

SUBLEASE



INDUSTRIAL



111 INDUSTRIAL DR, CROMWELL, IN 46732

FEATURES

- 33,500 SF industrial building suitable for light manufacturing or warehousing
- Unique 50's Hollywood diner themed break area
- 2 docks and 1 overhead door
- Abundant parking space for 80+ vehicles
- Located just off of State Road 5 in the Cromwell Industrial Park

PRICE REDUCED

PROPERTY OVERVIEW

Master lease termination date:
5/31/2026

(A longer lease term or a purchase is negotiable.)

BASE RENT:	\$3.75 PSF
NNN:	\$0.60 PSF
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TOTAL:	\$4.35 PSF

Base Rent reduced from: \$4.10 PSF

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SITE INFORMATION

County	Noble
Parcel ID	57-16-16-400-150.000.016
Lot Size	+/- 3.25 acres
Frontage	460 ft. on Industrial Drive
Ingress / Egress	2 curb cuts on Industrial Drive (1 for access to the docks, 1 for general entry)
Utilities	Electric: NIPSCO
	Gas: NIPSCO
	Sewer: Town of Cromwell Water: Town of Cromwell
Zoning	Industrial

BUILDING INFORMATION

Building Size	Ground level: 30,000 SF
	Mezzanine level: 3,500 SF
	Total: 33,500 SF
Year Built	1991
Construction	Steel truss
Roof	Metal
Ceiling Height	20'
Dock Doors	2 (10' H) with electric openers and power dock levelers
Drive-In Doors	1 (14' H) with electric opener
HVAC	Thermo-Cycler (no A/C in industrial area)
Flooring	Concrete with epoxy coating in industrial area
	Tile in front lobby area
Lighting	Metal halide lamps
	Abundance of natural lighting
Power	800A 120/208V 3 phase
	800A 277/480V 3 phase
Restrooms	4 private restrooms (including 1 with a shower stall)
	Multi-stall open restrooms
Other Features	Air lines
	Fully sprinkled
	Bose outdoor speakers and PA amplifier
	Building embedded 4' in earth to moderate temperatures

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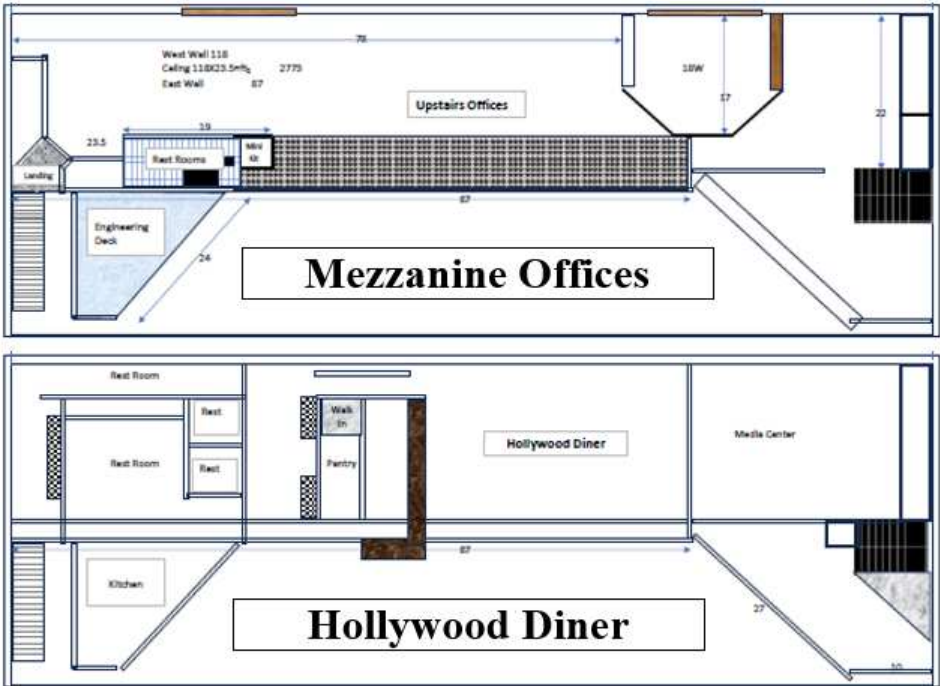
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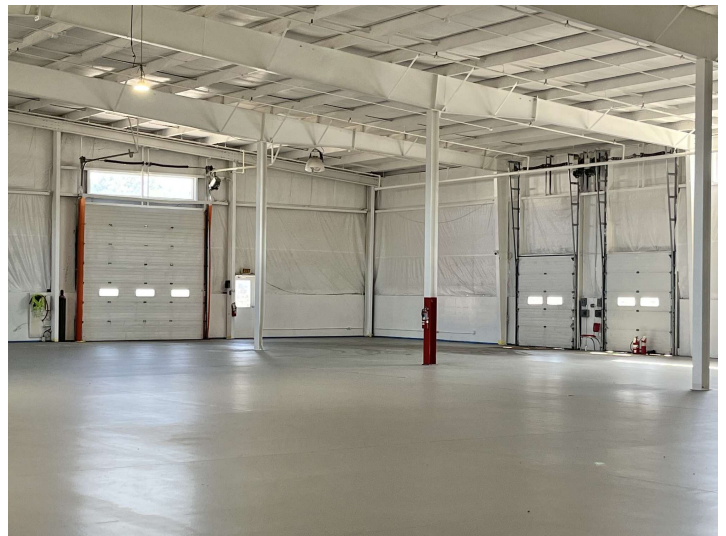
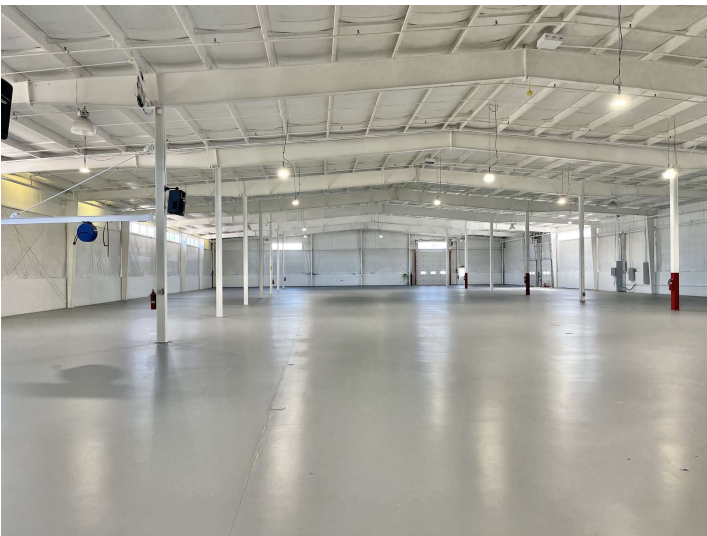
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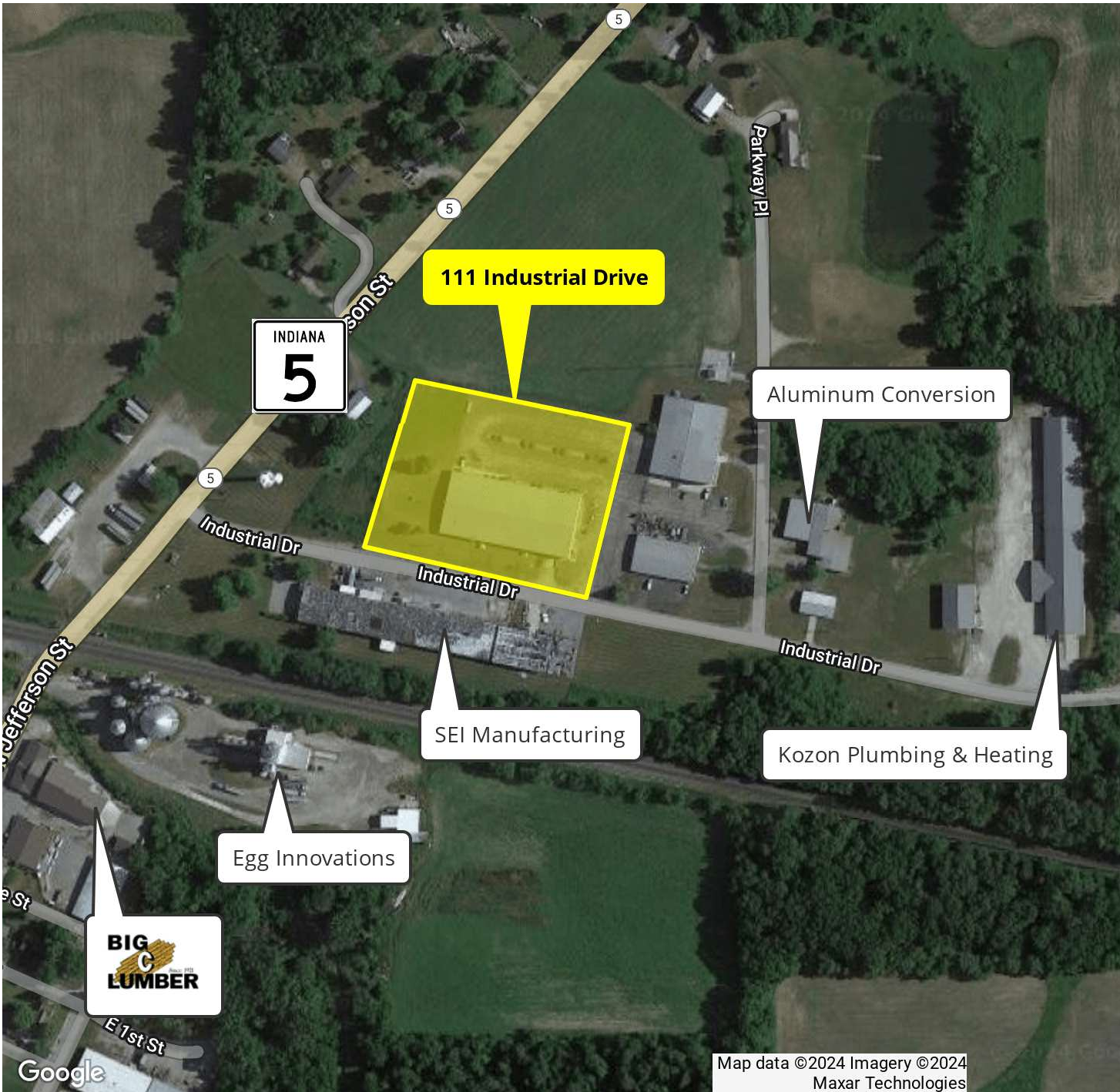
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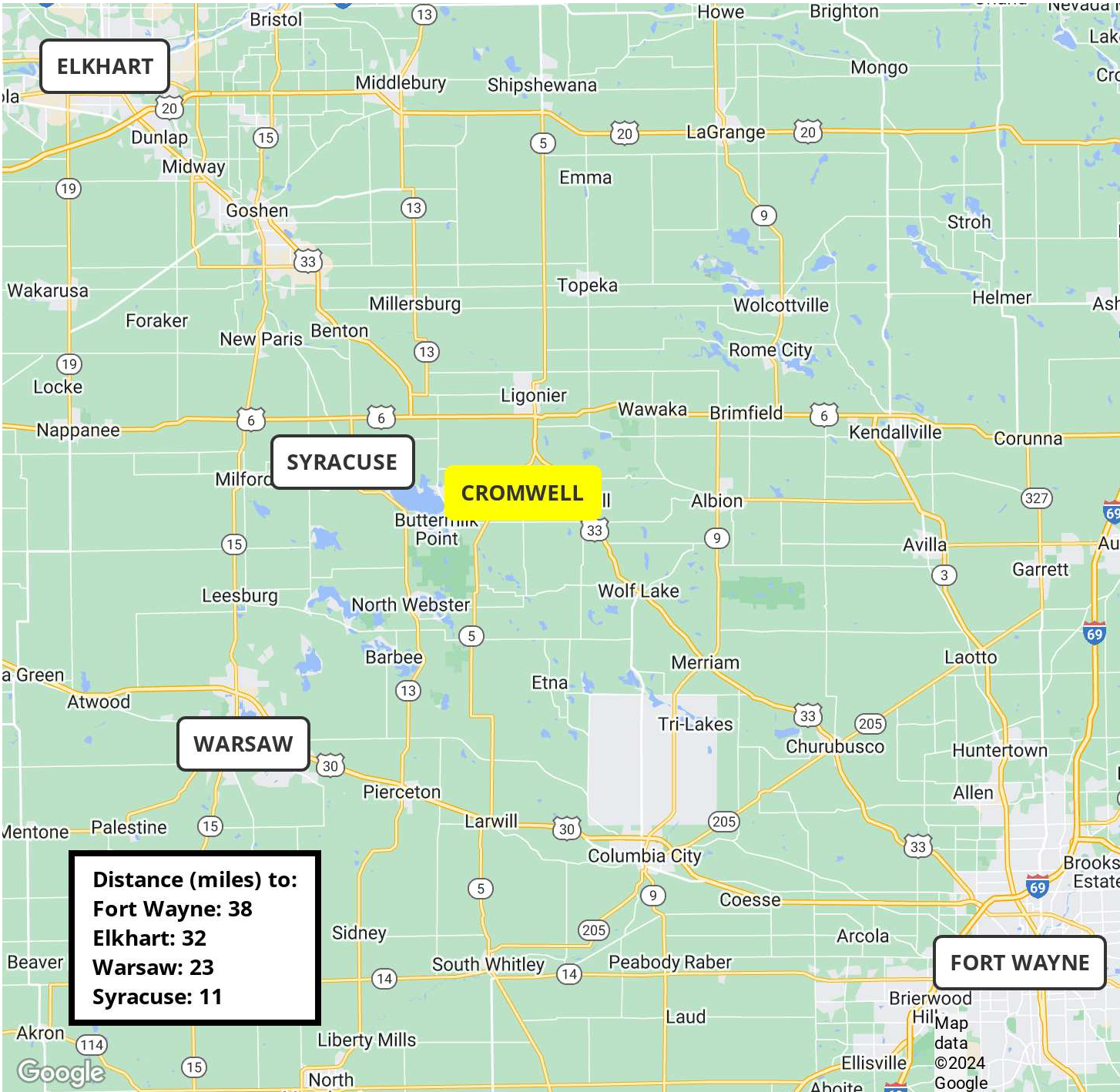
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