



INDUSTRIAL

FOR LEASE

Featured Property Highlights

- Flex Space - 17,167 SF
 - › Warehouse - 15,038 SF
 - › Office - 2,129 SF
- Built in 1995/Remodeled 2023
- (2) Five-ton bridge cranes
- (2) One-ton jib cranes
- (1) 14' x 14' Overhead door
- (1) 8' x 10' Dock door
- 21' - 24' Ceiling height
- 37.5' Bay spacing
- Minutes to SR 3 and 8 miles to I-69 via SR 8
- Zoning, General Industrial

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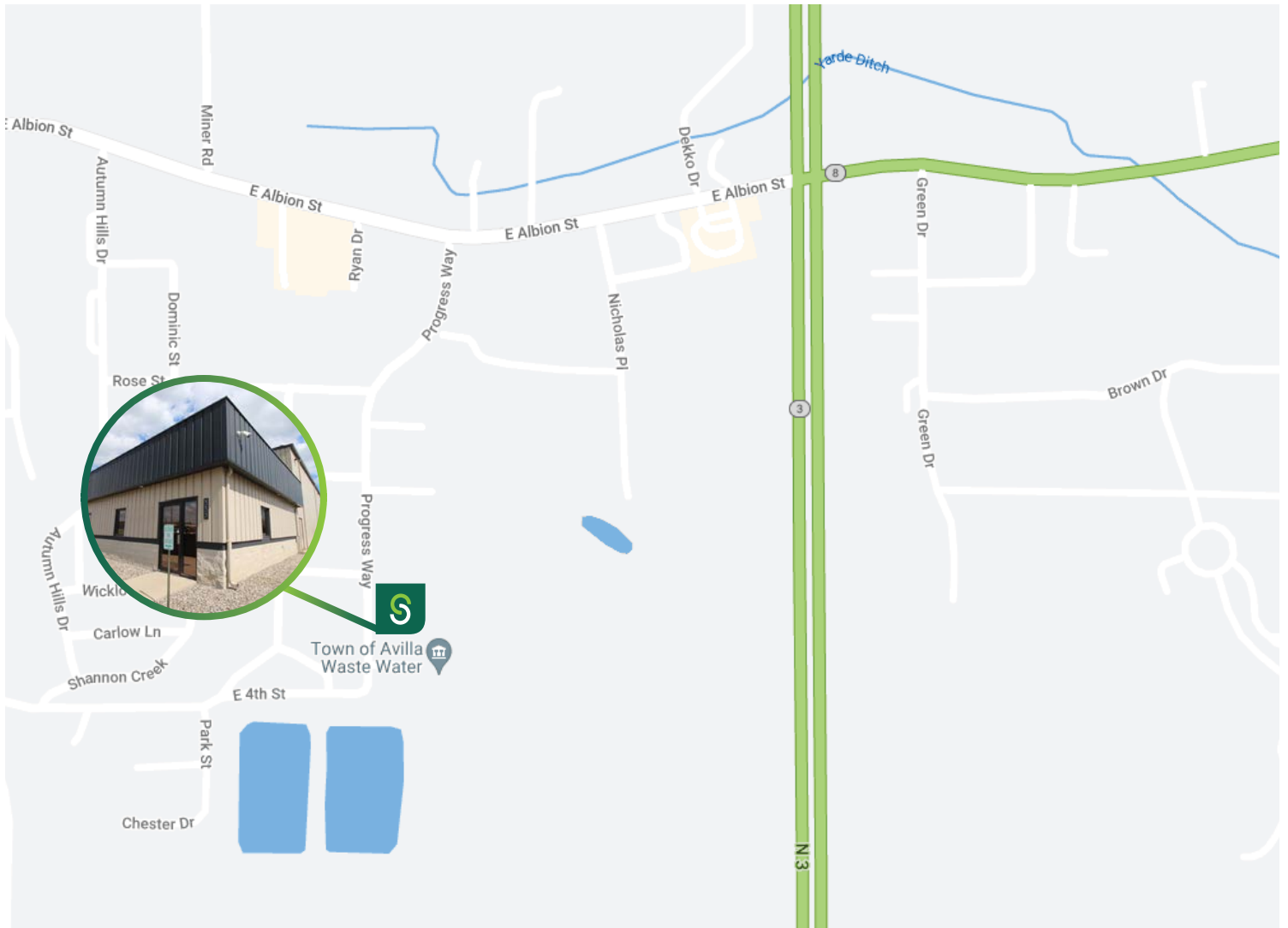
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Avilla Flex Space

333 Progress Way
Avilla, IN 46710



Flex Space Near SR 3

333 Progress Way is a stand-alone flex building comprising 17,167 SF of office and warehouse space. In 2023, the office space was remodeled and repainted. The office includes a large reception area, six private offices, a conference room with a restroom and shower, and one men's and women's restroom. The warehouse is equipped with one dock door and one overhead door, bridge and jib cranes, and additional doors could be added. Sitting on 2.5 acres, the property offers ample parking, some trailer parking, and outdoor storage. With 21'-24' ceiling heights, it is one of the few in Northeast Indiana that has this kind of ceiling heights in its size range.

The property is in the Avilla Industrial Park, just off East Albion St., approximately 7/10 of a mile from Highway 3 and 8 miles from I-69 via SR 8. Neighbors include WickFab, Victor Reinz Value Seals, Accel International, Zemco Manufacturing, and Miscellaneous Metals Corporation

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Warehouse



Lobby Entrance



New Doors & Overhead



Warehouse



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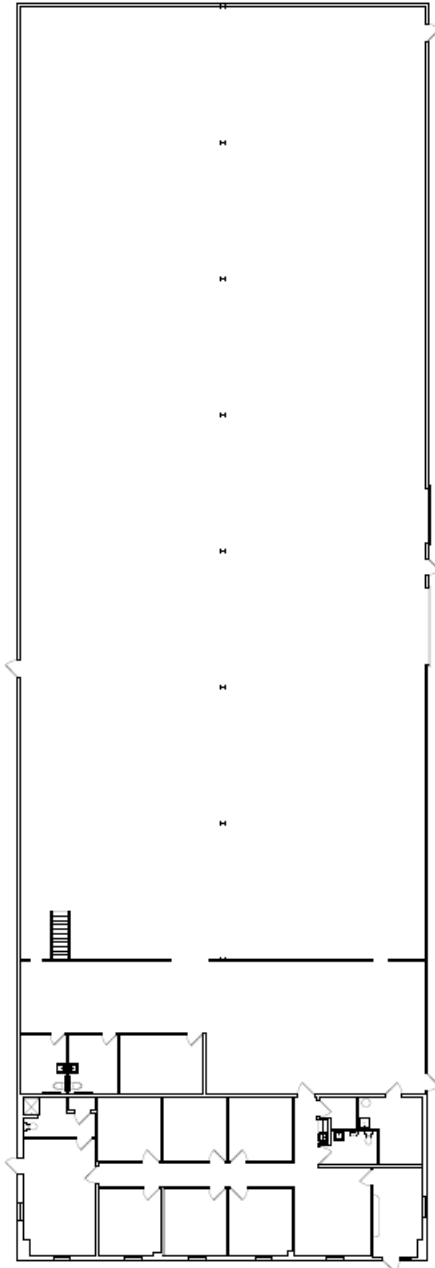
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Avilla Flex Space

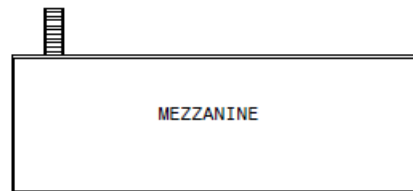
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Unit Available - Contact Broker for Detailed Floor Plan - Floor Plan Not to Scale



Total Space 17,167 SF

- **Warehouse** 15,038 SF
- **Office** 2,129 SF



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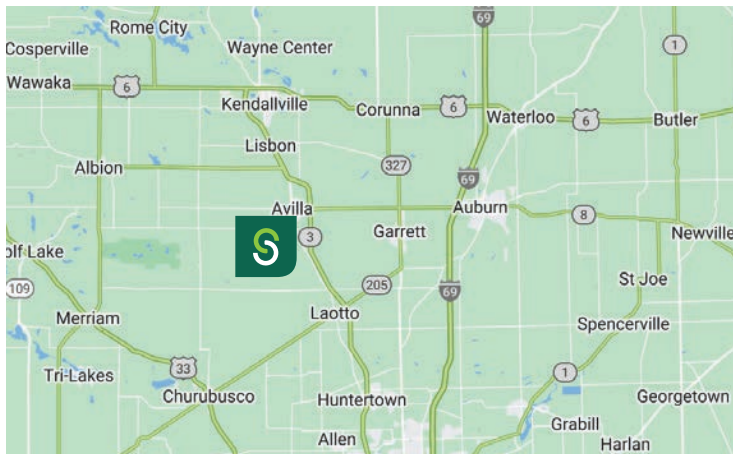


Avilla Flex Space

333 Progress Way
Avilla, IN 46710



1. Diversified Pattern & Engineering
2. DXP Enterprises
3. Busche Performance Group
4. Zemco Manufacturing
5. Accel Internation
6. Wick Fab
7. Victor Reinz Value Seals
8. Miscellaneous Metals Corporation
9. Wirco
10. John Ley Monument Sales Inc.
11. McDonald's & BP
12. ONXX Tool
13. Wirco (Main Plant)
14. Burns Cabinets & Displays
15. Kautex
16. ETA Fabrication
17. ETA Engineering



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Avilla Flex Space

333 Progress Way
Avilla, IN 46710

INDUSTRIAL IMPROVED FOR LEASE

Property Name	Avilla Flex Space
Address	333 Progress Way
City, State, Zip	Avilla, IN 46710
County	Noble
Township	Allen
Parcel No.	57-09-35-400-063.0900-005
2022 Tax/Payable 2023	\$10,250.50



LEASE INFORMATION

Total Building SF	17,167 SF
Total Available	17,167 SF
Warehouse SF	15,038 SF
Office SF	2,129 SF
Lease Rate	\$7.00/SF/Yr
Lease Type	NNN
Terms	3 Yr Minimum
Availability	October 1, 2023

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Industrial/Flex
Year Built	1986
Remodeled	2003
No. of Stories	1, Plus Mezzanine
Construction Type	Steel Frame
Roof	Metal/Standing Seam
Floor	Concrete
Overhead Door	1 - 14' x 14'
Docks	1 - 8' x 10'
Heating	Natural Gas in Office/Warehouse
A/C	Office Only
Lighting	LED
Sprinklered	No
Ceiling Height	21' - 24'
Bay Space	37'
Electric Service	600Amps, 480/277 Volts, 3 Phase
Signage	Façade

SITE DATA

Site Acreage	2.50
Zoning & Desc.	12
Parking	Concrete
Parking Count	12 Spaces
Outside Storage	Available
Nearest Interstate	I-69
Rail Service	N/A

UTILITIES

Electric Provider	Avilla Utilities
Natural Gas	NIPSCO
Water & Sewer	Avilla Utilities
Internet	Media Com

ADDITIONAL INFORMATION

- 0.7 miles to SR 3
- 8 miles to I-69 via SR 8
- (2) 5-Ton Bridge Cranes, (2) 1-Ton Jib Cranes
- Great location in Avilla Industrial Park

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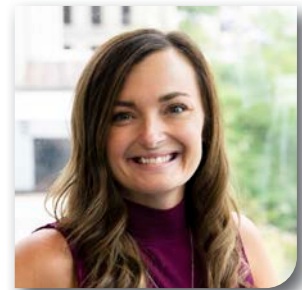
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