

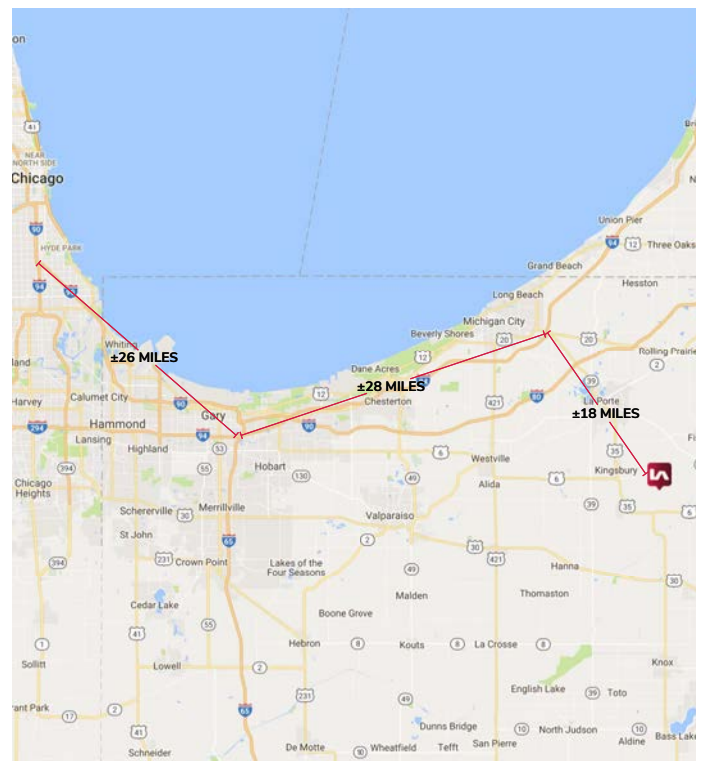
AVAILABLE FOR SALE / LEASE
KINGSBURY INDUSTRIAL PARK
3802 Hupp Road, LaPorte, IN 46350



BUILDING SPECIFICATIONS:

BUILDING SIZE:	8,344 SF
OFFICE:	±1,800 SF
WAREHOUSE:	±6,544 SF
SITE SIZE:	3.3 Acres (expandable)
LOADING:	Drive-in (14'W x 18'H)
CLEAR HEIGHT:	18'
BUILT:	2008
CONSTRUCTION:	› Roof: Steel › Framing: Steel
RAIL:	Located within CSX Select Site
SPRINKLER:	Fire Suppression Installed Throughout
UTILITIES:	Power: 1,000A @ 277/480V, 3-phase Water: 8" Water Supply / 6" Sewer Lateral Gas: Natural Gas & Propane
TAXES:	\$5,494.60 (2016 pay 2017)
SALE PRICE:	\$499,000
LEASE RATE:	STO

VERSATILE BUILDING ADAPTABLE TO A VARIETY OF USES IN EXCELLENT CONDITION.



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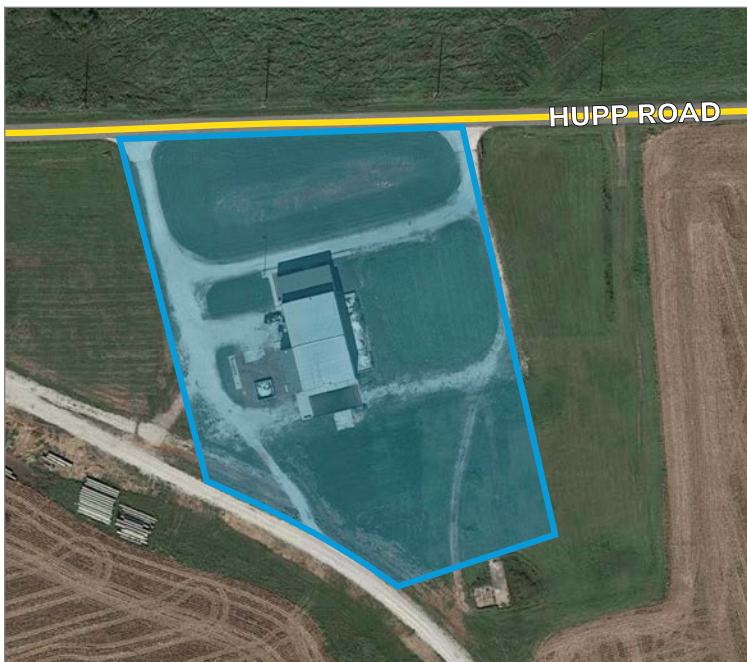
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AVAILABLE FOR SALE / LEASE

KINGSBURY INDUSTRIAL PARK

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2,000+ ACRE KINGSBURY INDUSTRIAL PARK PROVIDES A UNIQUE BUFFER WITH A SPECIALLY CRAFTED HEAVY INDUSTRIAL ZONING DISTRICT



HIGHLIGHTS & FEATURES

- › M-2 Heavy Industrial Zoning (3 miles from nearest residential area)
- › Improved Sites: Water, Sewer, Electric, Natural Gas, Communications Infrastructure
- › Enterprise Zone Status (lowers the cost of new construction, building materials)
- › Strategically located off I-80 / 90 and I-94 via US 35 and US 421
- › Certified "CSX Select Site" - Rail Reserved Park via Dedicated Connection to New York to Chicago Main Line Also Served by Chicago South Shore & South Bend Railroad, with Canadian National Access 2 Miles West

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