000 to 33,000 SF
TERM	Negotiable
PRICE	\$4.50/ SF
SPACE USE	Industrial
ZONING	Manufacturing 1
YEAR BUILT:	1969
AVAILABLE	Now
LOT SIZE	5.79 Acres
BUILDING SIZE	84,000 SF

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

 **LORI TUBBS**

REAL ESTATE & DEVELOPMENT CONSULTING

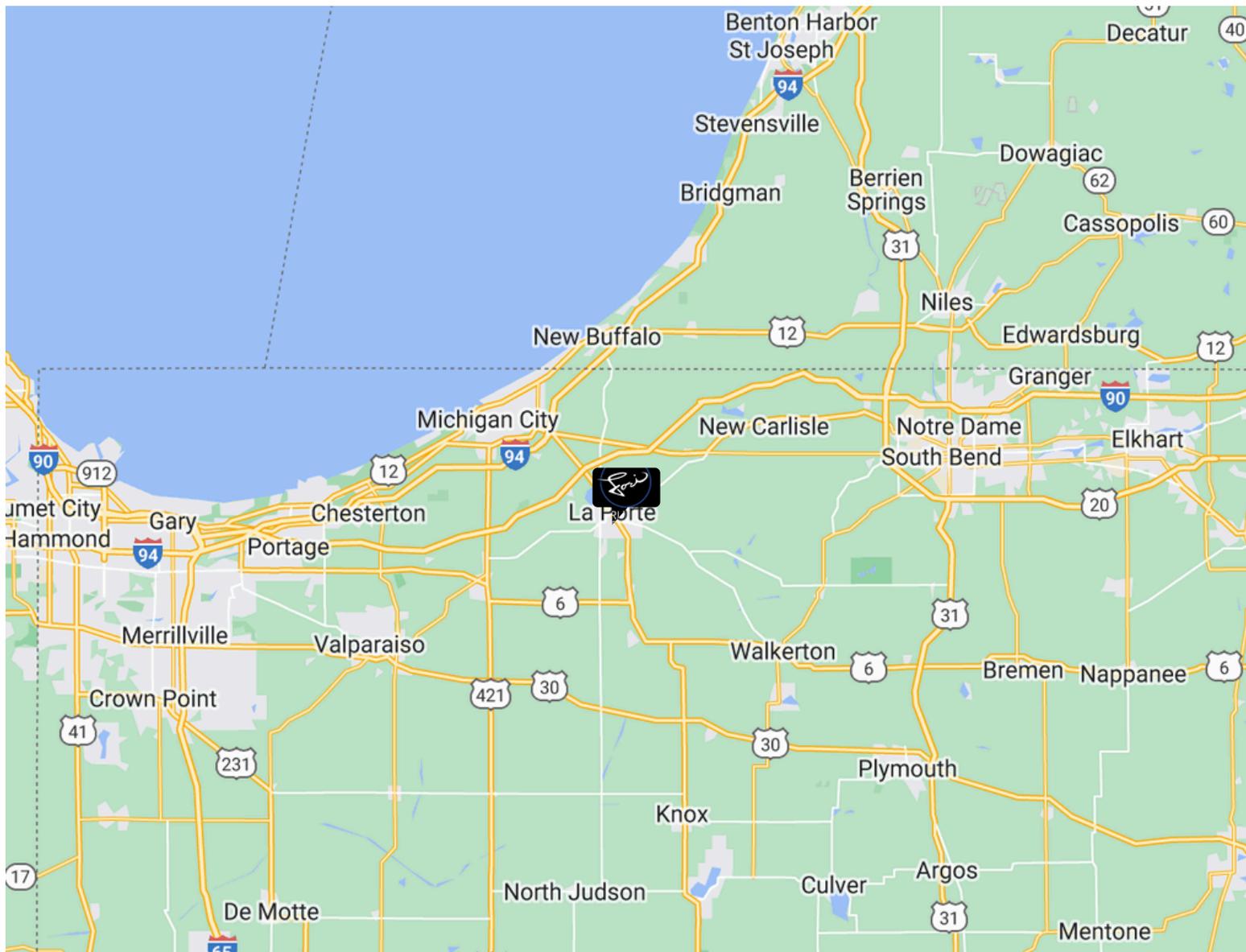
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Map



LOCATION DESCRIPTION

4 Miles from I-90
7 Miles from I-94
35 Miles from I-65

26 Miles from South Bend
47 Miles from IN/IL border
70 Miles from Chicago

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