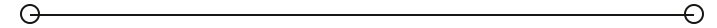


LEASE

6000 SF First Generation Industrial Facility

830 WESCO PARKWAY

Sheridan, IN 46069



PRESENTED BY:

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

Phone: 317.447.4403

jess.lawhead@svn.com

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 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
- 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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RENDERINGS



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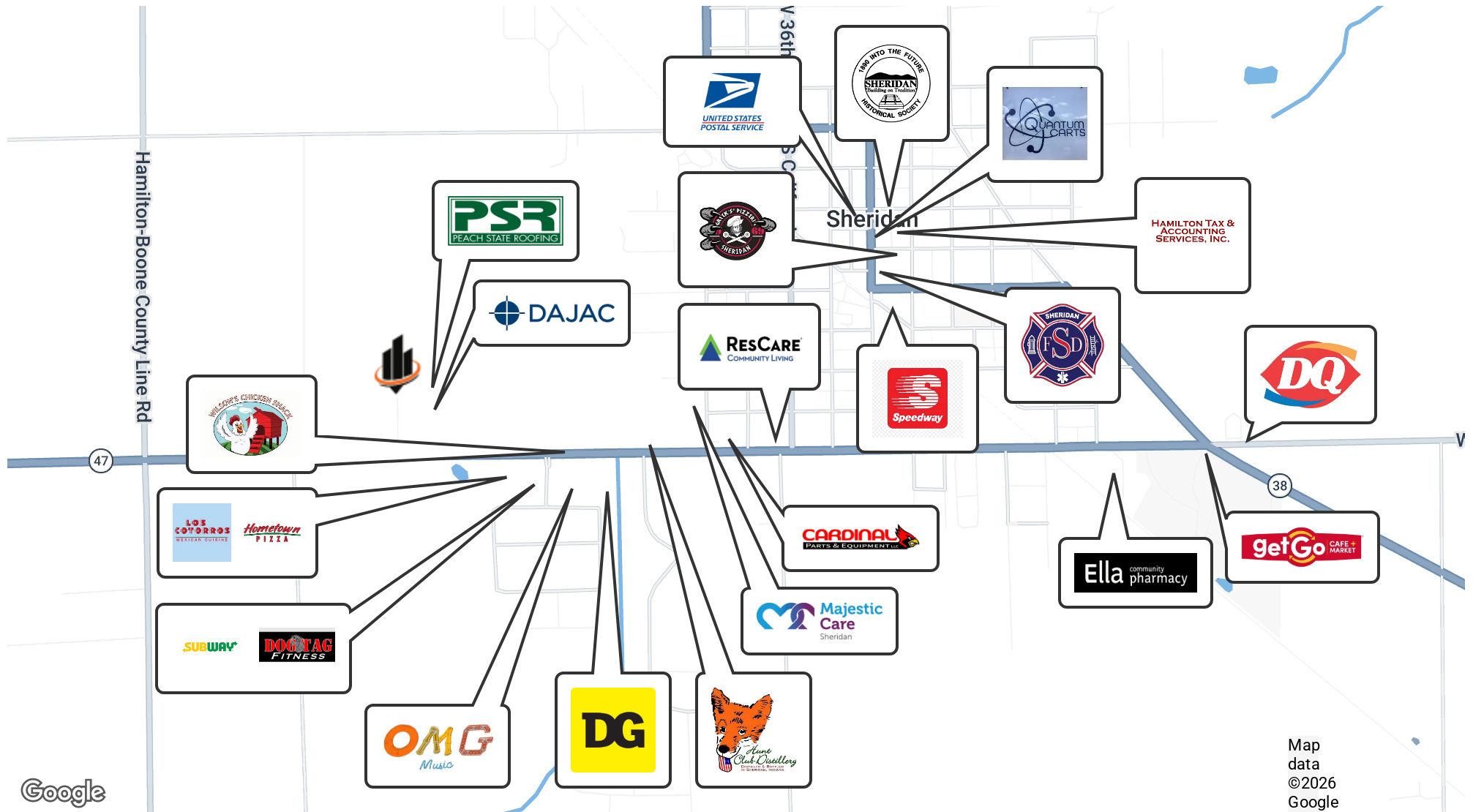
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RETAILER MAP



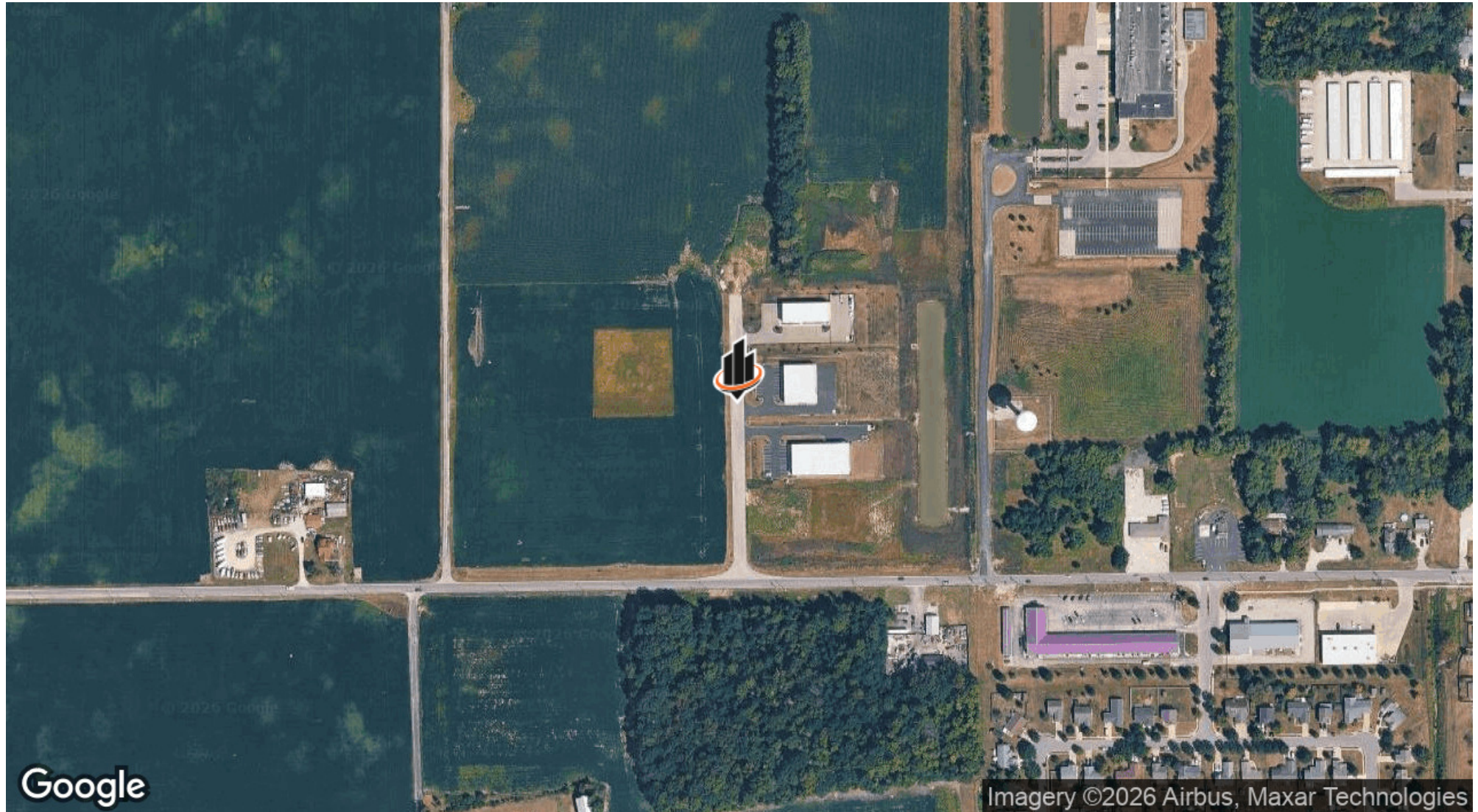
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LOCATION MAP



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