

Industrial Facility For Sale

3522 State Road 104

LaPorte, Indiana



GRUBB & ELLIS
CRESSY & EVERETT

Main Building: 64,000 SF with 18' Ceilings, 4 O/H Doors & Wet Sprinkler System



Snapshot

Buildings:	111,340 SF of usable space
Office:	4,000 SF
Land:	59.9 acres
Overhead Doors:	Four 14'x22'
Year Built:	1990 to 2001
HVAC:	Infrared heat in warehouse; office: gas-forced air with A/C
Electric:	2000 Amp/480 Volt/3-Phase
Zoning:	Industrial Reserved
Utilities:	Well and septic
Annual Taxes:	\$31,609.32 (based on 2006 assessment values)
Offered at:	\$695,000

To learn more, please contact:

3930 Edison Lakes Parkway, Suite 200
Mishawaka, IN 46545
574.271.4060
574.271.4292 Fax
www.cressyandeverett.com

Independently Owned and Operated

Property Details

Site features multiple buildings, built from 1990 to 2001, on this 59.9-acre parcel along State Road 104. The main building is a pre-engineered steel warehouse consisting of 64,000 SF which includes a 30,000 SF addition in 2001. This main building features 4,000 SF of office space with numerous small offices and a conference room—all featuring commercial grade carpeting, painted drywall, 2'x2' acoustic tile ceiling and recessed fluorescent lighting. The main building's warehouse area has a ceiling height of 18', mercury vapor and metal halide lighting, 6" to 8" floor thickness, four 14'x22' overhead doors, is wet sprinklered and is serviced by 2000 Amp/480 Volt/3-Phase power. There are also several smaller buildings on the property including 47,340 SF in storage sheds, lean-to-type buildings and a Quonset hut. The site is served by well and septic. The property also has a 100' rail spur going to an inactive rail belonging to the Chicago South Shore Railroad. There is parking for 60 cars in a slag lot.

CHRIS DAVEY, SIOR

President
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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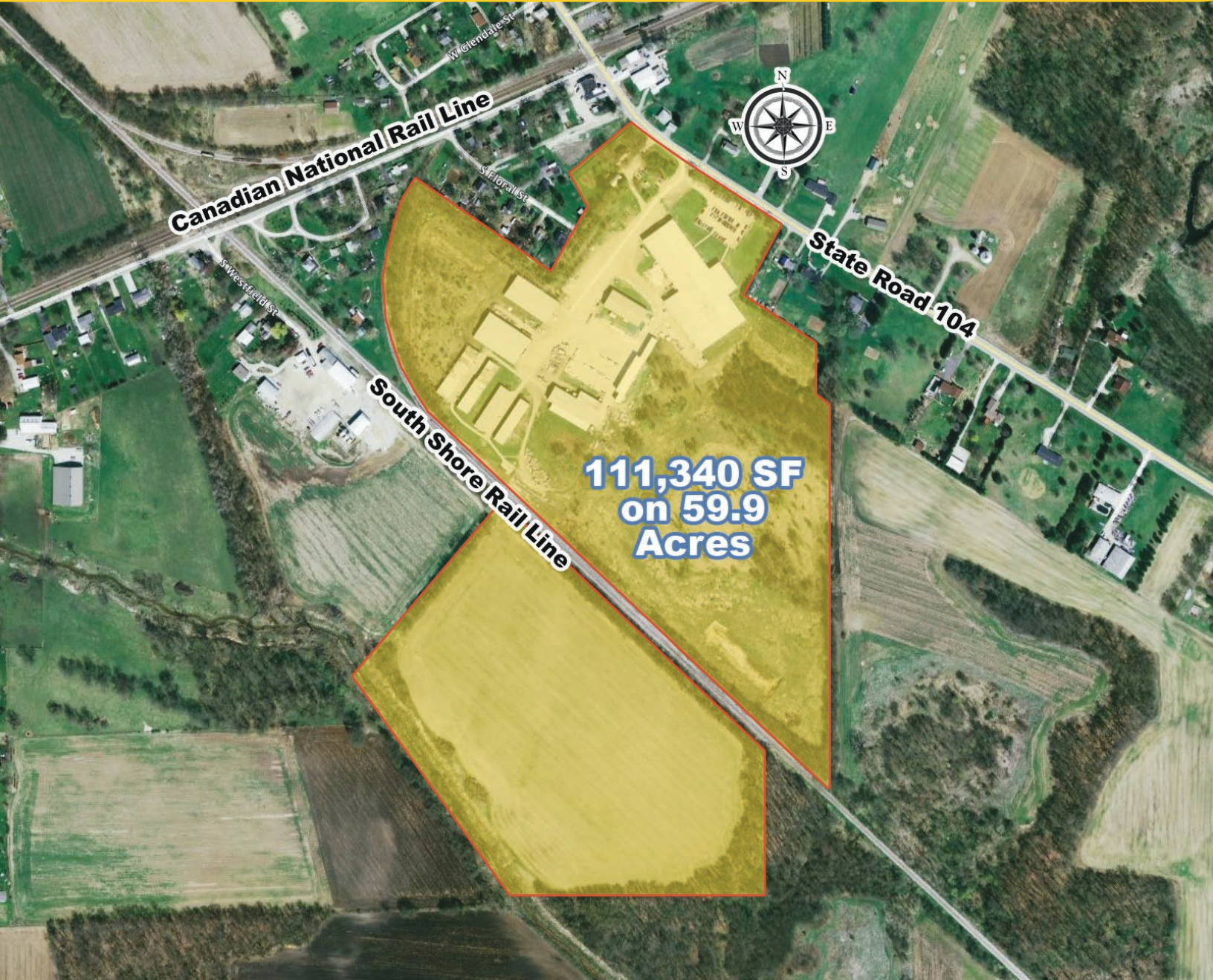
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Great Location with Rail Spur



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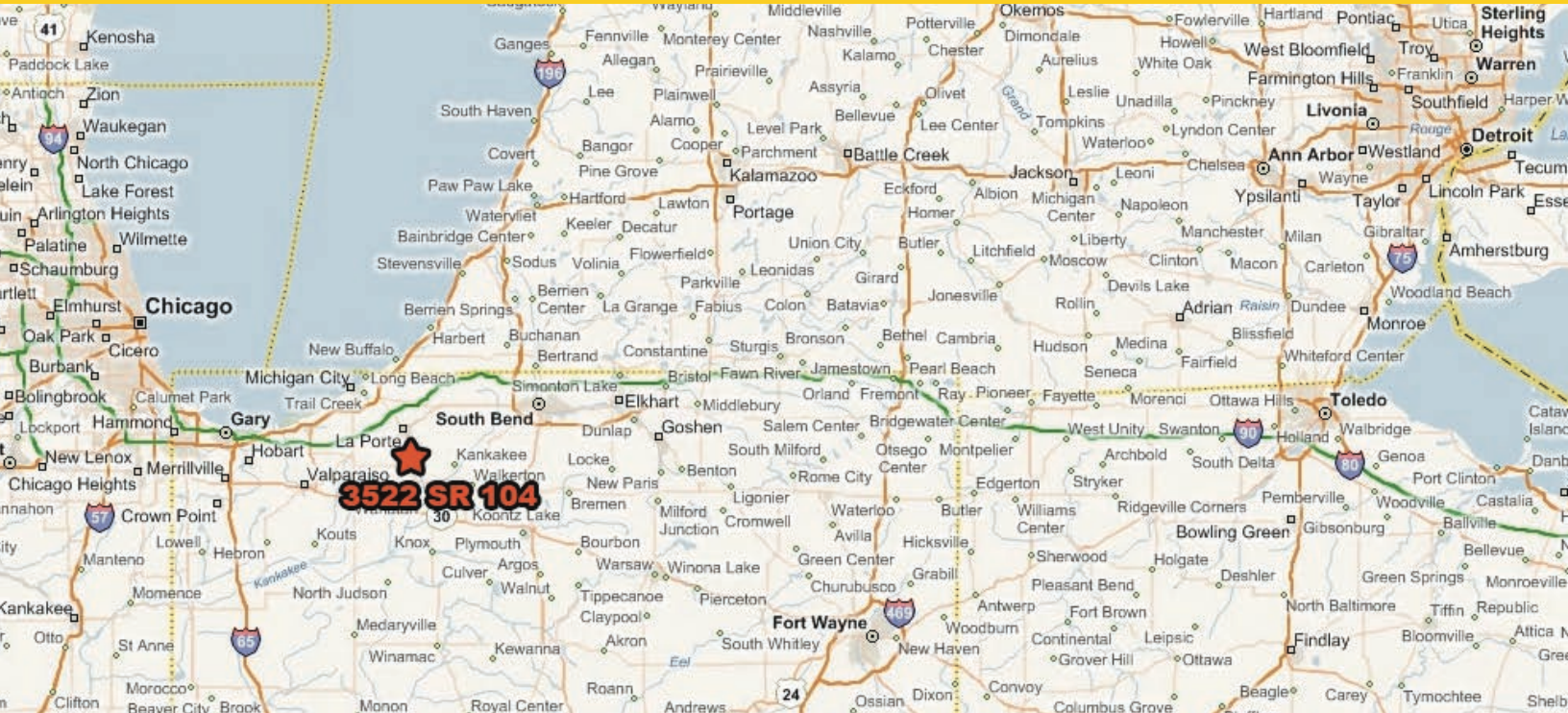
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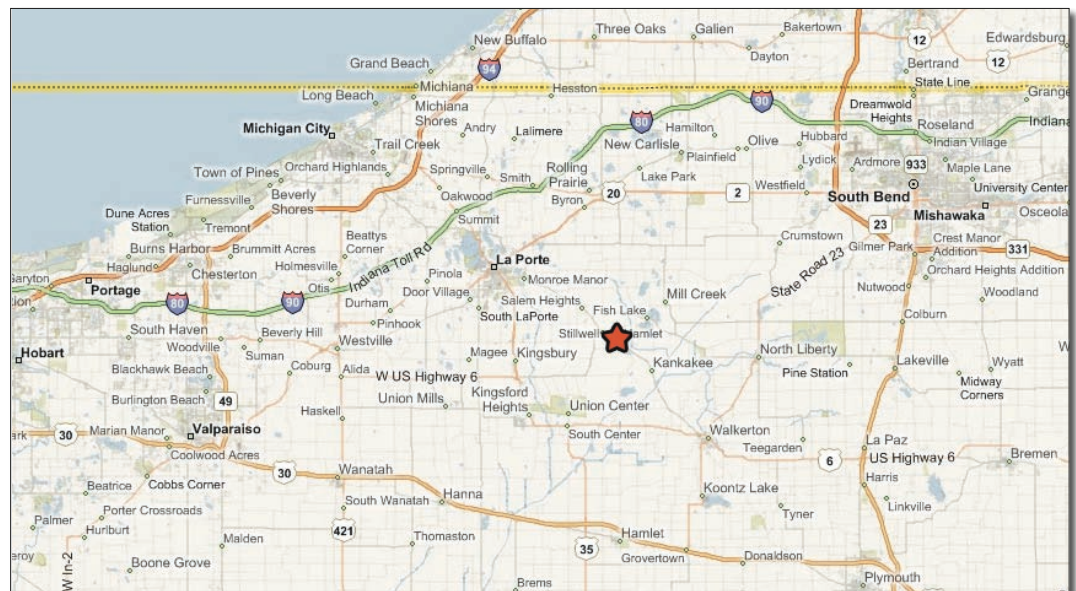
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Excellent LaPorte County Site



Location

The property is located in southern LaPorte county in Indiana, in the area known as Stillwell, which is just south of where State Road 4 and State Road 104 join. LaPorte has a population of about 22,000 residents and is the county's second largest city. LaPorte is located a half hour's drive to the west of South Bend and about an hour and a half to the east of Chicago and Lake Michigan.



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