



Angola Industrial

300 Industrial Road
Angola, IN 46703



Industrial Space For Lease

Two industrial units are now available at 300 Industrial Road in Angola, Indiana. Suite A, located on the southern side of the main building, totals approximately 19,239 SF and features a mix of office and warehouse space, including street-facing offices, a mezzanine, three dock-high doors, and two overhead doors measuring 12' x 14' and 10' x 10'. The space is fully heated and air-conditioned, protected by a sprinkler system throughout, and served by 800-amp, 277/480V, 3-phase electrical service. It is divisible depending on tenant needs. Also available is Building 3, located in the smaller building behind the main facility, offering approximately 2,700 SF of warehouse space with the same electrical service. Building 3 includes one 8' x 9' overhead door and one 9' x 10' overhead door.

Property Highlights

- ▶ Suite A: 19,239 SF (portion of main building)
- ▶ Building 3: 2,700 SF (smaller building behind)
- ▷ Includes a mezzanine
- ▷ Equipped with two overhead doors
- ▷ Equipped with three dock-high doors and two overhead doors
- ▶ **FOR LEASE: CONTACT BROKER**

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Excellent Location

300 Industrial Road is located north of downtown Angola, just off of North Wayne Street/SR 127, Angola's primary commercial corridor. The building is surrounded by many other industrial users such as Hudson Aquatic Systems, Precision Technologies, NEI Glass, and many more.

The site has easy access to US 20 to the south and the nearby I-69 on-ramp about 3 miles southeast, which both provide easy access to other major cities such as Fort Wayne and Detroit.

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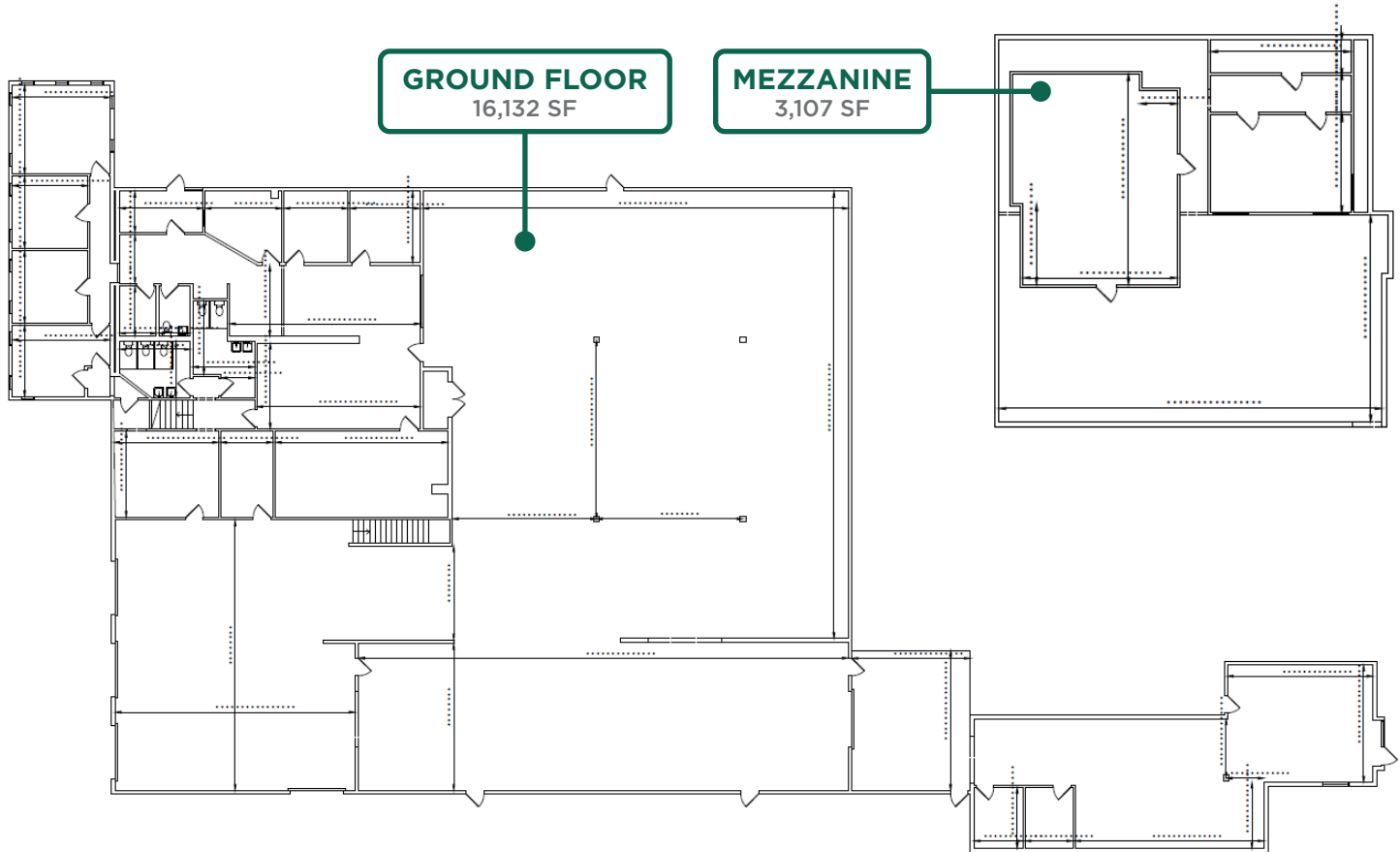
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Suite A - 19,239 SF



Floor plan may not be to scale. Contact broker for detailed floor plan.



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Additional Photos



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Site Plan - 2.39 AC



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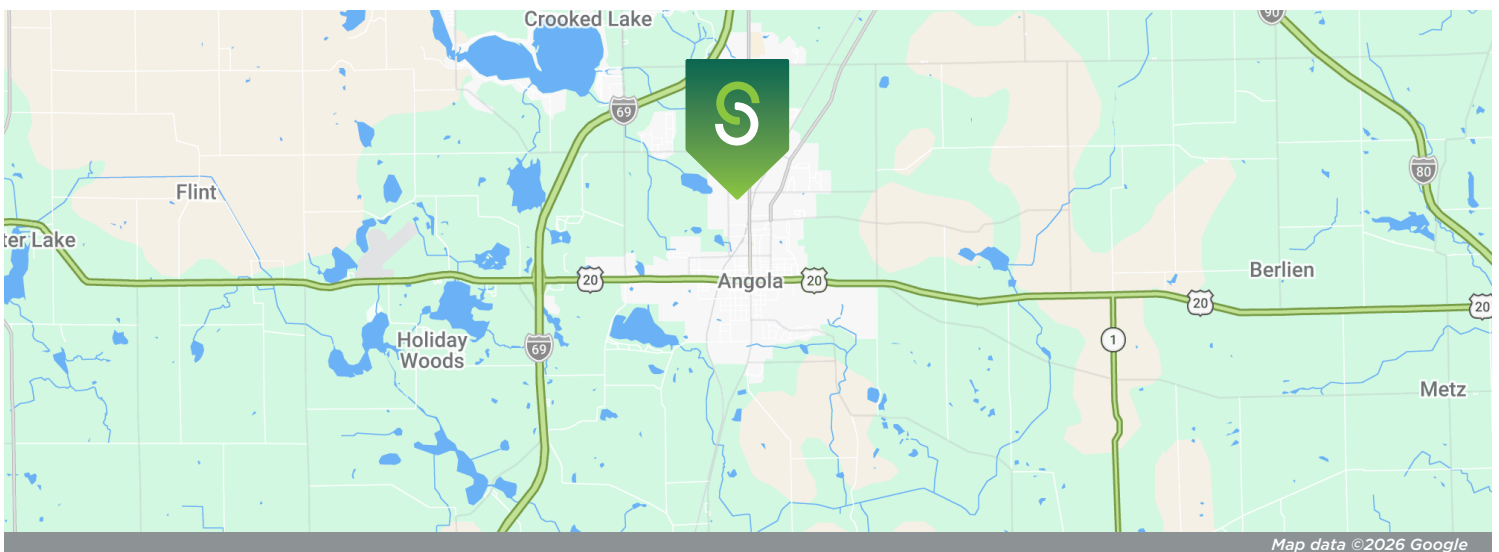
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PROPERTY INFORMATION

Address	300 Industrial Road
City, State, Zip	Angola, IN 46703
County	Steuben
Township	Pleasant
Parcel Number	76-06-23-310-107.000-012



LEASE INFORMATION

Lease Rate & Type	Contact Broker
Availability	Immediate

SITE DATA

Site Acreage	2.39 AC	Interstate	I-69, 3.2 mi
Zoning	I2	Flood Zone	N/A
Parking	Surface	Parking Ct	Ample

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE UNITS

Total Building SF	24,380 SF		Total Available	19,239 RSF		
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• Suite A	13,580	5,659	Contact Broker	Contact Broker	3 - 10' x 10'	1 - 12' x 14' 1 - 10' x 10'
• Building 3	2,700	N/A	Contact Broker	Contact Broker	N/A	1 - 18' x 9' 1 - 9' x 10'

BUILDING INFORMATION

Property Type	Industrial
Year Built	1984
# of Stories	1 with mezzanine
Construction Type	Metal
Roof	Metal
Heating	Yes - 100%
A/C	Yes - 100%
Sprinkler	Yes - 100%
Ceiling Height	18'
Power	800 amps, 277/480 volt, 3-phase
Signage	Monument, building

UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	City of Angola
Water & Sewer Provider	City of Angola

ADDITIONAL INFORMATION

- 2 industrial units for lease
- Mezzanine and office space
- 18' eaves

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