

Avilla Industrial

9999 E Baseline Rd
Avilla, IN 46710



INDUSTRIAL

FOR LEASE

Property Description

Avilla Industrial is a free-standing building consisting of 20,000 SF of clear-span warehouse space on 13.14 acres. There is plenty of space for indoor and outdoor storage. There are two docks, two overhead doors, and one interior overhead door into the cold storage space.

Featured Property Highlights

- › Warehouse/Office area- 20,000 SF
- › Land area- 13.14 AC
- Abundant land for additional storage
- Minutes to SR 3 and only 9.4 miles to I-69
- Two 8' x 10' dock doors and two overhead doors, 12' x 14' and 12' x 16'
- Zoning, I2 - General Industrial

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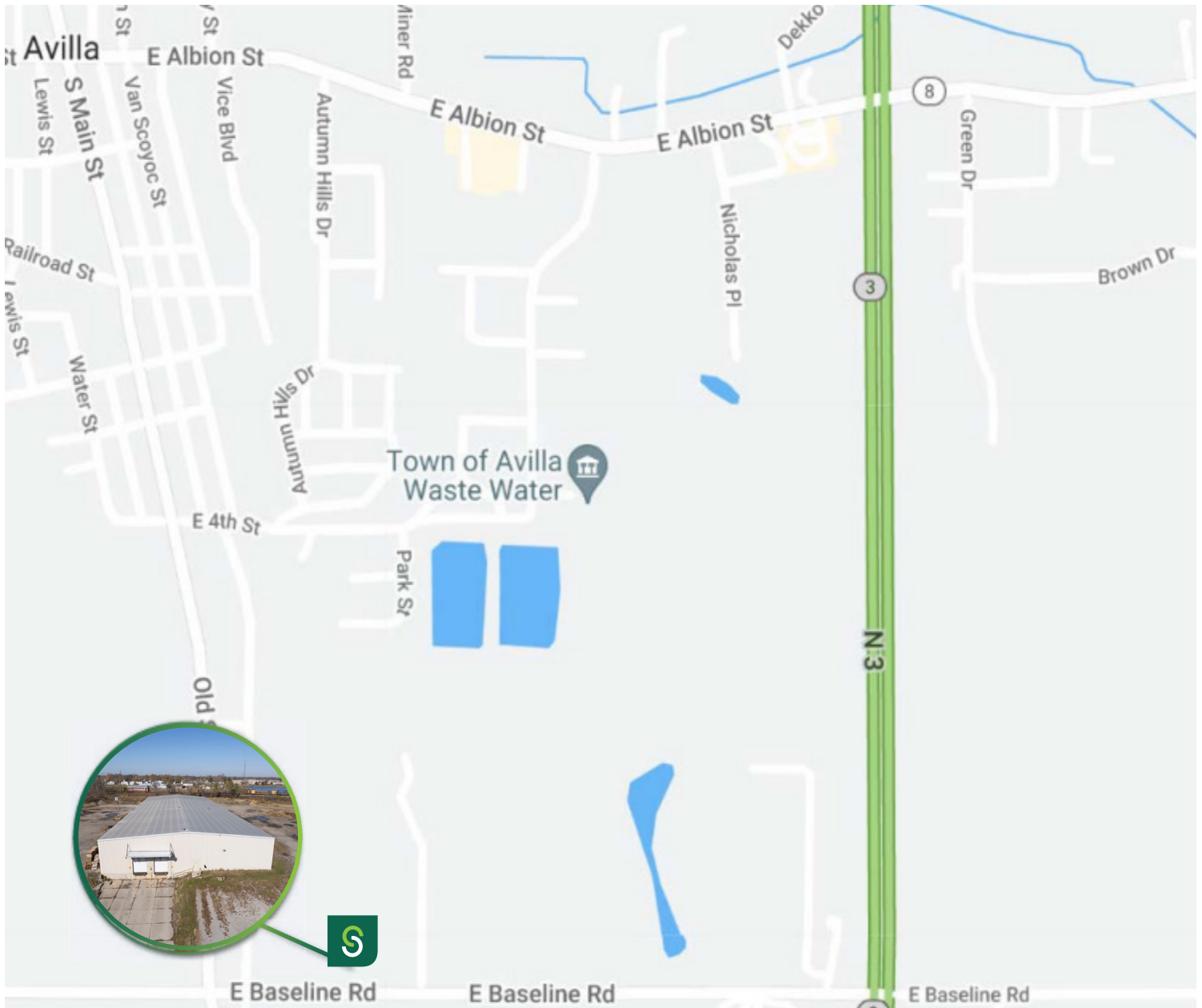
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Excellent Location

Avilla Industrial is conveniently located less than one mile from SR 3 giving you quick access to Fort Wayne, Auburn, Kendallville, and Albion. Neighbors include WickFab, Victor Reinz Value Seals, Accel International, Zemco Manufacturing, and Miscellaneous Metals Corporation.

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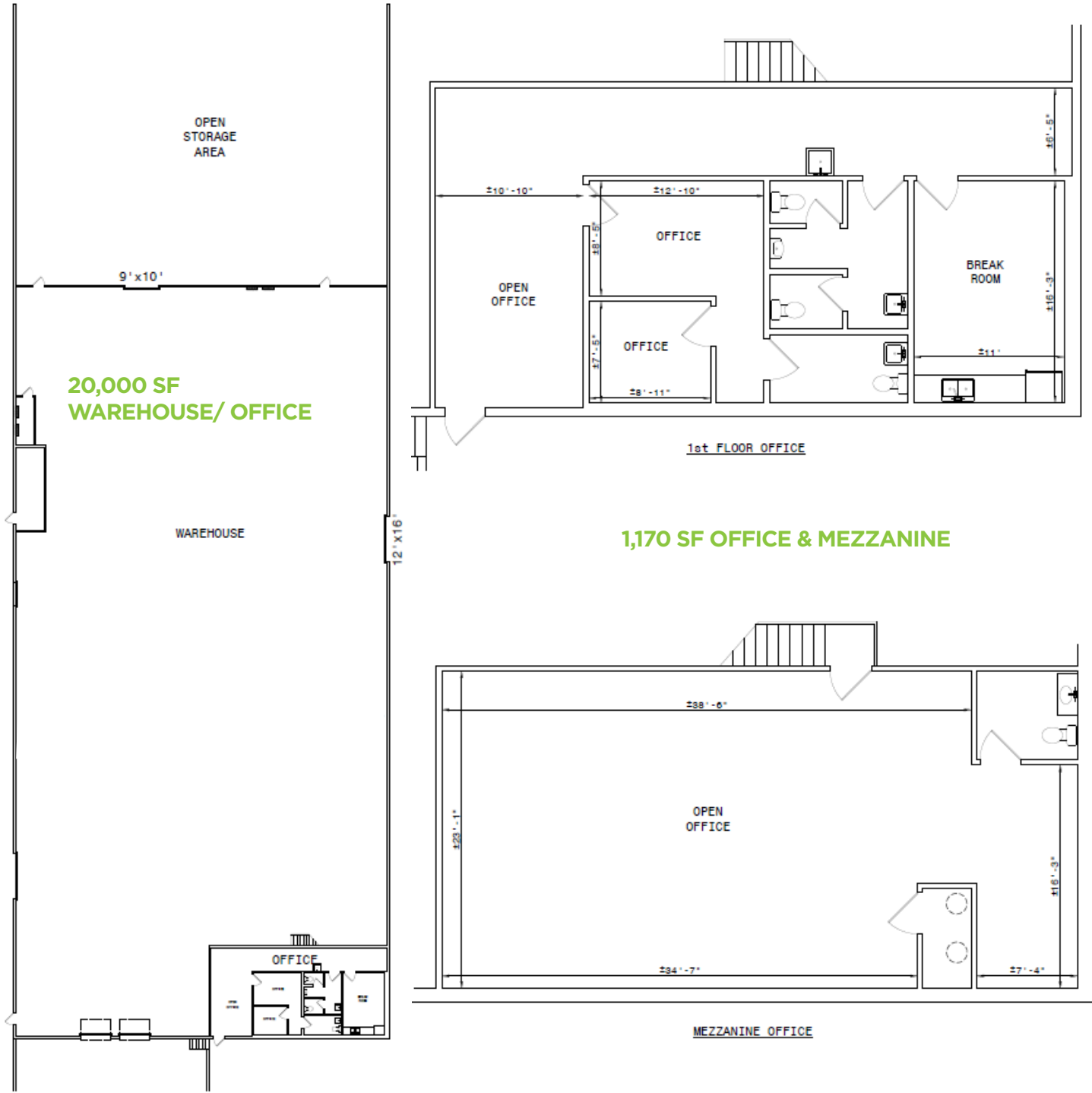


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Industrial Available - Contact Broker for Detailed Floor Plan



Floor Plan: Not To Scale

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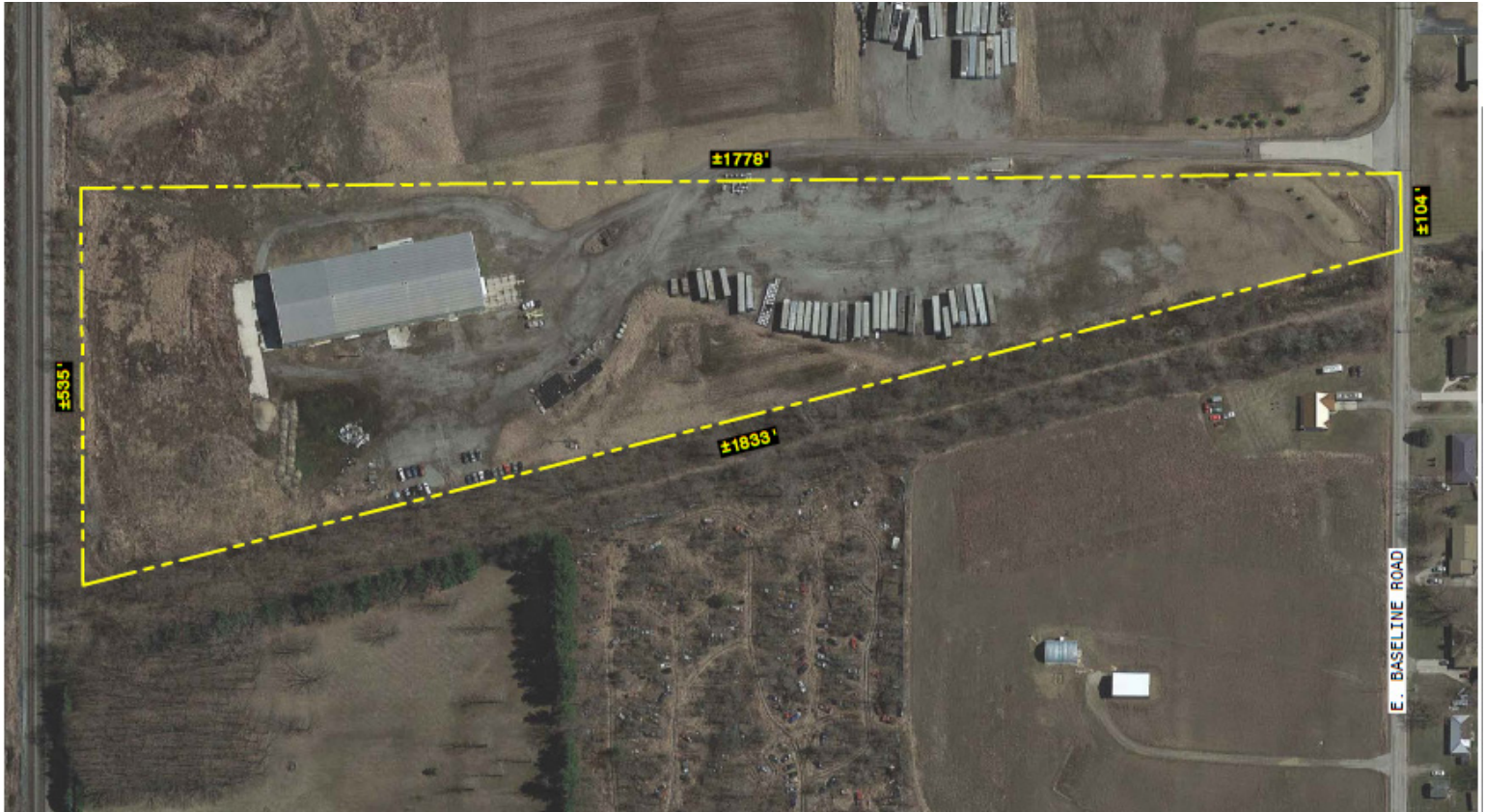
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INDUSTRIAL IMPROVED FOR LEASE

Property Name	Avilla Industrial
Address	9999 E. Baseline Rd
City, State, Zip	Avilla, IN 46710
County	Noble
Township	Allen
Parcel No.	57-09-34-2000-003.000-003
2022 Tax/Payable 2023	\$6,086.90



LEASE INFORMATION

Lease Rate	\$4.50/SF/Yr
Lease Type	NNN
Terms	Minimum 3 Years
Availability	Immediate

SITE DATA

Site Acreage	13.14 AC
Zoning & Desc.	I2 - General Industrial
Parking	Paved
Nearest Interstate	I-69

AVAILABLE UNITS

Total Building SF		27,500 SF		Total Available SF		20,000
Unit No.	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overhead Door
- Warehouse	20,000	1,170	\$4.50	\$7,500.00	2	2

BUILDING INFORMATION

Property Type	Industrial
Year Built	2001
No. of Stories	1, plus Mezzanine
Construction Type	Steel Frame
Roof	Standing Seam
Floor	Concrete
Heating	Ceiling- Gas
Lighting	Halogen
Sprinklered	No
Electric Service	3 Phase/800 AMP & 2-75 KVA Transformers

RESPONSIBLE PARTIES

Utilities	Tenant	
Property Taxes	Tenant	\$0.22/SF
Property Insurance	Tenant	\$0.14/SF
Maintenance & Repairs	Tenant	
Common Area	Tenant	
Roof & Structure	Landlord	
Janitorial	Tenant	
Water	Tenant	
Lawn/Snow		Handled Direct

UTILITIES

Electric Provider	Noble REMC
Natural Gas	NIPSCO
Water & Sewer	Well & Septic

ADDITIONAL INFORMATION

- Industrial warehouse, office, and cold storage
- Less than one mile from SR 3 and 9.4 miles to I-69

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