STURGES PROPERTY GROUP

Peru Industrial

217 E Canal Street
Peru, IN 46970



Industrial Space Built for Flexibility

217 E Canal Street offers up to 36,426 SF of versatile, single-level industrial space for lease in Peru, Indiana, including 32,313 SF of warehouse space and 4,113 SF of office space. The warehouse is configured into multiple bays, allowing the building to be leased as a whole or divided into various configurations from 9,819 SF to 36,426 SF to accommodate a range of industrial users. The property features five dock doors, two overhead doors, 800-amp, three-phase power, and a fully sprinklered building.

The finished office area includes private offices, open work space, and restrooms. Well-suited for manufacturing, warehousing, distribution, or storage operations, the property offers convenient access to US 24 and US 31, serving businesses throughout Miami County and the surrounding region.

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Property Highlights

- Up to 36,426 SF of industrial space available for lease
  - 32,313 SF of warehouse space
  - 4,113 SF of office space
- Flexible layout with multiple leasing configurations
- Fully sprinklered
- Five dock-high loading doors
- Two overhead doors
- 800-amp, three-phase electrical service
- Convenient access to US 24 and US 31
- **LEASE: $3.50/SF/Yr NNN**



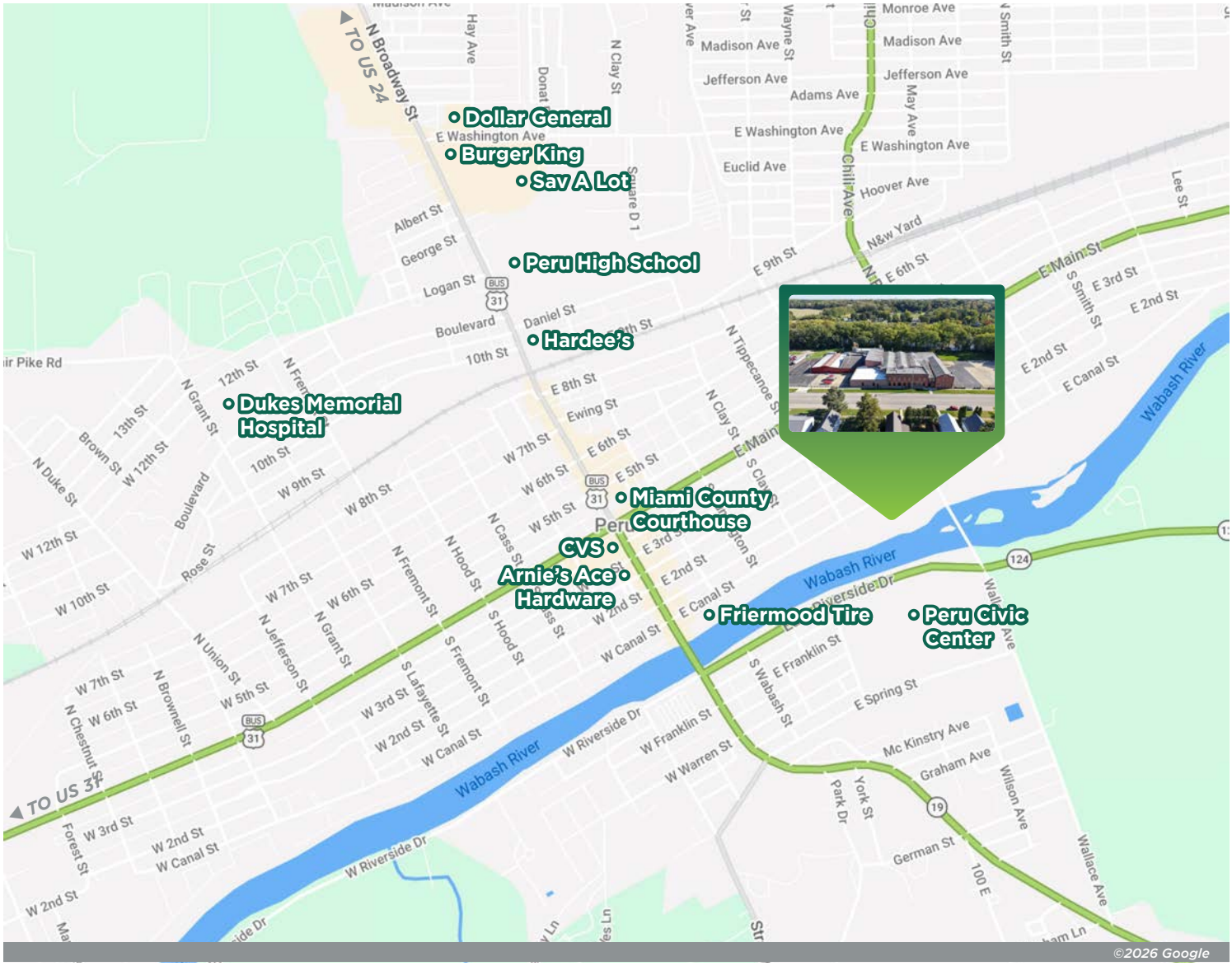
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Excellent Location

Located in Peru, Indiana, 217 E Canal Street offers convenient access to US 24 and US 31, providing convenient access to Fort Wayne, Logansport, South Bend, and other regional markets. Situated in Miami County, the property offers a practical location for industrial, manufacturing, warehousing, and distribution operations seeking access to major transportation routes.

Peru's established business community and regional highway network make this location well-suited for businesses serving north-central Indiana.

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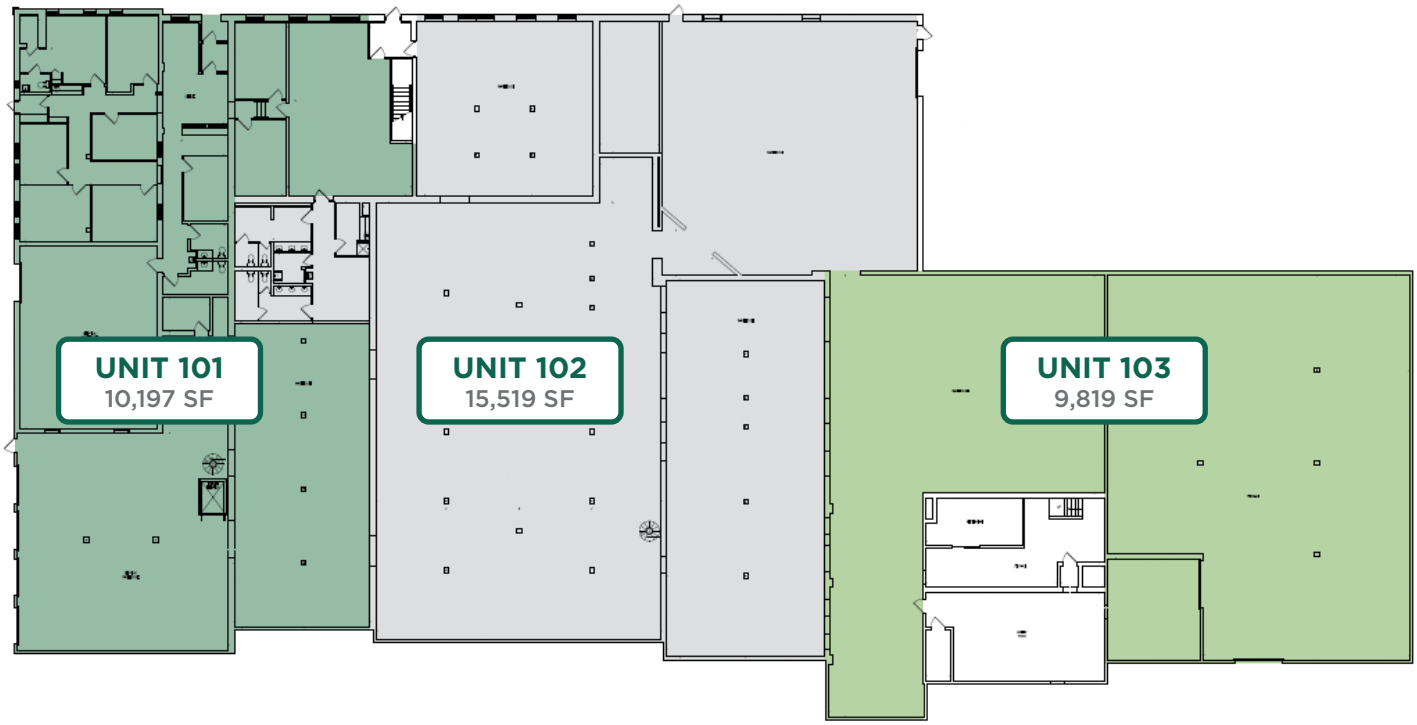
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Floor Plan - Flexible Layout Options

Entire Building:	**36,426 SF**
Unit 101:	**10,197 SF**
Unit 102:	**15,519 SF**
Unit 103:	**9,819 SF**



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

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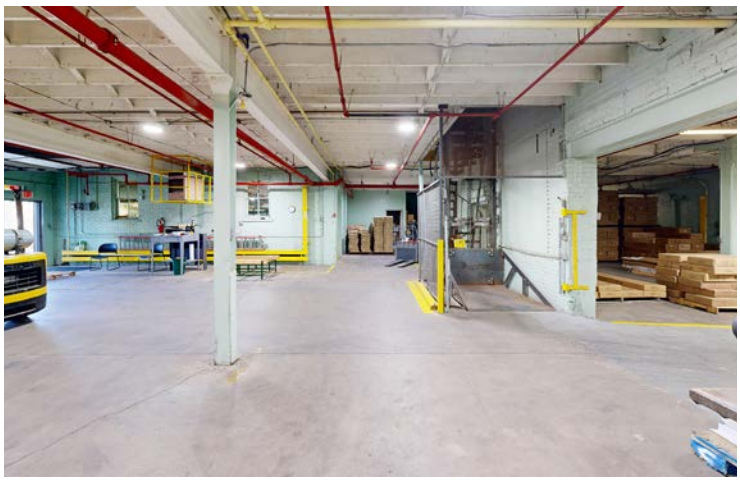
Property Photos













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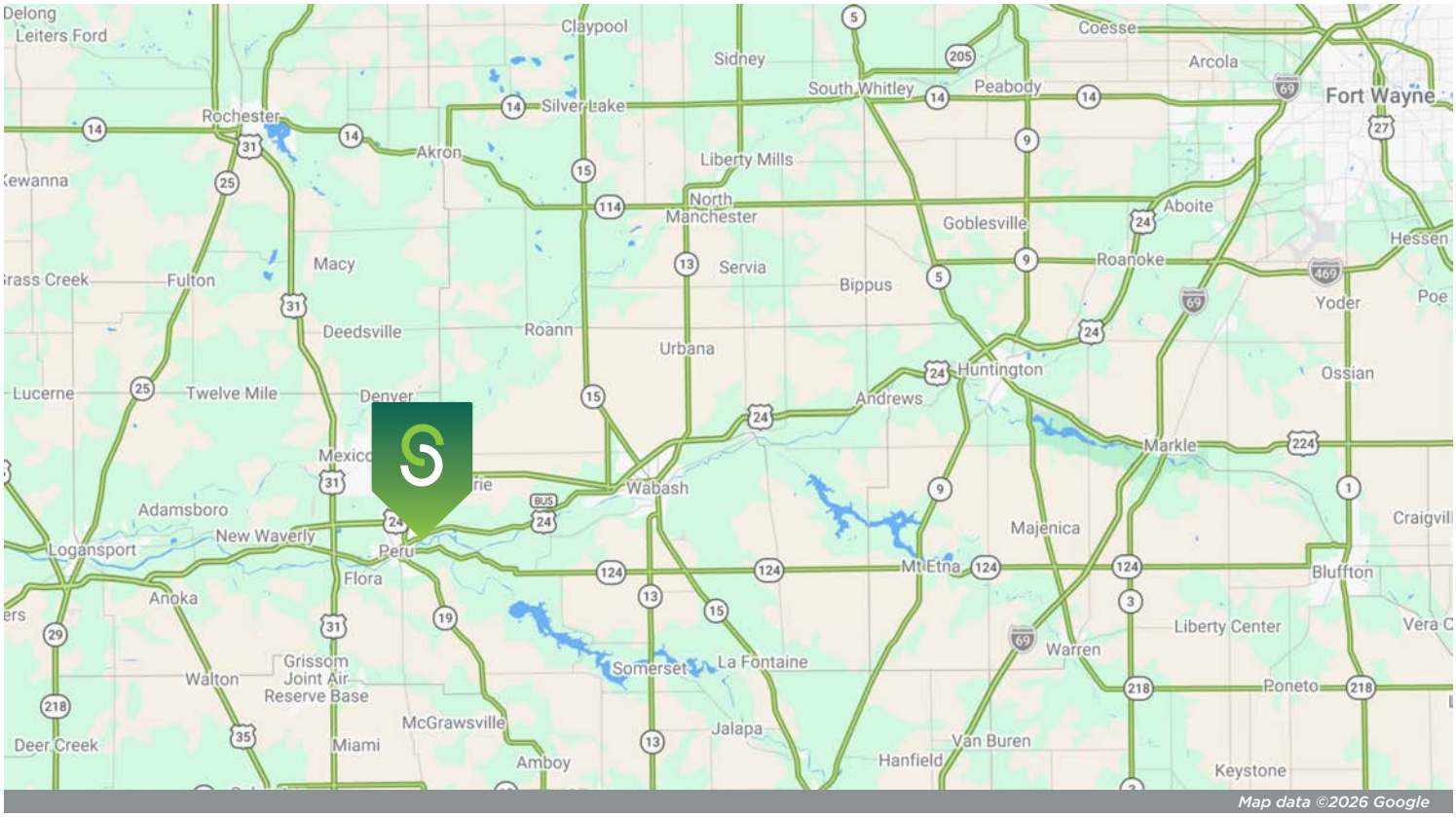
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PROPERTY INFORMATION

Address	217 E Canal Street
City, State, Zip	Peru, IN 46970
County	Miami
Township	Peru
Parcel Number	02-07-28-251-015.000-073

LEASE INFORMATION

Lease Rate & Type	$3.50/SF/Yr NNN
Terms	5 year minimum
Availability	Immediate
Total Building Area	36,426 SF

AVAILABLE UNITS

Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• Entire Bldg.	36,426	4,113	$3.50	$10,624.25	5	2
• Unit 101	10,197		$3.50	$2,974.13	3	2
• Unit 102	15,519		$3.50	$4,526.38	1	
• Unit 103	9,819		$3.50	$2,863.88	1	

RESPONSIBLE PARTIES

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

BUILDING INFORMATION

Property Type	Industrial
Year Built	1860
# of Stories	1
Construction Type	Brick and wood frame
Roof	Metal and membrane
Floor	Concrete
Heating	Ceiling hung gas
A/C	Office only
Lighting	Fluorescent
Sprinkler	Yes
Ceiling Height	10’ - 14’
Electric Service	3 Phase/800amp
Elevators	Freight
Restrooms	Multiple
Overhead Doors	2
Docks	5
Outside Storage	Yes

SITE DATA

Site Acreage	1.97
Zoning & Description	I1 - Industrial
Nearest Interstate	US 24, 2 miles; US 31, 4 miles
Traffic Count	12,035 VPD - US 24 9,018 VPD - US 31

UTILITIES

Electric Provider	City of Peru
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Peru
Internet Service	Metronet

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