

# For Lease



## 2000 East 196th Street

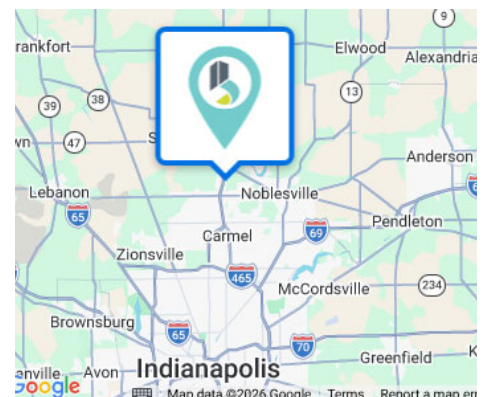
Wesfield, IN, 46074

**Lease Rate:** \$8.95 SF/yr (NNN)

**Available SF:** 40,000 SF

### Highlights

- 200' x 200' footprint with 50' x 50' column widths
- 2 docks, 1 drive-in door
- 20' clear height; fully heated and cooled
- East access to U.S. 31
- 480V, 3phase, 4,000 amp service
- NNN= \$2.10/SF (2026 budget)



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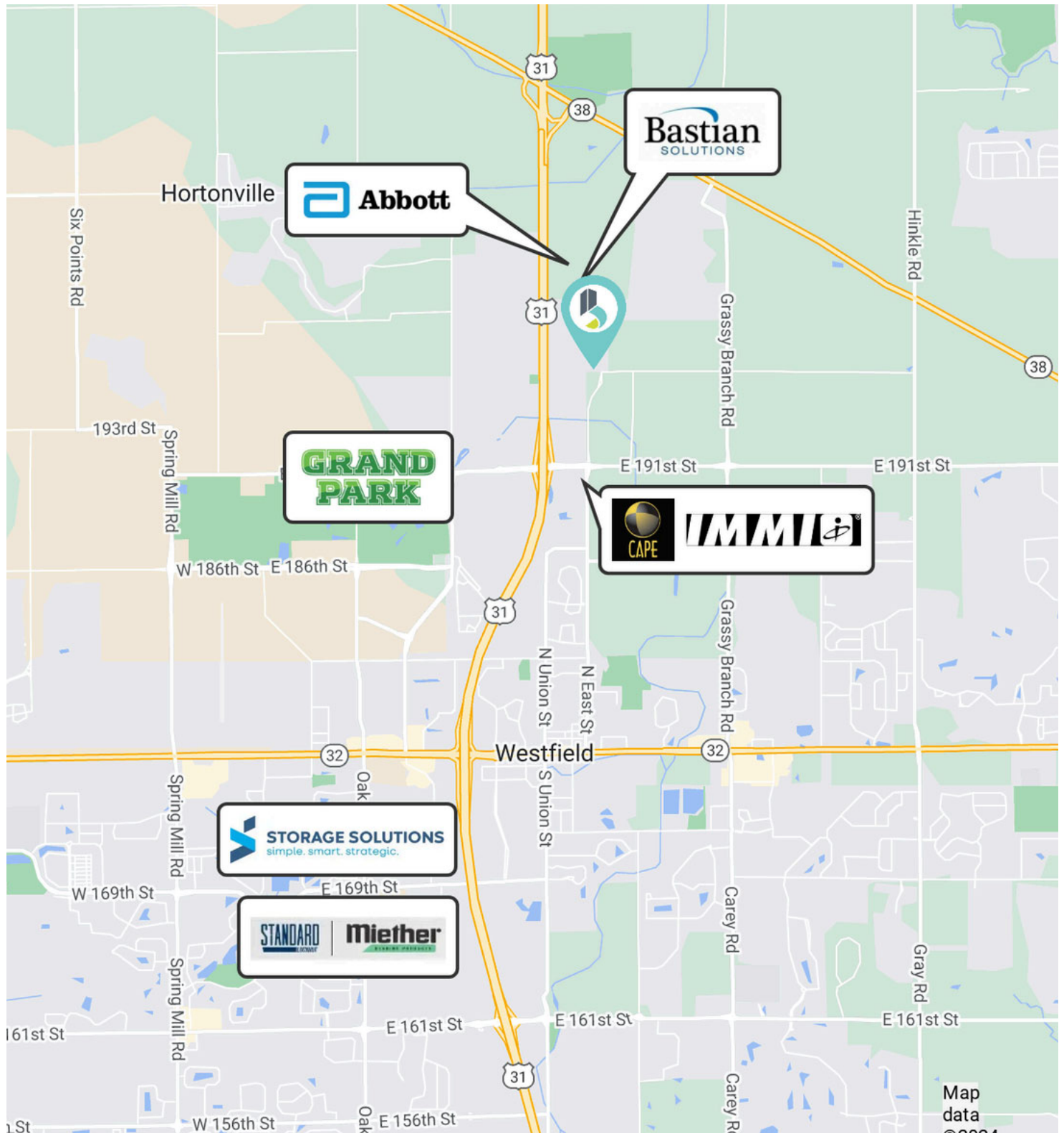
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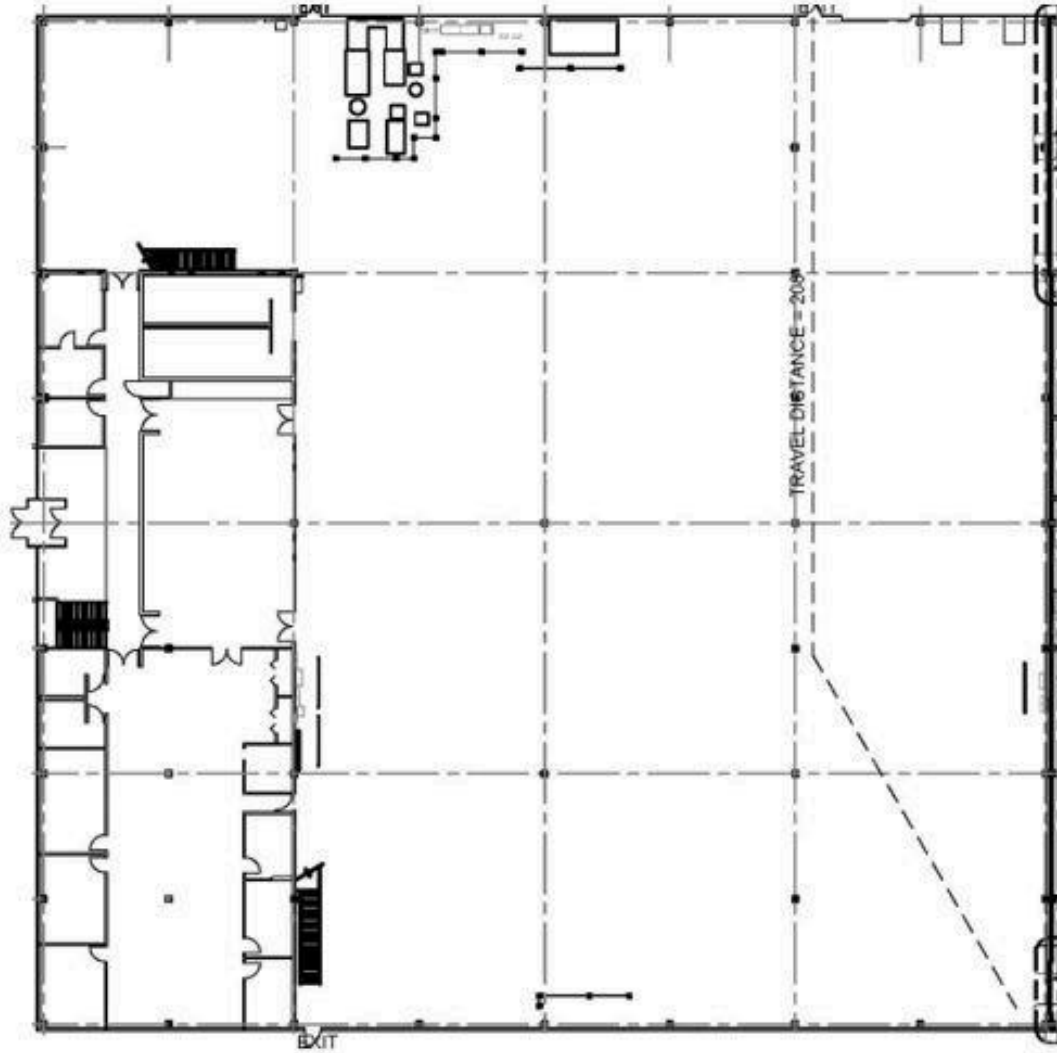
# Aerial Map

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**40,000 SF West End Space**