

SPEC INDUSTRIAL BUILDING

For Lease

301 Enterprise Rd, LaPorte, IN 46350



PROPERTY OVERVIEW

- 150,000 SF Divisible
- The second Phase will be delivered in July 2024
- Industrial-2 Zoning
- 30' Ceiling Height
- Six Docks With Levelers
- Building Is Closed In & Builder Is Starting Mechanical Work

SPEC BUILDING OPPORTUNITY

For More Information:

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BUILDING FEATURES

SITE INFORMATION

Site Acreage - 23 AC
Rail - Accessible

GENERAL INFORMATION

Condition - NEW
Property Type - Industrial

BUILDING INFORMATION

75,000 - 150,000 SF
Office Sq. Ft. - Build-To-Suit
Dock Doors - 6 to 10 w/ Levelers
Grade Level Doors - 1 - 15' x 15' Insulated

STRUCTURAL INFORMATION

Construction - Pre-engineered Metal w/ insulated panels
Roof - Center Pitched/Standing Seam
Floor - 6" concrete
Ceiling Height - 30' Clear
Bay Spacing - 50' x 60'

MECHANICAL INFORMATION

Heating System - (5) Thermo - cycler GTR- 4807
Fire Suppression - ESFR - Wet System
Lighting - High Efficiency LED

OPERATING INFORMATION

Electrical source - NIPSCO (1200amps)
Natural Gas Source - NIPSCO
Water & Sewer - Municipal
Internet - Fiber Optics



State Incentives Available

TRANSPORTATION

I-94 - 8 miles
I-80/90 - 4 miles
IN-20 - 1 mile
South Chicago - 50 miles
Ft. Wayne - 100 miles
Indianapolis - 150 miles

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