

# INDUSTRIAL BUILDING FOR LEASE

## 43,540 SQ. FT. AVAILABLE

### PORTLAND, INDIANA



300 Industrial Drive, Portland, IN 47371

- 27,000 sq. ft. of manufacturing space and 13,500 sq. ft. warehouse w/6 docks
- Ceiling height: 22' peak, 17' eaves
- Municipal water & sewer
- Fully sprinklered



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Industrial, Office, Retail, Land, Brokerage Services, Tenant/Landlord Representation, Site Search and Selection, Valuation and Appraisal, Property Management

# INDUSTRIAL BUILDING FOR LEASE

## 300 INDUSTRIAL DR., PORTLAND, INDIANA 47371

### BUILDING LOCATION/SIZE/ZONING

Total Building Area	43,540 Sq. Ft.
Manufacturing	27,000 Sq. Ft.
Warehouse	13,500 Sq. Ft.
Office	3,040 Sq. Ft.
Street Address	300 Industrial Dr.
City, State, Zip	Portland, IN 47371
City Limits	Inside
County/Township	Jay/Wayne
Zoning	I1/Light Industrial
Site Acreage	4.12 Acres

### PRICE/AVAILABILITY

Date Available	Immediately
Lease Rate/Type	\$3.25 psf, NNN

### LOADING FACILITIES

Dock Doors	Six
Size	8'W x 10'H, w/Exterior Leveler Plates
Drive-In Doors	One
Size	9' x 10'

### TRANSPORTATION

Major Road Nearest Site	Hwy. 27 - 0.25 Miles
Distance to Interstate	I-69 - 30 Miles I-70 - 35 Miles
Parking Lot - Office/Visitors	Asphalt - 9 Spaces
Parking Lot - Plant	Gravel - 30 Spaces
Trailer Parking	Gravel - 4-6 Trailers

### UTILITIES

Electric Supplier	AEP
Natural Gas	Ohio Valley Gas Co.
Water & Sewer	City of Portland

### PROPERTY TAXES

Parcel Number	38-07-17-100-018.000-034
Assessments: Land	\$67,900
Improvements	\$481,200
Total Assessed Value	\$549,100
Annual Taxes	\$16,462.60 (\$0.38 psf)

### BUILDING DATA (Cont.)

Lighting	T-5 Fluorescent
Electrical	1,200 Amps, 240/480 Volts, 3-Phase, 2 Buss Electrical Distribution Ducts

### BUILDING DATA

Condition	Very Good
Date of Construction	1981
Former Use	Mfg. Corrugated Inner Packaging and Warehouse/ Distribution
Type of Construction	Pre-Engineered Steel
Number of Stories	One
Roof	Original Metal - Insulated
Floor	Concrete - Undetermined Thickness
Dimensions	270' x 150'
Bay Spacing	30' x 50'
Ceiling Height	22' Peak, 17' Eaves
Sprinklers	100% Wet System
Heat:	
Mfg./Warehouse	Suspended Gas-Fired Units
Office	Gas Forced Air
Air Conditioning	Office Only
Restrooms	1 Unisex in Office Area / 1 Set in Break Room





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## LOCATION MAP

