

LEASE

INDUSTRIAL

FLEX SPACE



LEASE RATE

\$15.00 SF/YR NNN

BUILDING SF

6,191 SF

ACREAGE

0.753 ACRES

- + 6,191 SF Flex building
- + 1,976 SF Pole Barn
- + Potentially many different uses
- + Ample parking

461 EAST MICHIGAN STREET

FORTVILLE, IN 46040



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	6,191 SF
Available SF:	6,191 SF
Lot Size:	0.753 Acres
Year Built:	1967
Zoning:	IL (Light Manufacturing & Assembly)

PROPERTY OVERVIEW

6,191 SF Flex building
1,976 SF Pole Barn
Potentially many different uses
Ample parking

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	359	9,054	48,958
Total Population	1,005	26,300	144,469
Average HH Income	\$71,140	\$99,428	\$102,217