

# Industrial For Lease

Baker Commercial Real Estate

PO Box #163 Sellersburg, IN 47172 | 812-285-0900

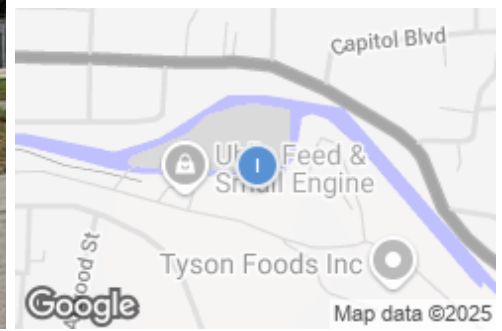
## 13,200sf Office/Warehouse For Lease

480 Valley Road, Corydon, IN, 47112

Industrial: Warehouse/Office For Lease

Prepared on November 12, 2025

1 of 1 Listings



### Listing Details | Industrial For Lease

Suite	-
Sublease	-
Total Available Space	<b>13,200 SF</b>
Min Div/Max Contig	<b>13,200 SF</b>
Asking Rate	<b>\$6.50 Annual/SF</b>
Monthly Rate	<b>\$7,150</b>
Lease Type	<b>NNN</b>
Expenses	-
Possession	<b>Now</b>
Vacant	<b>Yes</b>
Available Date	<b>11/05/2025</b>
Days On Market	<b>13 days</b>

Date Listed	<b>10/30/2025</b>
Last Modified	<b>11/12/2025</b>
Listing ID	<b>43665554</b>
Clear Height	<b>14 - 18 ft</b>
Ceiling Height	-
Dock High Doors	<b>1</b>
Grade Level Doors	<b>2; 14'x14'</b>
Industr. Office Space	<b>1,200 SF</b>
Entire Floor	<b>Yes</b>
Heated	<b>Yes</b>
Restrooms	<b>2</b>
Parking Spaces	-

### Description

13,200 sf office/warehouse building with 1,200 sf office. 1 - dock door + 2 - 14'x14' drive in doors. Office area has 3 private offices, conference room, reception counter, kitchenette, restroom, HVAC; warehouse has restroom, overhead furnaces, 14' to 18' clear height, mezzanine storage above office area.

### Property Features

#### Location Details

Address	<b>480 Valley Road, Corydon, IN, 47112</b>	Parcels	<b>31-10-31-178-049.000-008, 31-10-3...</b>
County	<b>Harrison</b>	Name	<b>480 Valley Rd</b>

## Building Details

Sub Type	<b>Warehouse/Office</b>
Building Status	<b>Existing</b>
Building Size	<b>20,998 SF</b>
Land Size	<b>1.68 Acres / 72,977 SF</b>
Number of Buildings	<b>2</b>
Number of Floors	<b>1</b>
Year Built	<b>1980</b>
Primary Constr. Type	<b>Framed</b>
Occupancy Type	<b>Single Tenant</b>
Yard	-

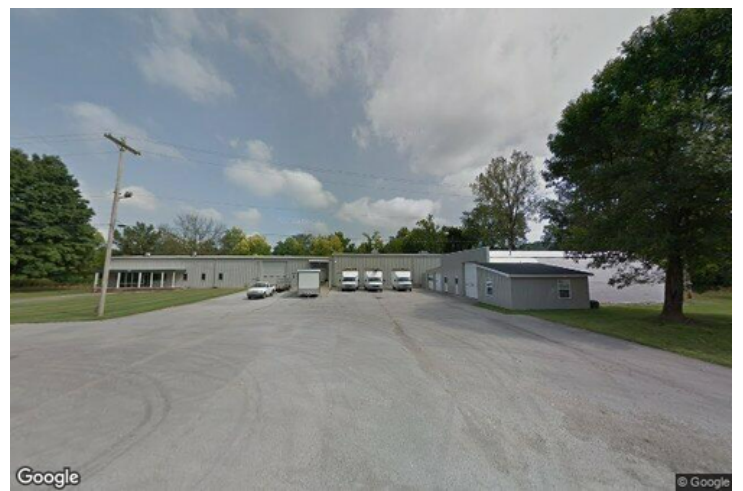
Electricity	-
Clear Height	-
Ceiling Height	-
Dock High Doors	<b>1</b>
Grade Level Doors	<b>3</b>
Rail Doors	<b>Not present</b>
Sprinklers	-
Water	<b>Yes</b>
Sanitary Sewer	<b>Yes</b>
Natural Gas	<b>Yes</b>

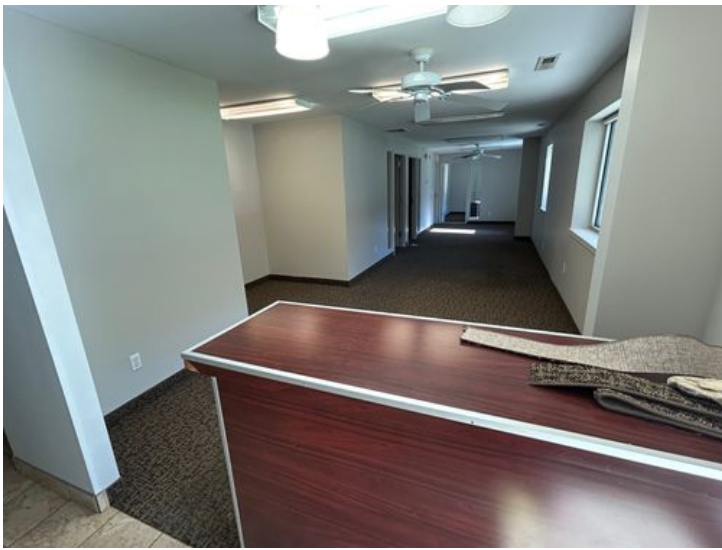
## Property Listings

1 Listing | 13,200 SF | \$6.50 Annual/SF

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Lease	office/wa...	-	13,200 SF	\$6.50 Annual/SF NNN	11/05/2025	14-1...	-	2 GD, 1 DH	1,200 SF	-	-/-/-

## Additional Photos









## Contact



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