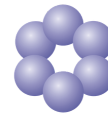


NEW INDUSTRIAL SPACE FOR LEASE

6101 CLEVELAND AVE
MICHIGAN CITY, IN



AMERIPLEX
MARQUETTE



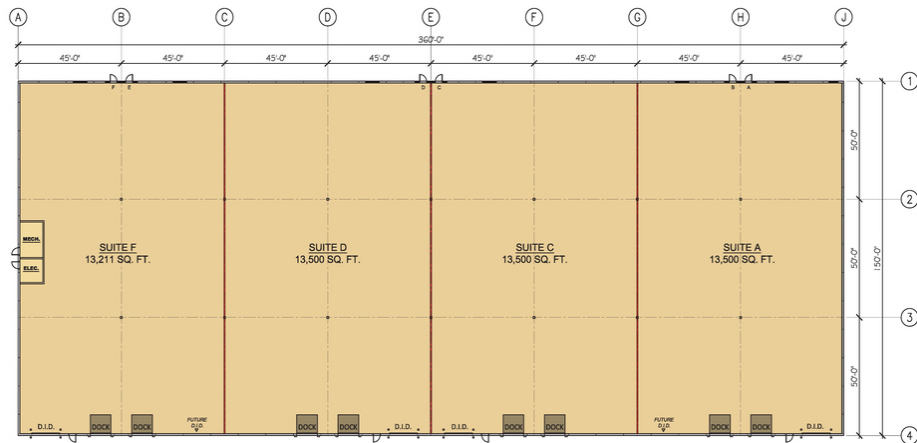
HOLLADAY
PROPERTIES



ABOUT THE PROPERTY

- 54,000 SF Multi-Tenant Flex Industrial Building
- Delivery in October 2026
- Adjacent to the Haskell Building (Pictured Above)
- City Water & Sewer
- Close Proximity to US-20 and I-94 Interchange
- Easy Access to Amenities including Hotels, Retail, and Restaurants at Franklin Street Corridor

PROPOSED FLOORPLAN



CONTACT US

219-764-3104

Michael C. O'Connor, SVP - Leasing & Development
moconnor@holladayproperties.com

6370 AmeriPlex Drive, Suite 110 Portage, IN 46368
holladayproperties.com

NEW INDUSTRIAL SPACE FOR LEASE

6101 CLEVELAND AVE
MICHIGAN CITY, IN



BUILDING SPECIFICATIONS

- Size: +/- 54,000 SF, 90' x 150' Deep Bays Typical
 - Divisible to 6,750 SF
- Ceiling Height: 24' Clear
- Column Spacing: 45' x 50'
- Construction: Insulated Precast Concrete Wall Panels with Interior Steel Columns and Roof Framing
- Docks: 8 Docks & 4 Drive-In Doors
- Car Parking: 89 Spaces
- Roof: Mechanically Fastened TPO Membrane Over Poly ISO Insulation
- Lighting: LED Highbay Lighting to Suit
- HVAC: High Efficiency Gas Fired UIT Heaters
- Fire Protection: ESFR Sprinkler System, Fire Pump & Alarm Panel
- Power: 1200 AMP, 3-Phase, 120/208V Main Service. 4 X 200 AMP Tenant Panels



CONSTRUCTION PROGRESS



CONTACT US

219-764-3104

Michael C. O'Connor, SVP - Leasing & Development
moconnor@holladayproperties.com

6370 Ameriplex Drive, Suite 110 Portage, IN 46368
holladayproperties.com