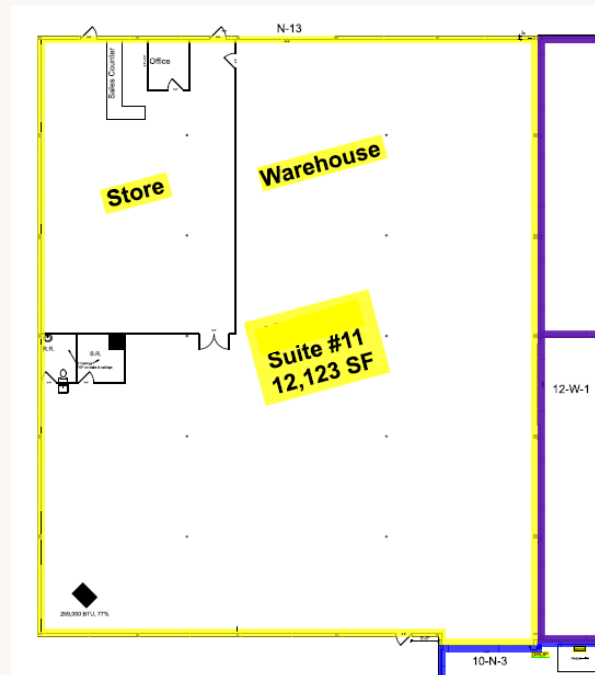


Sycamore Industrial Park, Flora, IN Suite 11 (Available For Lease)

COMMERICAL SPACE FOR LEASE

Suite 11 - 12,123 SF



SUITE 11 FOR LEASE:

Offering- 12,123 SF includes store, office, restroom, break room, warehouse facility. Suite #11 space @ \$3.75 SF, plus \$.30 CAM, + 2.5 % inflation per year + utilities. (Based on 10year lease) Shorter lease term trends higher. Tenant pays Tenant specific "build out" if required.

For More Information Contact:

Denny Kuns

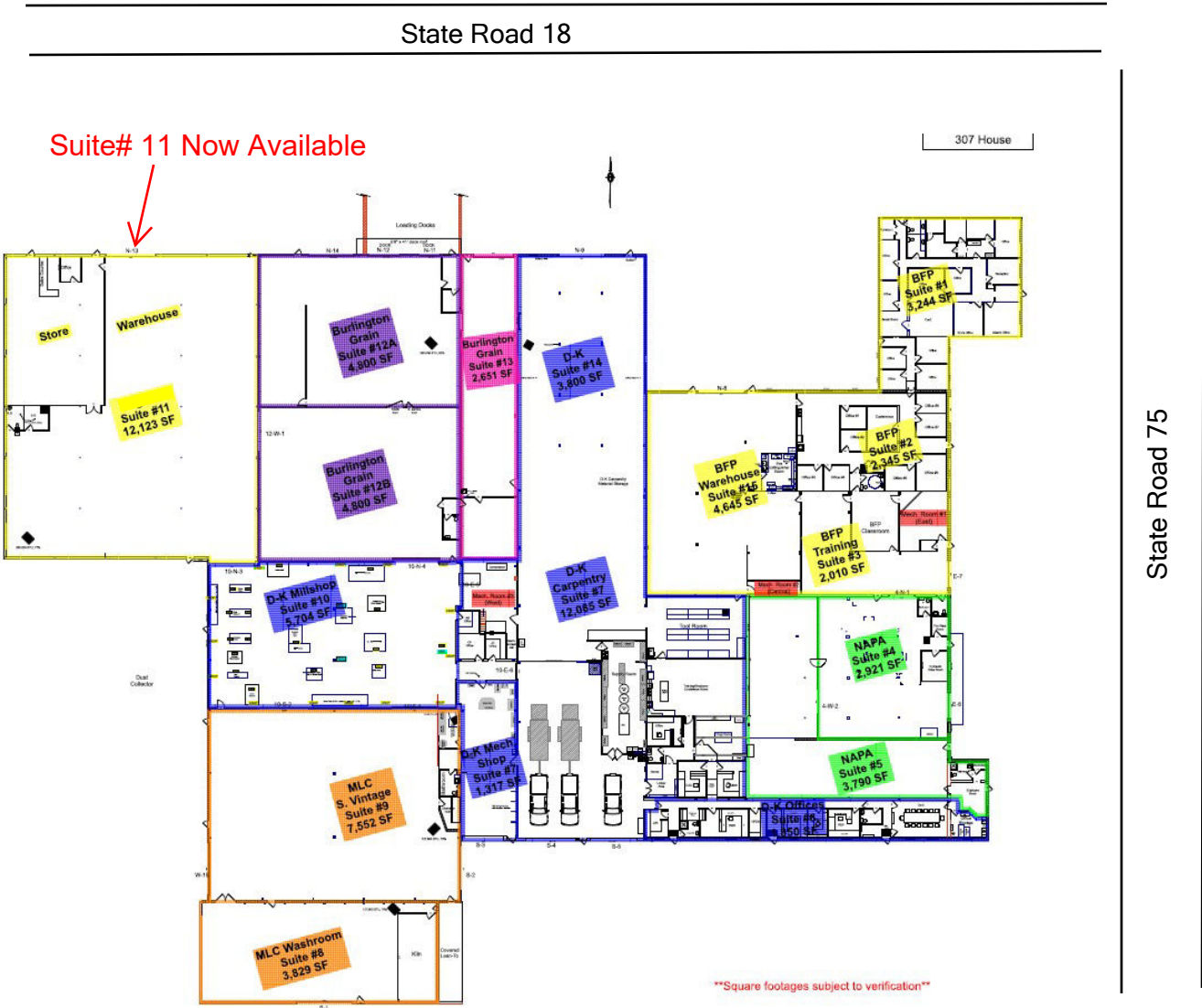
Cell: 765-564-1523 or Office: 574-967-4103

Email: denny@d-kconstruction.net

Sycamore Industrial Park, 315 S. Sycamore St., Flora, IN
Suite 11 Available For Lease



Sycamore Industrial Park, 315 S. Sycamore St., Flora, IN



SUITE 11

Sycamore Industrial Park, Flora, IN • Property Overview

PROPERTY ATTRIBUTES

Property Size (Suite 11)	12,123 SF
Zoning Classification	Industrial / Commercial
Ceiling Height	15' eaves, 20' peak
Overhead Doors	Yes — 20' x 15'
Loading Docks	Portable option available
Parking Capacity	130' x 150'
Truck Access	Excellent
Rail Access	No
Roadway Visibility	Signage available
Expansion Opportunities	Yes

COMPETITIVE ADVANTAGES

- Recently updated facility
- Well maintained property
- Rapid response to tenant needs
- Contractor landlord on-site for buildout or maintenance

EXISTING ENVIRONMENT

Surrounding Land Uses	Commercial zoned; some residential
Nearby Businesses	Welding services, auto parts, equipment dealer, trades
Workforce Availability	Good
Traffic Patterns	Light
Proximity to Highways	Adjacent
Nearby Amenities	Purdue Airport
Growth & Development Trends	Ongoing
Community & Economic Development Support	Yes

INFRASTRUCTURE & UTILITIES

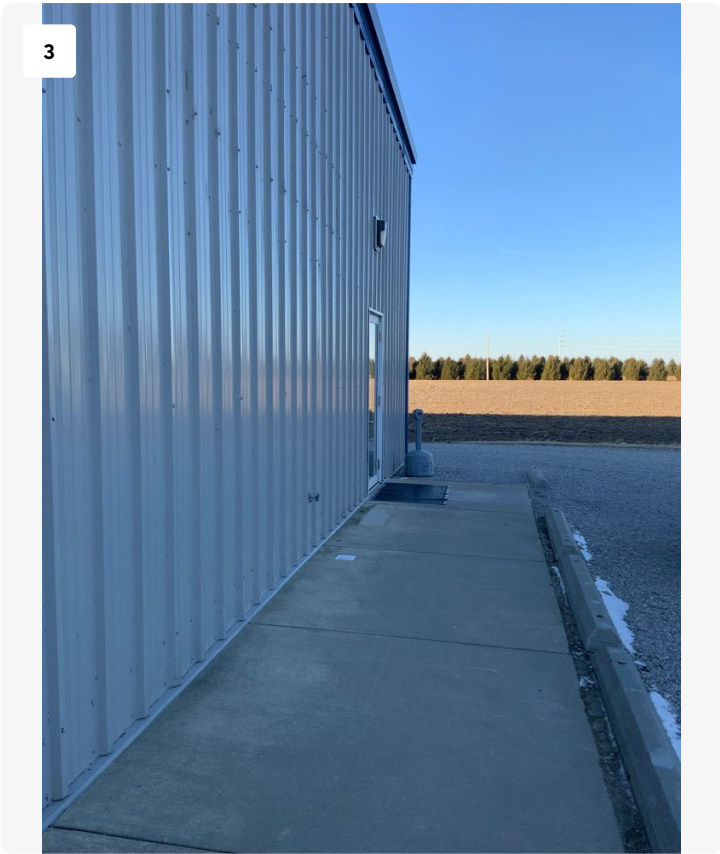
Electrical Service	400 amp, all phase
Three-Phase Power	Yes
Water Service	Yes
Sewer Service	Yes
Natural Gas	Yes
Internet / Fiber	Yes
Stormwater Management	Yes
Road Access & Condition	Great
Lighting	Good
Security Systems	Available
HVAC Systems	Yes
Fire Protection / Sprinklers	Yes
Utility Providers	Town of Flora and NIPSCO



Main Entrance



Exterior- Main Entrance



Exterior Sidewalk



Office Space

5

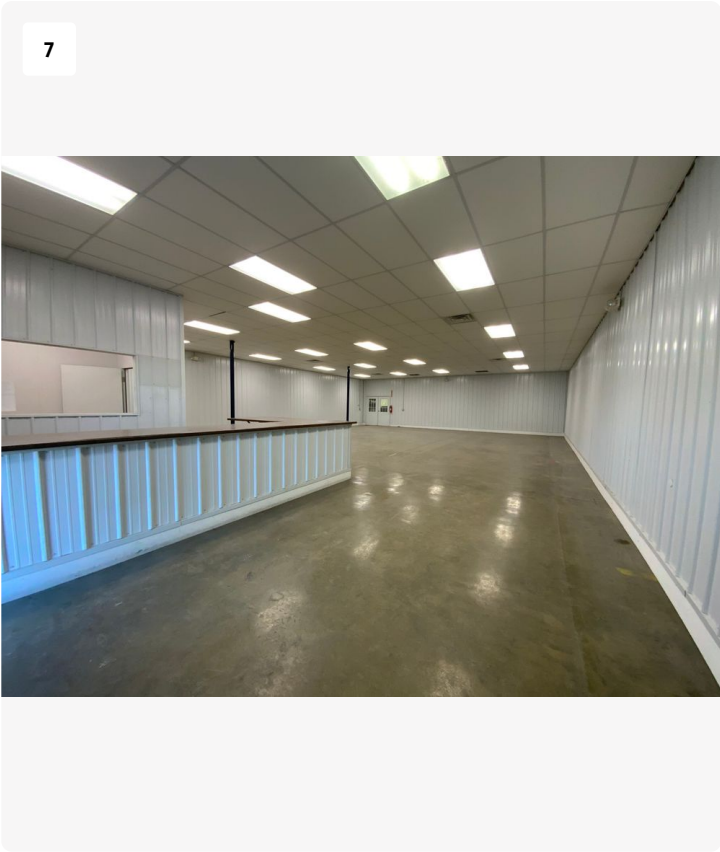
Retail Space



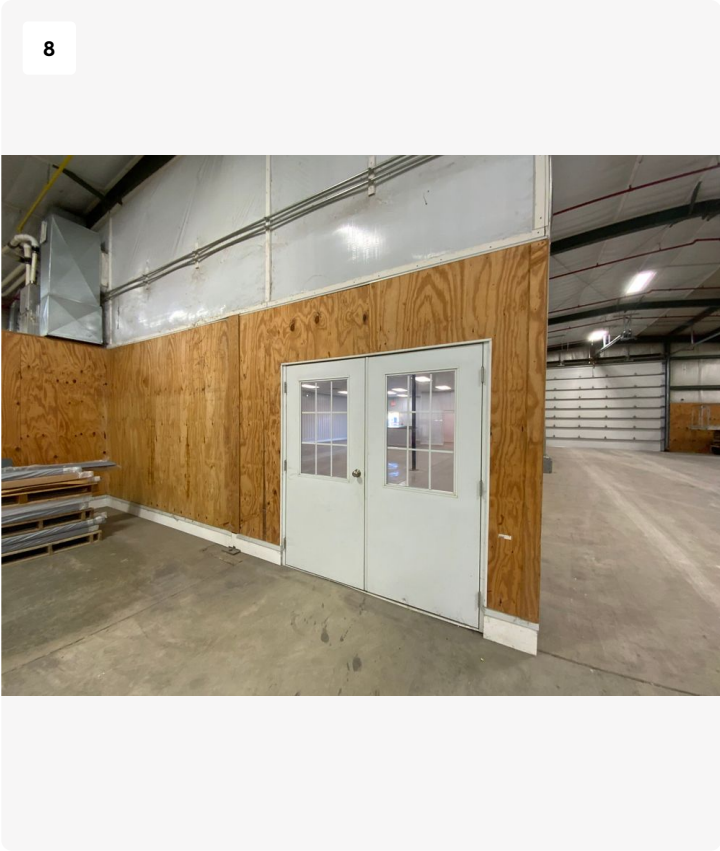
6

Front Counter

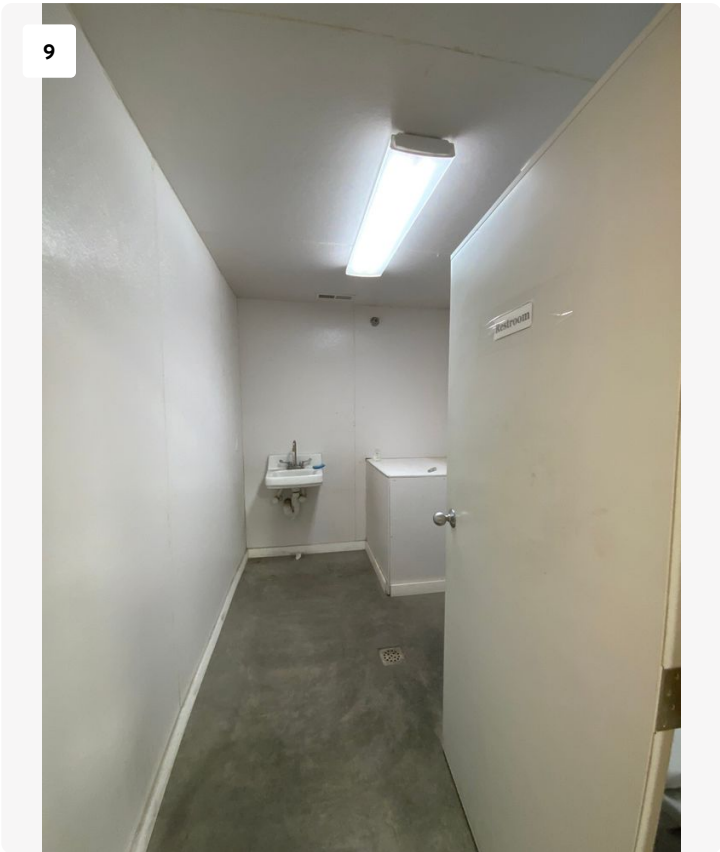




Retail Space



Warehouse



Restroom



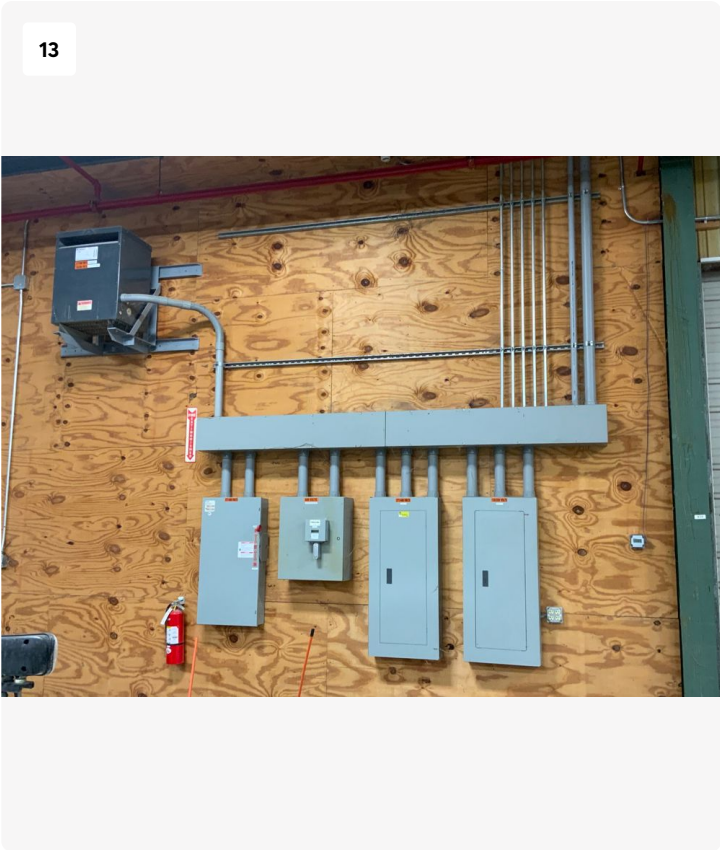
Breakroom



HVAC



HVAC



Electrical Panels



Electrical Panels

15

Warehouse- Overhead Door



16

Warehouse

