

LEASE

INDUSTRIAL



72104 COUNTY ROAD 23



72104 COUNTY ROAD 23, NEW PARIS, IN 46553

#### PROPERTY OVERVIEW

The property is in an excellent location right off of US 6 and State Rd 15 in New Paris, Indiana, and has frontage on US 6 and County Road 23. Multiple suites available that are the perfect opportunity for manufacturing or distribution users.

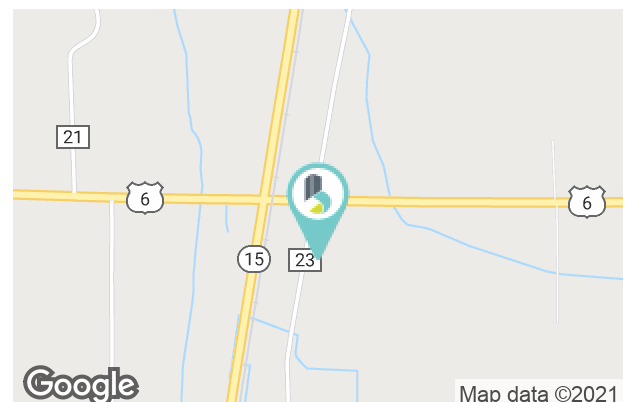
#### PROPERTY HIGHLIGHTS

- Excess land available ideal for expansion
- 6 Docks and 8 O/H Doors
- 16' to 20' eave height
- 25' x 30' bay spacing
- Fully operational powder coating line in Unit A
- 4.50+/- Acres Transport Lot

#### LEASE RATE

**\$3.50 SF/YR (NNN)**

Available SF:	±3,680 - 196,020 SF
Lot Size:	±26.84 Acres
Zoning:	M1 & M2



#### BRADLEY COMPANY

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# PROPERTY DETAILS

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Lease Rate **\$3.50 SF/YR**

## LOCATION INFORMATION

Building Name	72104 County Road 23
Street Address	72104 County Road 23
City, State, Zip	New Paris, IN 46553
County	Elkhart County
Market	Elkhart County

## BUILDING INFORMATION

Building Size	±168,390 SF
Tenancy	Multiple
Minimum Ceiling Height	16' to 20'
Office Space	±4,520 SF
Year Built	1963
Free Standing	No
CAM	\$0.33 SF/YR

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M1 & M2
Lot Size	±26.84 Acres
APN #	20-15-33-100-008.000-018 20-15-33-100-009.000-018 20-15-33-100-010.000-018
MLS #	11725

## DEMOGRAPHICS

	Five Miles
Population	10,313
Households	3,630
Average HH Income	\$78,689

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,680 - 196,020 SF	Lease Rate:	\$3.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ A	Available	26,530 SF	NNN	\$3.50 SF/yr
■ D	Available	3,680 SF	NNN	\$3.50 SF/yr
■ Transport Lot	Available	196,020 SF	NNN	\$4,500 per month

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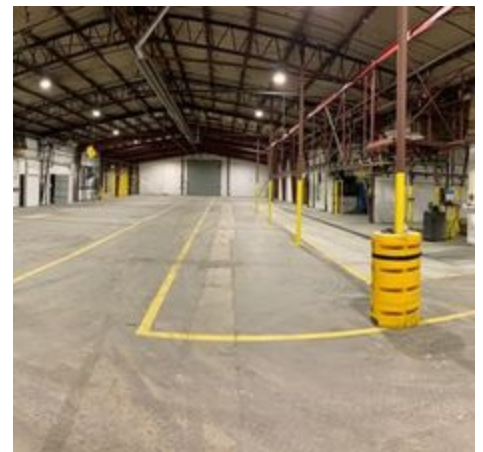
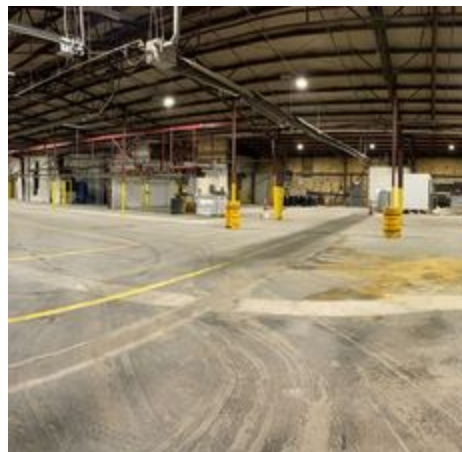


## ADDITIONAL PHOTOS

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