



AVAILABLE

1675 E State Road 163
CLINTON, IN 47842



FOR LEASE

- **Lease Price:** \$8 - \$10 / SF / NNN
- **Total SF:** 18,115 SF
 - **Bldg 1:** 12,483 SF
 - **Bldg 2:** 5,632 SF
- **Lot Size:** 5 Acres
- **Year Built:** 1978
- **Zoning:** HC - Hwy Commercial
- **Drive-in Doors:** 9 Doors
- **# of Parking Spaces:** Ample
- **Current Use:** Vacant
- **Taxes:** \$9,4692 (2024 Pay 2025)
- **Showing:** Contact Listing Brokers
- **Location:** Retail corridor, next to Walmart
2.5 miles from Wabash River bridge

High Visibility Location. Both buildings or single building Available for lease. Ample exterior storage on site.

For more information, contact:



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