

LEASE

INDUSTRIAL



NEAR COMPLETION



10511 ROSE AVE., NEW HAVEN, IN 46774

PROPERTY HIGHLIGHTS

- New construction featuring Nucor Building Systems
- 100,000 SF Building B - Delivery August 2021
- Located at Northwest corner of I-469 and US 24
- 30 ft. clear ceiling height
- Dock doors and drive-ins
- 5,000 to 8,000 SF office or as needed
- 10-year (phase-in) tax abatement is in place
- Rail access within 3 miles

OFFERING SUMMARY

Lease Rate:	\$5.20 SF/yr (NNN)
Available/Building B SF:	100,000 SF (Divisible)
Industrial Park:	Cedar Creek Industrial Development
Lot Size:	44.0 Acres
Zoning:	I-2, Industrial
CAM	\$0.40/SF

BRADLEY COMPANY
127 W. Wayne St., Suite 400
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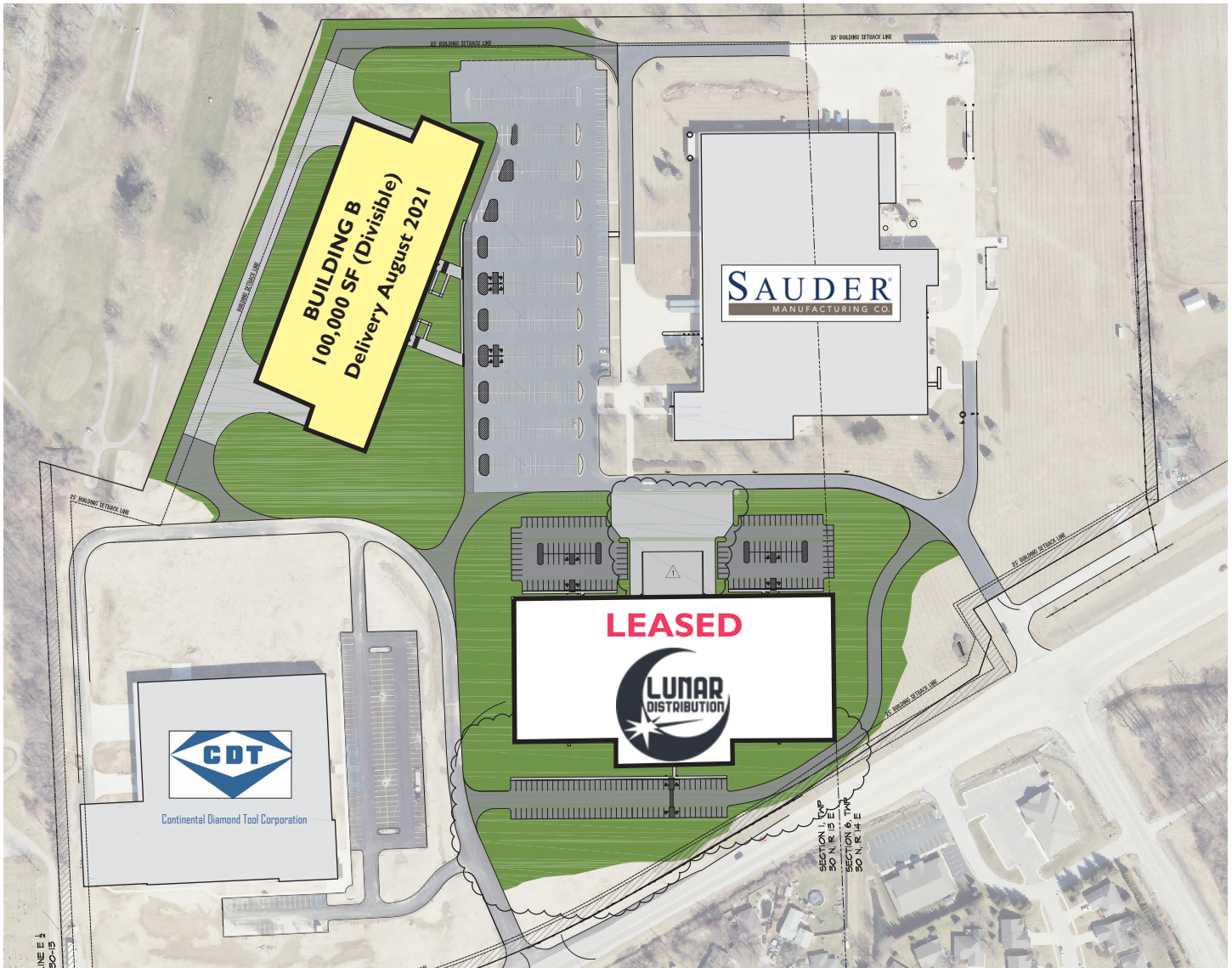
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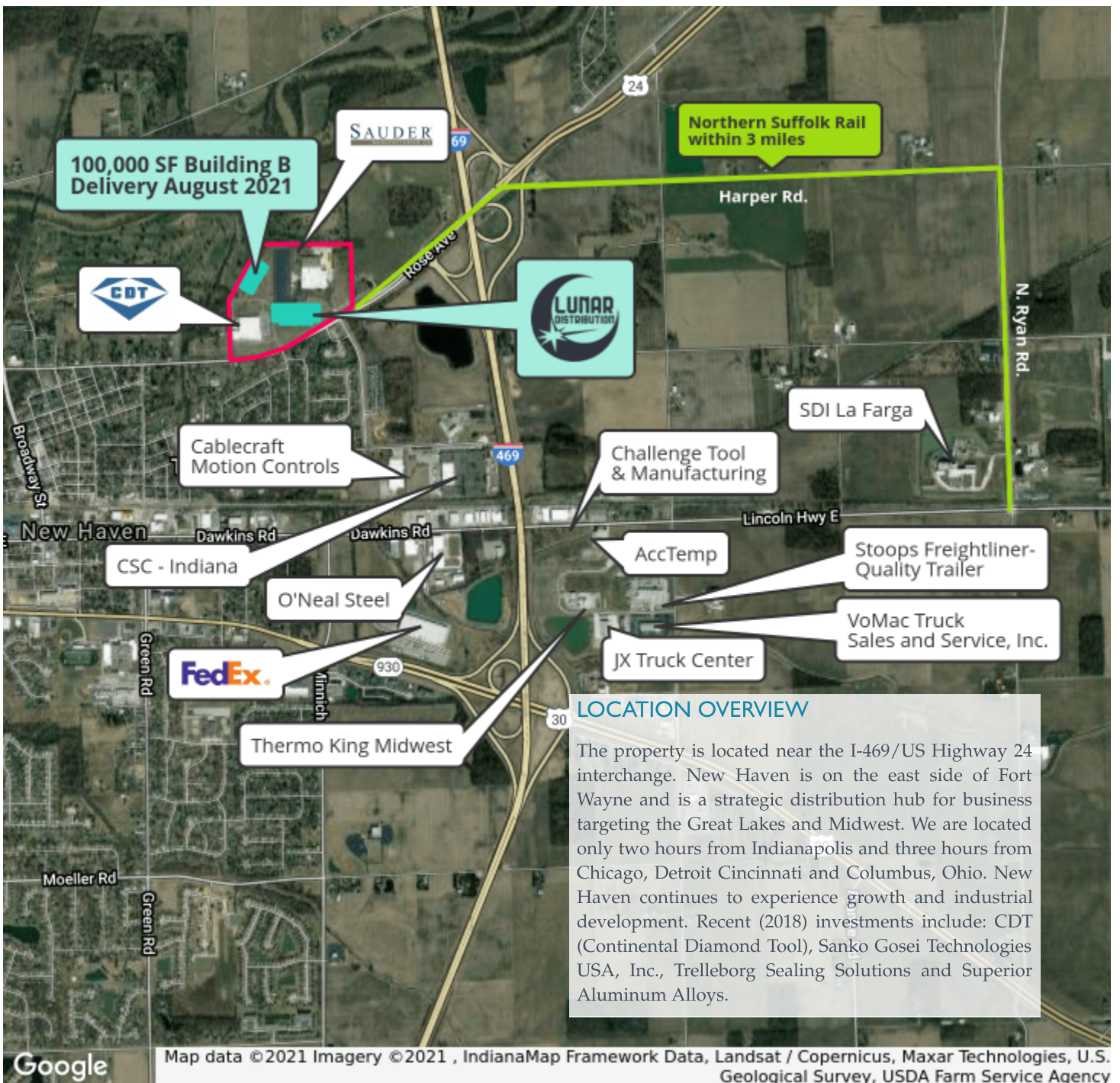
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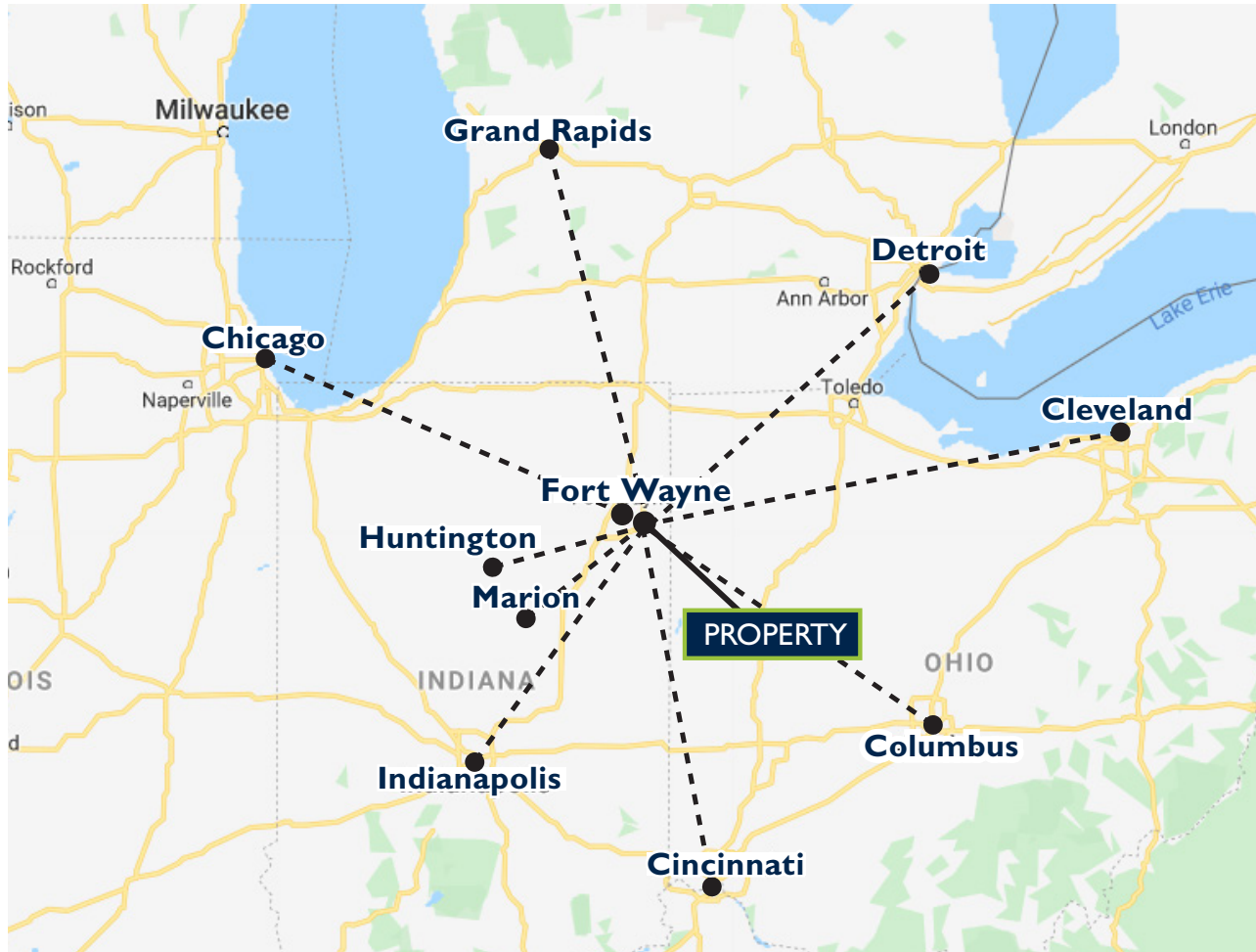
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DISTANCE FROM NEW HAVEN, IN TO:

INDIANA	MILES	HRS.	MIN.	OHIO	MILES	HRS.	MIN.
FORT WAYNE	3 MILES		5 MIN.	COLUMBUS	155 MILES	2 HRS.	32 MIN.
HUNTINGTON	39 MILES		42 MIN.	CINCINNATI	181 MILES	2 HRS.	57 MIN.
MARION	64 MILES	1 HR.	0 MIN.	CLEVELAND	196 MILES	3 HRS.	5 MIN.
INDIANAPOLIS	137 MILES	2 HRS.	8 MIN.				
ILLINOIS				MICHIGAN			
CHICAGO	176 MILES	<3 HRS.	0 MIN.	DETROIT	154 MILES	2 HRS.	21 MIN.
				GRAND RAPIDS	178 MILES	2 HRS.	36 MIN.

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BUILDING INFORMATION

Building SF/Total	50,000 - 250,000 SF
Building A - LEASED	150,000 SF (Divisible)
Dock Doors	Eight (8)
Drive Through	Two (2)
Building B - AVAILABLE	100,000 SF (Divisible)
Dock Doors	Six (6)
Drive Through	Two (2)

SITE INFORMATION

Total Land Area	44 Acres
No. of Parcels	Four (4)
Zoned	I-2, General Industrial
Parking	Ample

UTILITIES ON SITE

Electricity	I&M/AEP
Natural Gas	NIPSCO
Water/Sewer Source	Municipal

MECHANICAL INFORMATION

Warehouse	High-efficiency rotation units (capable of adding cooling coils)
Office	HVAC
Lighting	LED
Sprinklers	100% ESFR

STRUCTURAL INFORMATION

Floor Thickness	To tenant spec
Ceiling Height	30 ft. clear
Column Spacing	50 ft. x 50 ft.

TRANSPORTATION

Nearest Highway	I-469 - < 1 Mile
	US 24 - < 1 Mile
	SR 930 - < 1 Mile
	US 30 - < 3 Miles
Fort Wayne International Airport	16.5 Miles
Port of Toledo	98 Miles
Rail access	3 Miles

TRAFFIC COUNTS

Interstate 469	29,526 VPD
U.S. 24	17,352 VPD

DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Total Population	22,369	61,522	260,419
Total Households	8,870	24,284	102,259
Average HH Income	\$69,890	\$72,853	\$63,769

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