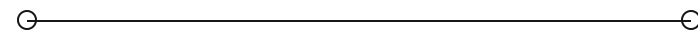


LEASE

1600 South Main Street

1600 SOUTH MAIN STREET

Middlebury, IN 46540



PRESENTED BY:

TROY REIMSCHISEL

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532

PROPERTY SUMMARY



OFFERING SUMMARY

ADDRESS	1600 S Main St, Middlebury
RENT	\$5.25/SF/YR NNN
BUILDING SIZE:	19,869 SF
AVAILABLE SF:	12,369 SF
YEAR BUILT:	2013

PROPERTY OVERVIEW

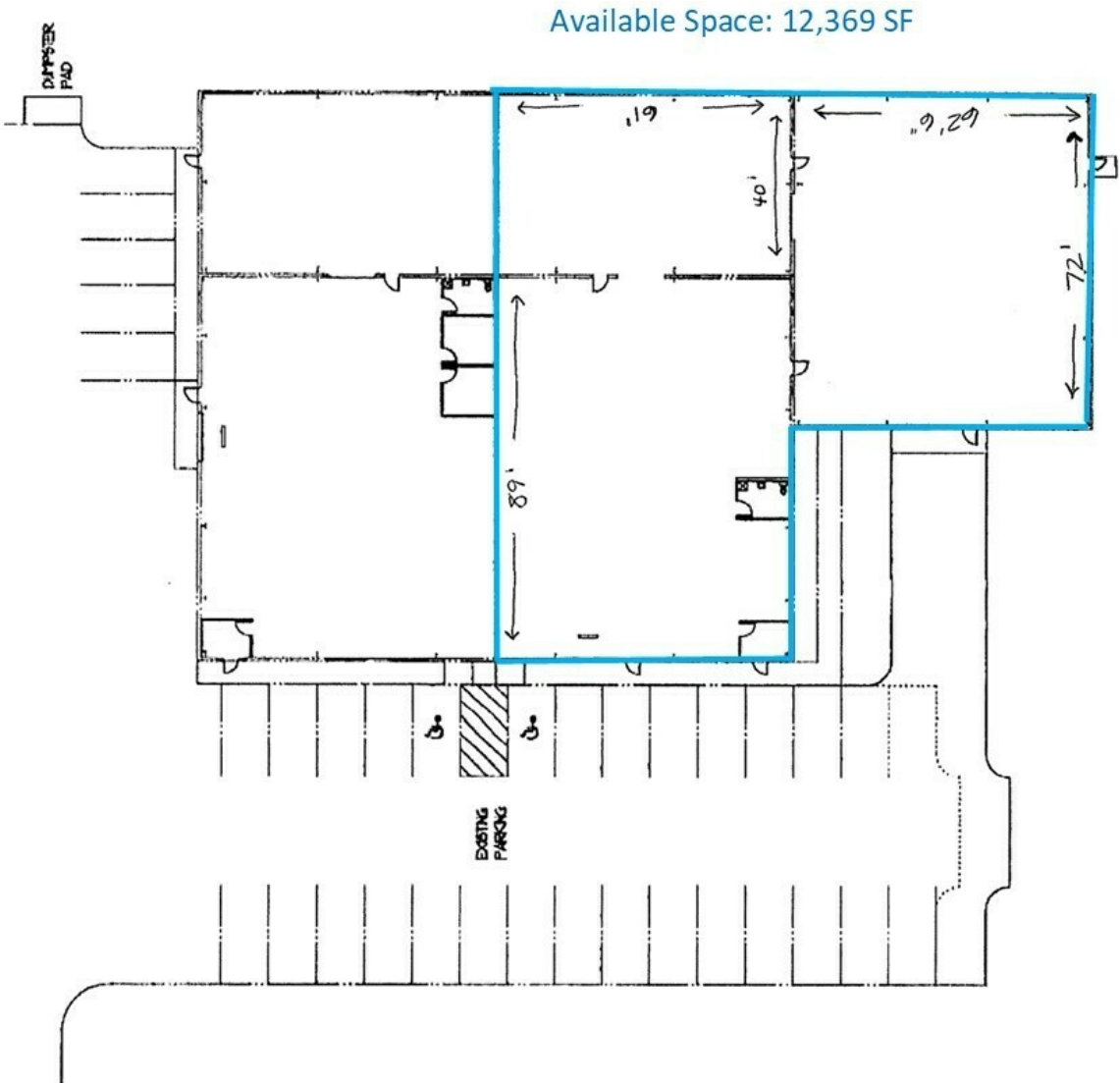
Rare opportunity to lease 12,369 SF of warehouse space in a multi-tenant building in Middlebury, IN. The space is currently set up for retail business, but would be an excellent fit for storage, distribution, and light manufacturing/production. Ceiling height ranges from 12 (clear) - 17 feet. There are two overhead doors at 8' x 12' and 10' x 12'.

LOCATION OVERVIEW

This property is located in Middlebury, approx. 15 miles east of Elkhart and 60 miles north of Fort Wayne. It is located in an industrial area with excellent visibility from IN 13, which is the main road through Middlebury.

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LAYOUT



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INTERIOR PHOTOS



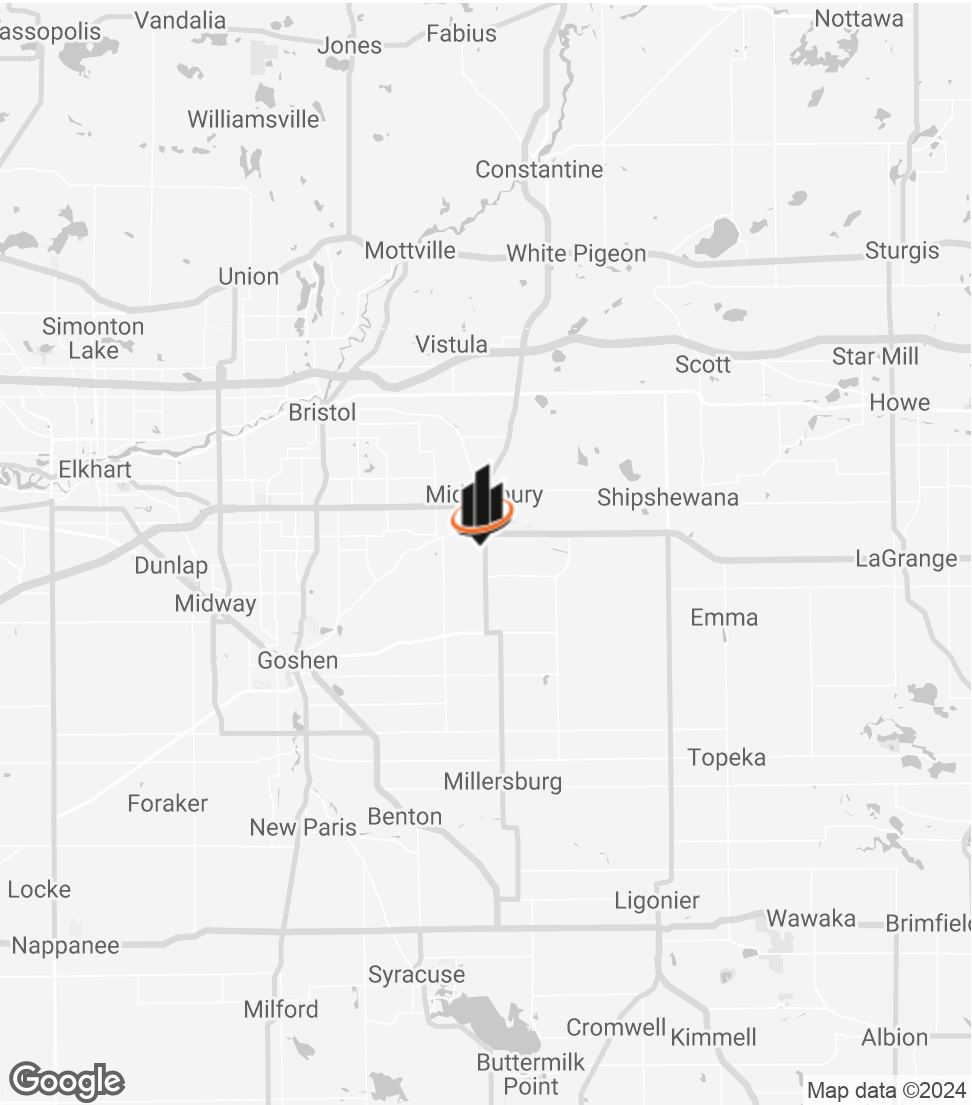
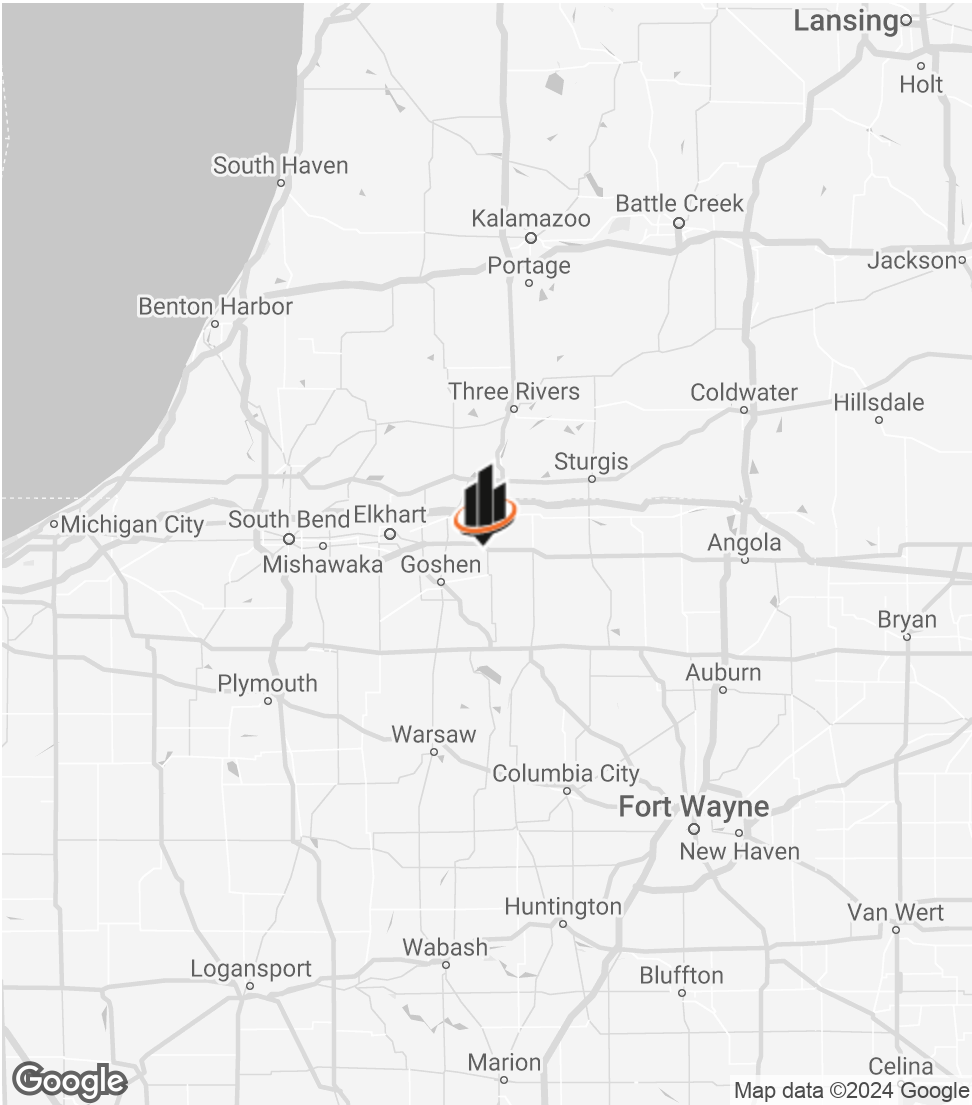
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LOCATION MAP



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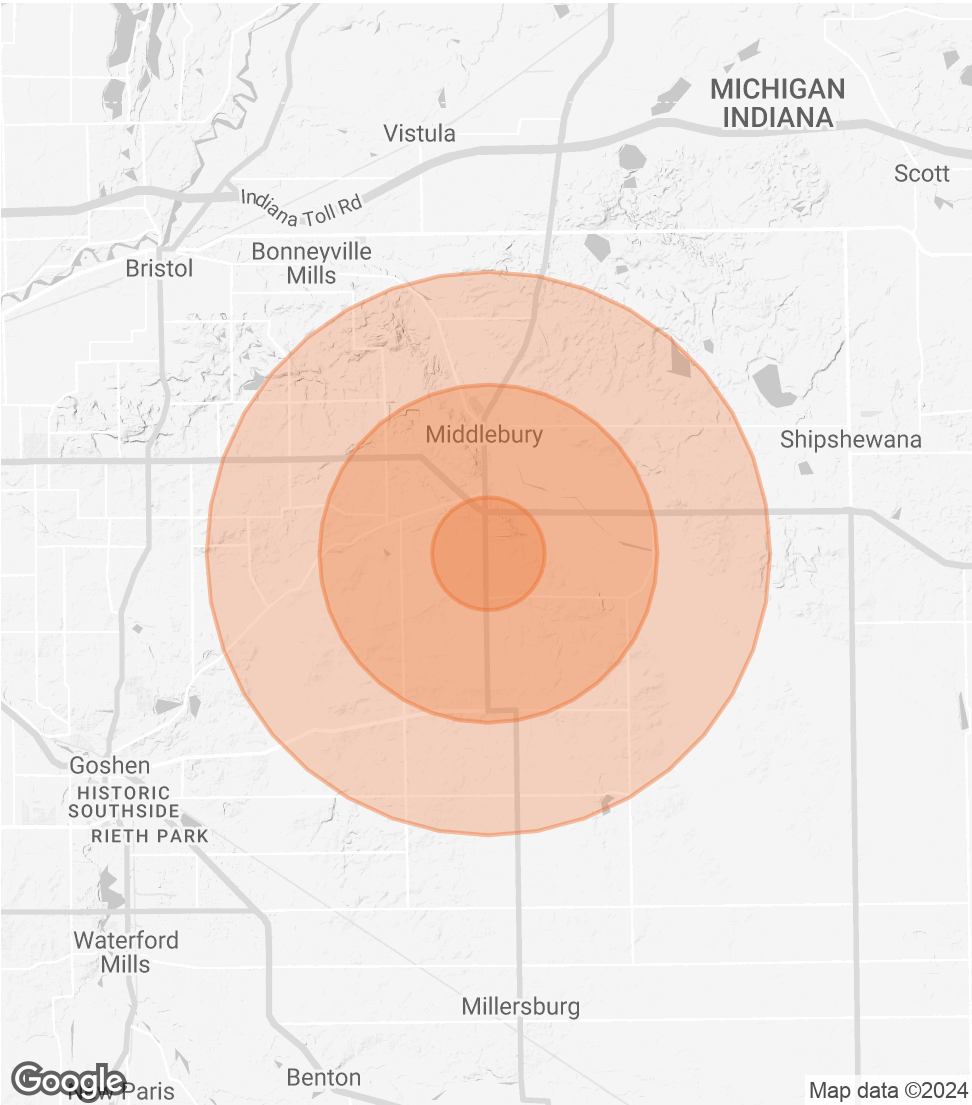
1600 SOUTH MAIN STREET | 1600 South Main Street Middlebury, IN 46540

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	808	6,442	15,411
AVERAGE AGE	30.1	32.2	31.9
AVERAGE AGE (MALE)	27.1	29.3	29.5
AVERAGE AGE (FEMALE)	32.3	34.8	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	253	2,025	4,622
# OF PERSONS PER HH	3.2	3.2	3.3
AVERAGE HH INCOME	\$90,627	\$94,698	\$106,230
AVERAGE HOUSE VALUE	\$237,892	\$259,145	\$276,692

2020 American Community Survey (ACS)



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