



FOR LEASE

149,125 square foot industrial / manufacturing facility

325 12th St. SE, Linton, IN

With 27' clear heights, heavy power of 1,600amps, rail access via Indiana Railroad, and robust security with a fully fenced perimeter, this property is perfectly equipped to support efficient and secure operations.



Call today for a tour!
(402) 805-4136



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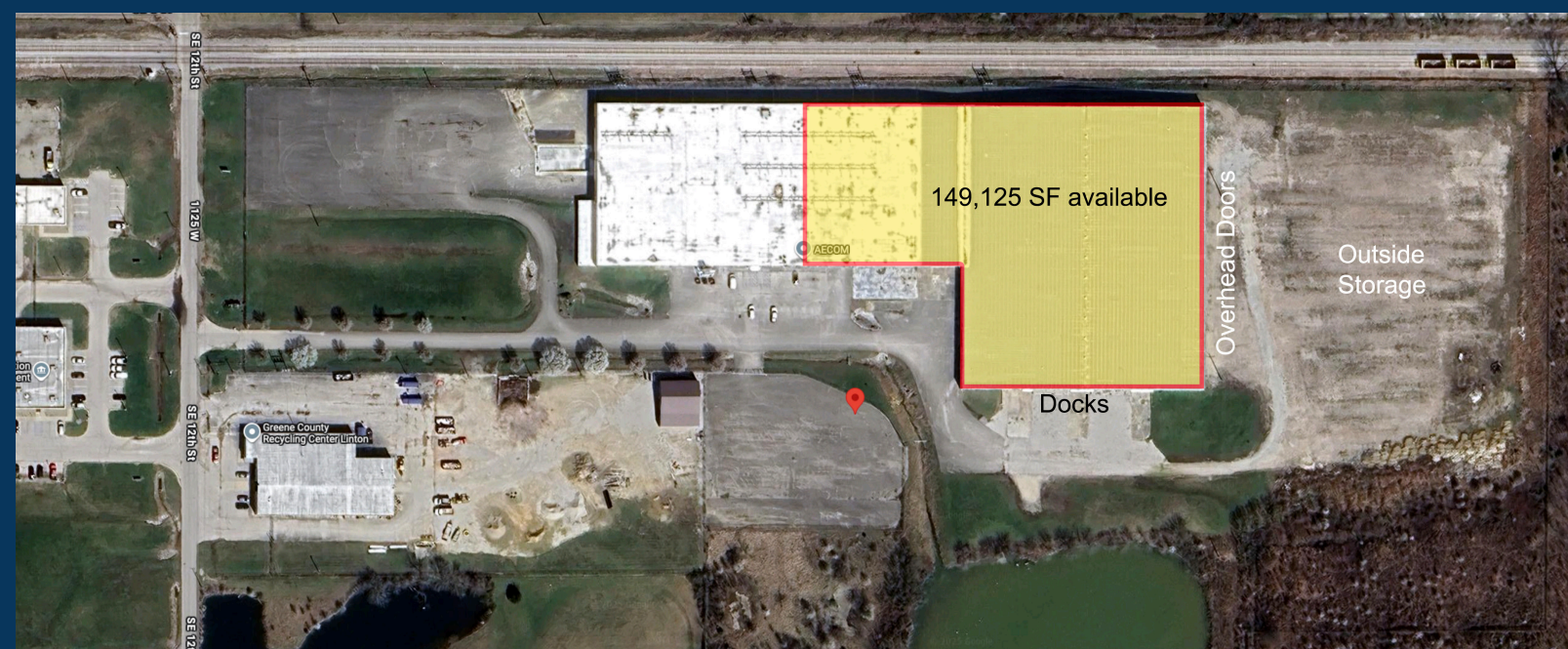
PROPERTY SPECS

AVAILABLE SPACE	149,125SF
OUTSIDE STORAGE	4 ACRES
LOADING DOCKS	6 TOTAL
OVERHEAD DOORS	11 TOTAL
CEILING HEIGHT	27 FEET TO PEAK 16 FOOT EAVE
COLUMN SPACING	50 X 50
POWER	1,600AMP 120/208 VOLT THREE PHASE
LIGHTING	NEW T-8 LIGHTING
UTILITIES	2" GAS LINE 6" WATER LINE 8" SEWER
CO-TENANTS	AMENTUM



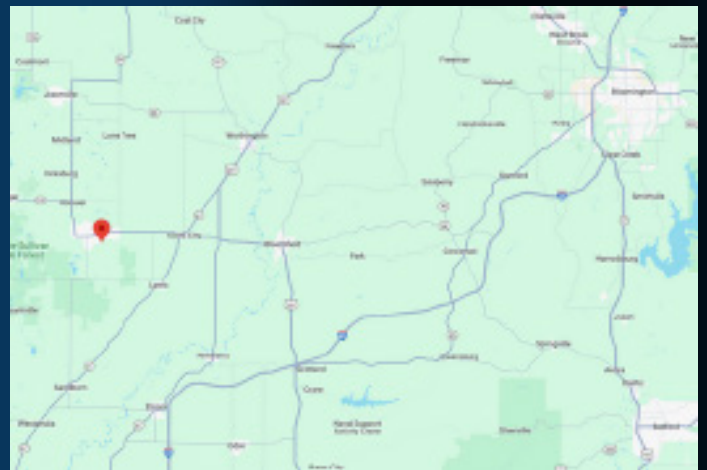
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PROPERTY LOCATION



LOCATION MILES

Westgate at Crane	22
Bloomington	40
Terre Haute	41
Bedford	47
Indianapolis	88



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