



AVAILABLE FOR LEASE

Koomler Dr

105 Koomler Dr

La Porte, IN 46350

Now available for lease, this 8,000 SF industrial space within an 84,000 SF building offers an ideal setup for various business operations. Built in 1969, the owner maintained the facility well, ensuring a reliable and efficient work environment. Recently upgraded with new LED lighting, this space benefits from enhanced energy efficiency and a well-lit interior.

The unit features an 18-foot ceiling height, one drive-in door for easy loading and unloading, a small restroom, and a gas-forced heating system to provide comfort throughout the year. The building is fully sprinklered, meeting safety standards and offering added security for inventory and equipment.

SIZE	8,000 SF
TERM	Negotiable
PRICE	\$4.50/ SF
SPACE USE	Industrial
ZONING	Manufacturing 1
YEAR BUILT:	1969
AVAILABLE	Now
LOT SIZE	5.79 Acres
BUILDING SIZE	84,000 SF

FOR MORE INFORMATION

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

 **RI TUBBS**
DEVELOPMENT CONSULTING

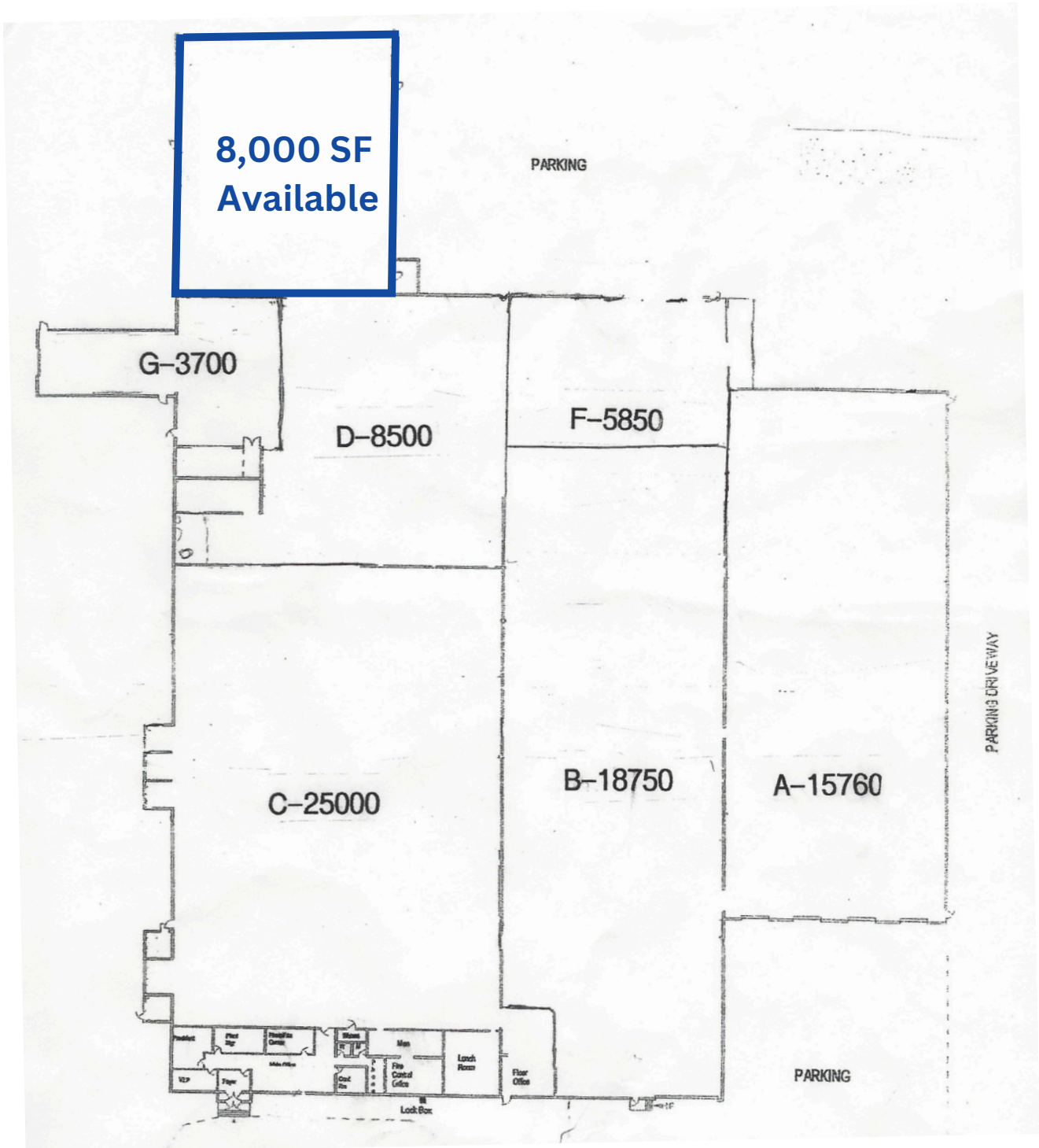
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Building Layout



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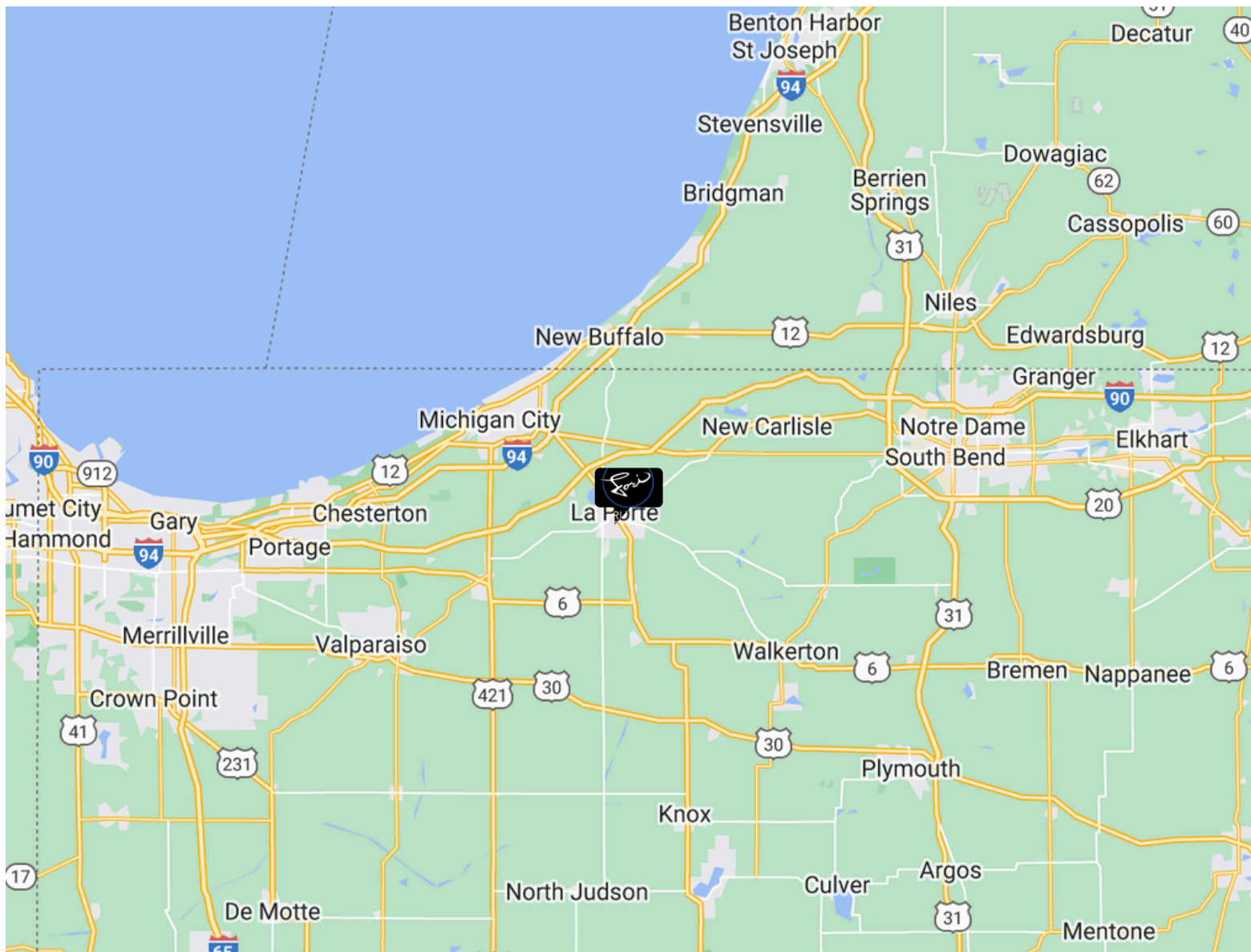
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LORI TUBBS
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Map



LOCATION DESCRIPTION

4 Miles from I-90
7 Miles from I-94
35 Miles from I-65

26 Miles from South Bend
47 Miles from IN/IL border
70 Miles from Chicago

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