



AVAILABLE FOR LEASE

2403 W  
SHOAF RD,  
HUNTERTOWN,  
IN

**AVAILABLE** 11,610 SF  
**LEASE RATE** \$3.95 SF/YR

#### PROPERTY HIGHLIGHTS

- Building offers 2,088 SF of office and 9,522 SF of warehouse space with heating, air conditioning, and elevated gas.
- Former woodworking and manufacturing use with four (4) restrooms.
- Warehouse contains gas lines, airlines, and electrical lines.
- Designated 15' x 25' paint booth with radiant heat.
- Two (2) 10' x 10' Overhead Doors and One (1) 8' x 8' Dock.

#### DENNIS CALLISON

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#### KIENAN O'ROURKE

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A MIKE THOMAS AFFILIATE

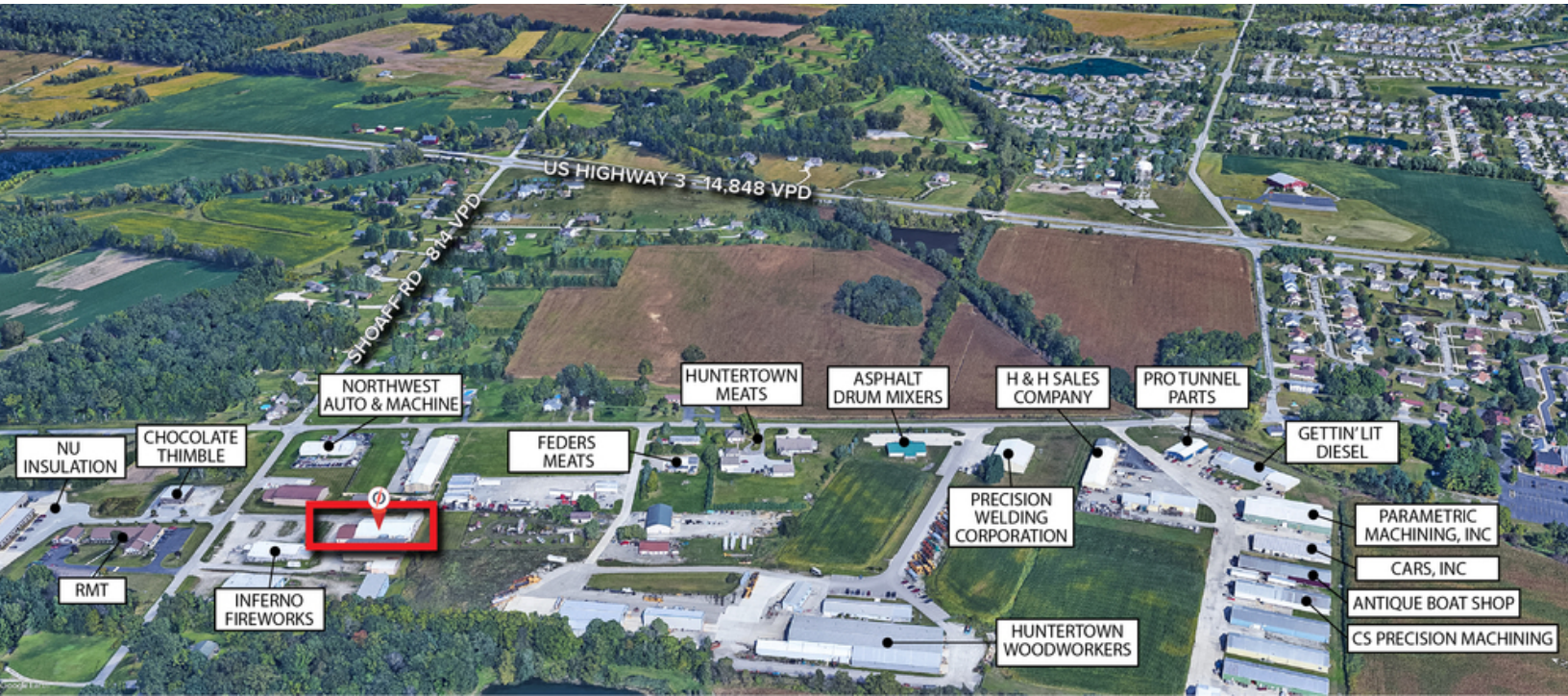


# 2403 W SHOAFF RD

Huntertown, IN 46748



## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

LANDLORD or TENANT EXPENSES

- Utilities - Tenant
- Lawn & Snow - Tenant
- Taxes & Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

## OFFERING SUMMARY

Lease Rate:	\$3.95 SF/yr (NNN)
Available SF:	11,610 SF
Lot Size:	1.54 Acres
Building Size:	11,610 SF

SPACES	LEASE RATE	SPACE SIZE
2403 W Shoaff Rd	\$3.95 SF/yr	11,610 SF



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**ADDITIONAL PHOTOS**



9,522 SF - Warehouse



15' X 25' - Paint Booth



12' Ceiling Height

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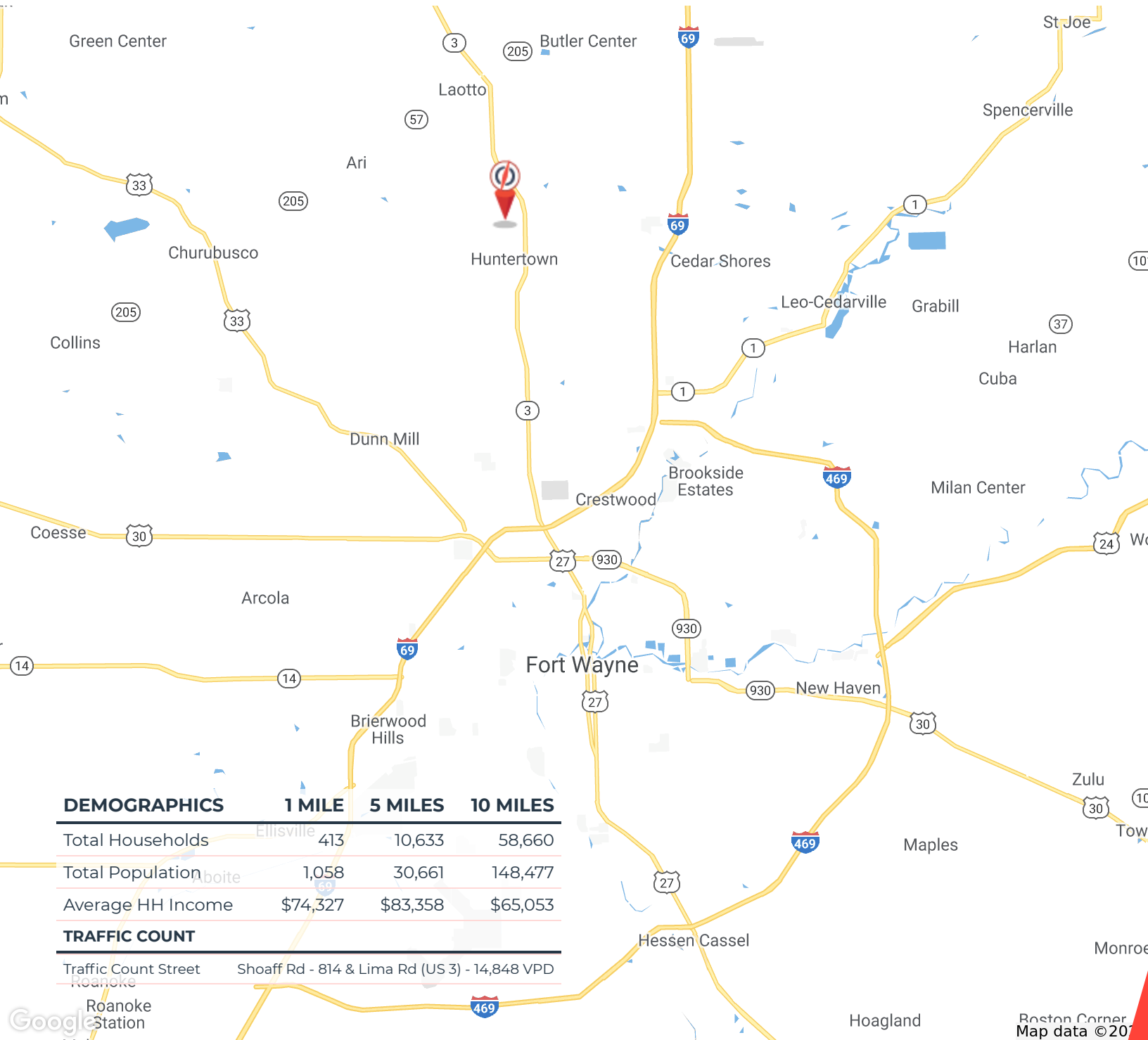
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## RETAILER MAP



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## PROPERTY DETAILS

### LEASE RATE

**\$3.95 SF/YR**

#### LOCATION INFORMATION

Street Address	2403 W Shoaff Rd
City, State, Zip	Huntertown, IN 46748
County/Township	Allen/Perry Township
Market	Tertiary
Cross Streets	Lima Rd & Shoaff Rd
Side Of Street	West
APN#	02-02-07-452-001.000-058
Traffic Count Street	Shoaff Rd - 814 VPD Lima Rd (US 3) - 14,848 VPD

#### BUILDING INFORMATION

Building Size	11,610 SF
Year Built	1979
Tenancy	Single
Framing	Wood
Condition	Good
Free Standing	Yes
Number Of Buildings	1

#### PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Office Showroom
Zoning	I-1 (Industrial)
Lot Size	1.54 Acres
Ceiling Height	12'
Overhead Door	Two (2) - 10' x 10'
Dock Door	One (1) - 8' x 8'
Office	2,088 SF 5 Private Offices
Restrooms	Four (4)
Power	3 Phase / 600 Volt / 800 Amp
User Lines	Gas Lines Electrical Lines Air Lines
Additional Amenities	Air Compressor Fluorescent Lighting Paint Booth w/ Radiant Heat
Heating & Cooling	Warehouse - Heating & A/C Elevated Gas Office - Central Air

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