

AVAILABLE FOR LEASE

1540 Genesis Drive

La Porte, IN 46350



Located in the established Thomas Rose Industrial Park, this 14,200 SF industrial/manufacturing facility sits on a spacious 2-acre site with M-2 Heavy Industrial zoning. The front portion, built in 1996, provides 5,000 SF of space featuring masonry accents over durable metal siding, along with a 650 SF finished office and breakroom area. The middle section, a 2,000 SF addition completed in 2019, offers 12-foot ceiling clearance and is equipped with an 8' x 10' overhead door for easy loading access. In 2021, the rear of the building was expanded by 7,200 SF, providing an 80' x 90' open span with 18-foot ceiling heights, a 6-inch reinforced concrete floor, and a 12' x 12' overhead door. The property is powered by a heavy-duty electrical system with 400-amp, 480-volt (AC/DC), 3-phase, 4-wire service, supported by multiple subpanels. With real estate taxes of just \$5,082 in 2024, payable in 2025, this site offers a cost-effective opportunity for industrial users.

SIZE	14,200 SF
LEASE PRICE	\$8.95/ SF NNN
LOT SIZE	2.00 AC
DRIVE-IN DOORS	Two
ZONING	Manufacturing 2
BUILT IN	1996
ADDITION ADD	2021
2024 TAXES	\$5,082
ELECTRICITY	3 Phase - 400 A - 480 V



FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

LORI TUBBS
REAL ESTATE & DEVELOPMENT CONSULTING

AVAILABLE FOR LEASE

1540 Genesis Drive

La Porte, IN 46350

LORI TUBBS
REAL ESTATE & DEVELOPMENT CONSULTING

ADDITIONAL PHOTOS



FOR MORE INFORMATION

Lori Tubbs

(312) 446-7059

lori@loritubbs.com

1540 Genesis Drive

LORI TUBBS

MAP



Lori Tubbs

(312) 446-7059

lori@loritubbs.com