

LEASE

6000 SF First Generation Industrial Facility

830 WESCO PARKWAY

Sheridan, IN 46069



PRESENTED BY:

**JESS LAWHEAD, SIOR, CCIM,
CBI**

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IN #RB14047741



PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN | Northern Commercial is pleased to present industrial space available at 830 Wesco Parkway, Suite 200, Sheridan, IN, for lease. The space is substantially completed as of 6/26. The property features 6,000 SF of industrial warehouse space with 536 SF of office, a 12' x 14' overhead door, 17.2' clear height, and 25' x 40' bay spacing. The building includes 400 amps of power (120/208 V, 3-phase), a 6" concrete floor, LED lighting with motion sensors, nine parking spaces, and separately metered gas and electric.

Operating expenses start around \$1/SF in the first year and include Countryside Park CAM, land taxes initially, insurance, management fees, and exterior maintenance such as snow removal, mowing, fertilizer, and mulch.

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PROPERTY HIGHLIGHTS

- 6,000 SF industrial warehouse with 536 SF office space; substantially completed as of 6/26
- 12' x 14' overhead door
- 17.2' clear height
- Convenient access to I-65 & US 31, near the new Eli Lilly Lebanon campus
- 9 parking spaces included

OFFERING SUMMARY

LEASE RATE:	\$16.25 SF/yr (NNN)
AVAILABLE SF:	6,000 SF
LOT SIZE:	1.66 Acres
ZONING:	OI



WAREHOUSE



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OFFICE



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ADDITIONAL PHOTOS



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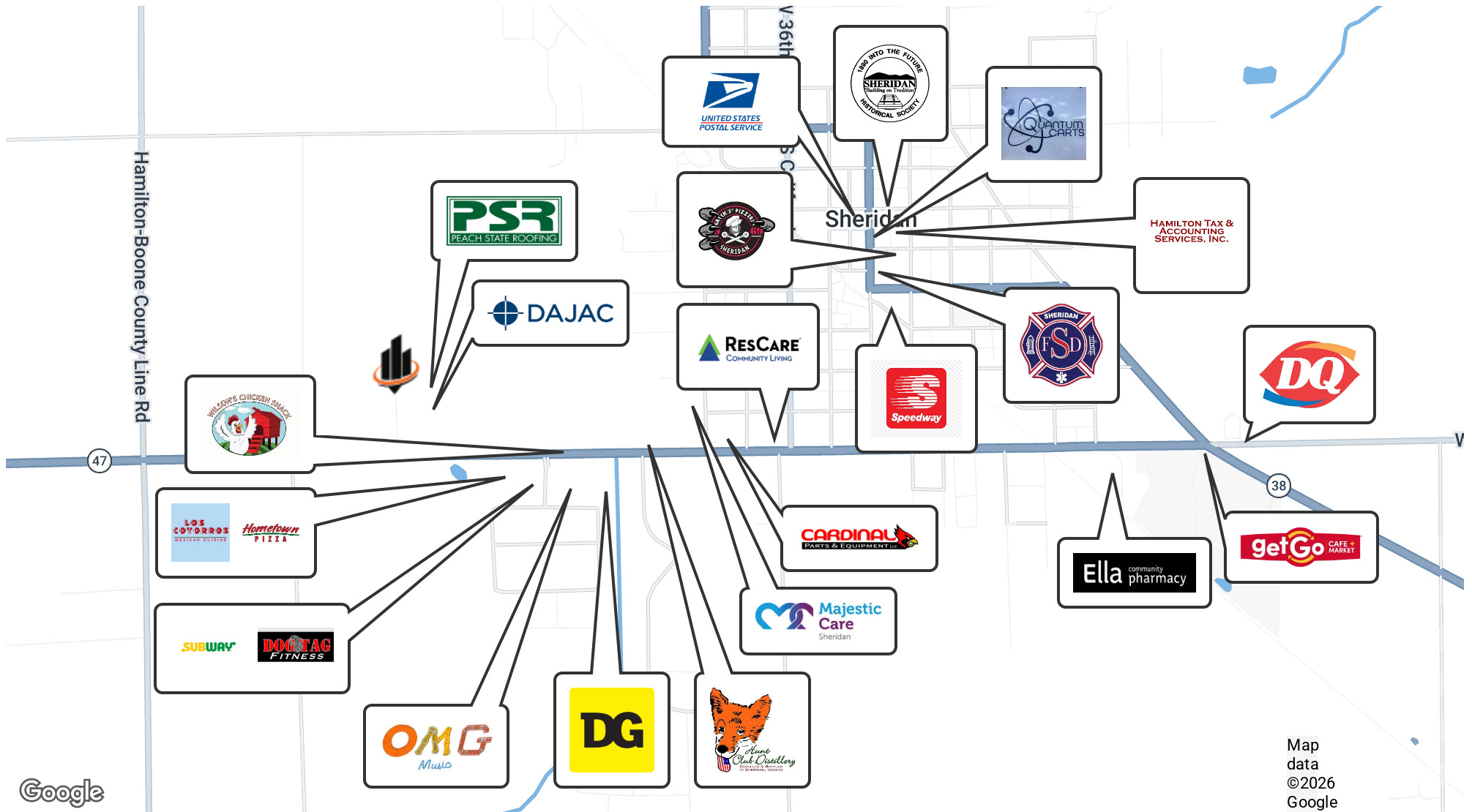
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RENDERINGS



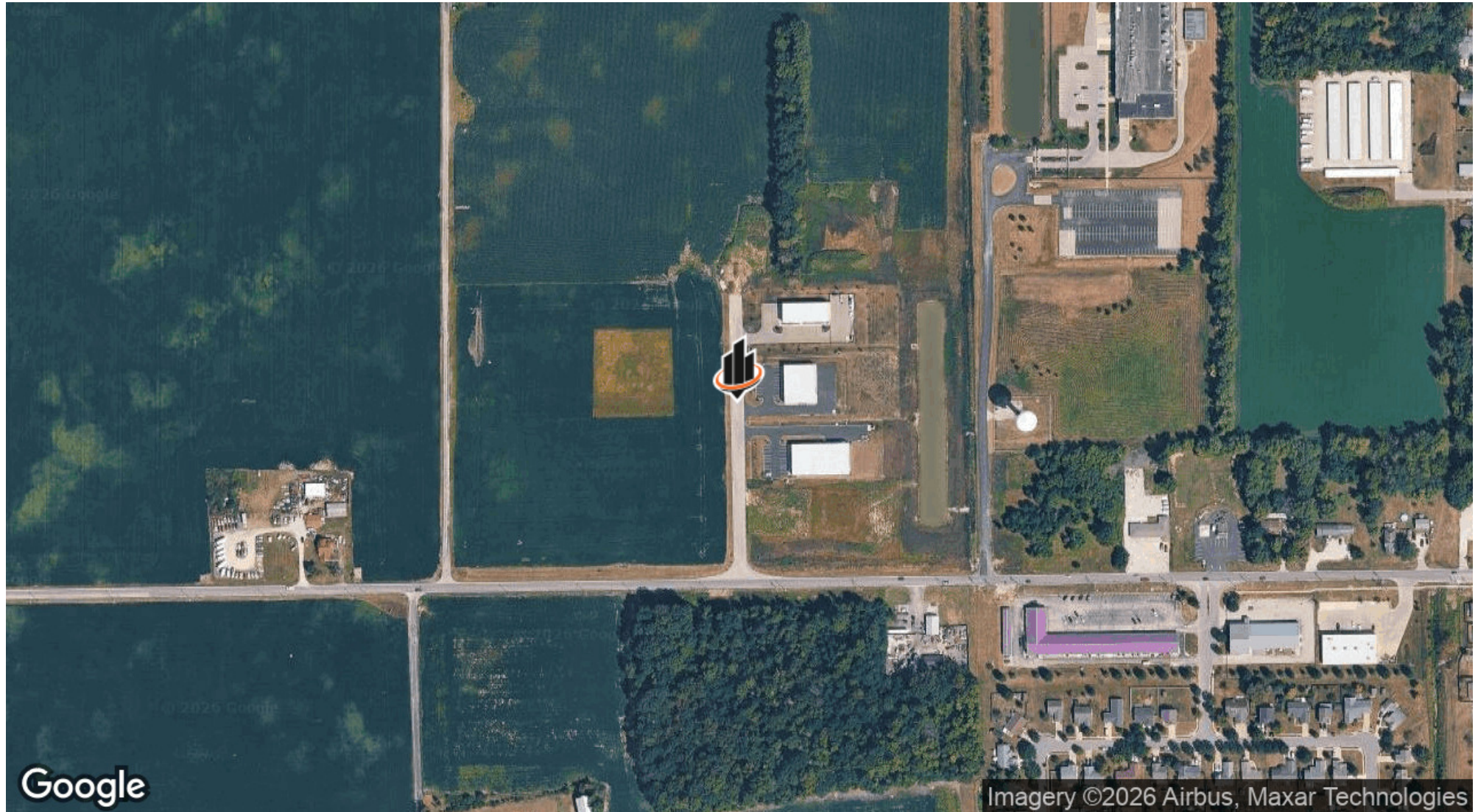
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RETAILER MAP



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LOCATION MAP



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