

HIGH TRAFFIC / HIGH VISIBILITY

SPACE FOR LEASE

67002 STATE ROAD 15
New Paris, Indiana



PROPERTY DETAILS

- 16,400 square-foot facility with a high visibility location on State Road 15 just south of Goshen, Indiana.
- B-2 Zoning. Great building in excellent condition.
- One-acre fenced concrete outside storage lot.
- 20' – 24' eave heights in warehouse / production areas.
- Nice entry showroom area, 2 private offices and customer counter on main level. Additional offices and conference room on upper level.
- Sanitary sewer provided by New Paris Conservancy District.



One-acre fenced concrete outside storage lot



HIGHLIGHTS

Building Size:	16,400 SF (Total) Includes 1,520 SF Main Level Office + 2 nd Story Offices, Conference Room & Storage
Land Size:	4.13 Acres
Year Built:	2000 & 2005
Zoning:	B-2
Paving:	1 Acres Concrete & Fenced Storage Lot
Doors:	1—18' x 14' Grade Level Door; 1—20' x 14' Grade Level Door
Dimensions:	100' x 100' @ 24' Eave; 61' x 80' @ 20' Eave
Restrooms:	3 Restrooms; 1 Unisex
Lighting:	LED
Power:	400 Amp/208-Volt/3-Phase
HVAC:	Gas Fired Air Rotation Unit
Utilities:	NIPSCO Gas & Electric; Private Well; New Paris Conservancy District Sanitary Sewer
Annual Taxes:	\$9,104.26 (2025 Pay 2026)
Lease Rate:	Subject to Use, Term & Credit
Lease Terms:	Triple Net; 5-Year Term Preferred

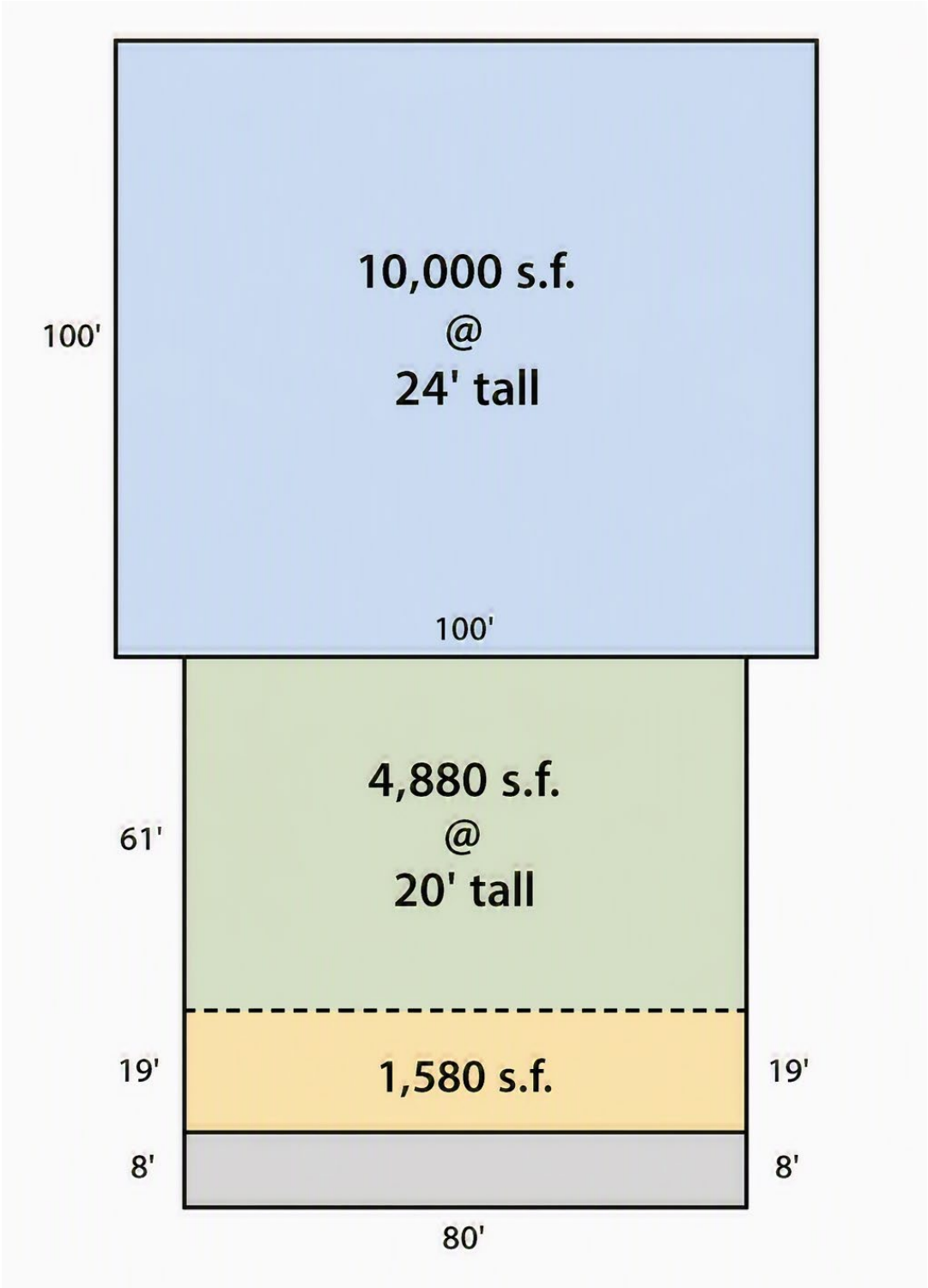
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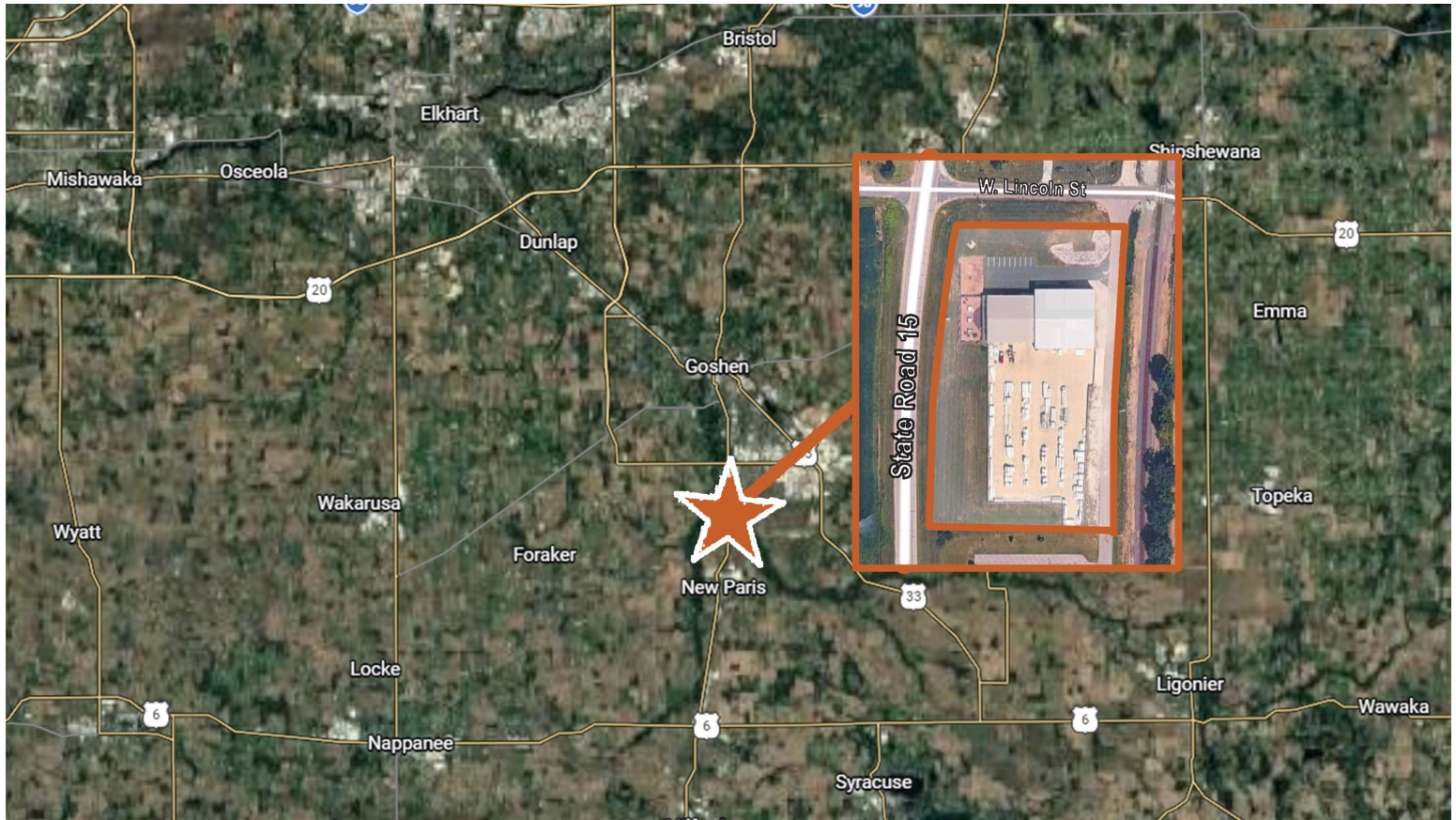
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PROPERTY LOCATION

The property is prominently located on State Road 15 just south of Goshen and approximately 5 minutes north of US Highway 6 – a major east-to-west traffic corridor. Excellent high traffic location and easy access to your commercial customers.



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