

# Warehouse City Industrial Park (Bldg. #17)

2301 S. Home Avenue  
Marion, Indiana 46953

**For Lease**



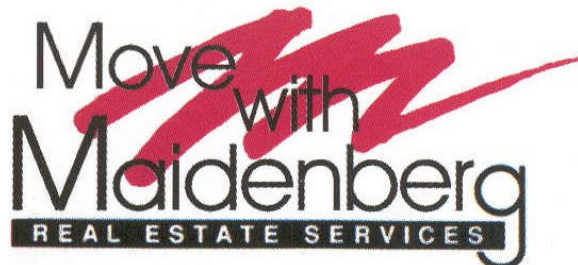
In excellent condition, this building is ideal for light industry, warehousing or distribution. Included are restrooms and a storage room. Office space could be added. The Warehouse City Industrial Park is located on the east side of Marion, close to State Road 18, which connects easily to Interstate 69.

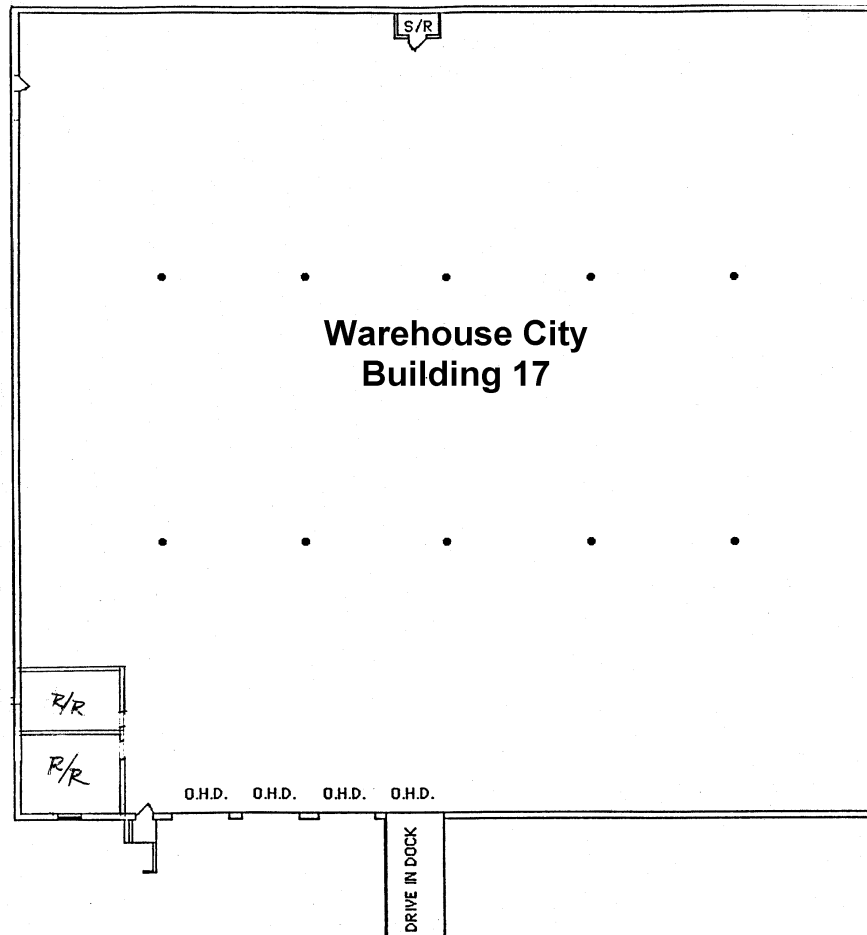
|                        |                                  |
|------------------------|----------------------------------|
| Square Footage:        | 21,000                           |
| Dimensions:            | 150' x 140'                      |
| Bay Spacing:           | 25' x 50'                        |
| Ceiling Height:        | 19 to 26'                        |
| Loading Facilities:    | 3 loading docks, 1 drive-in door |
| Stories:               | 1                                |
| Building Construction: | Built 1973 (metal / masonry)     |
| Floor:                 | Concrete                         |
| Sprinkler System:      | Yes: dry system                  |
| Parking:               | Ample parking available          |
| Lot Information:       | Additional land available        |
| Rail:                  | Conrail 300' away                |
| Zoning:                | Light Industrial                 |
| County/Township:       | Grant County / Center Township   |

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## **Maidenberg Real Estate Services**

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### Utility Information

- Electric Service: Supplied by American Electric Power  
120-240 3-phase
- Water Service: Supplied by City of Marion, Indiana  
Size of main: 8" looped  
Water pressure: 55 psi  
Flow tests available upon request
- Sewer Service: Supplied by City of Marion, Indiana  
Size of sewer line: 21"  
Capacity: 7.5 million daily average  
12 million maximum capacity
- Natural Gas Service: Supplied by Vectren Energy Delivery  
Size of gas line: 3"  
Amount of gas available:  
100,000 cu.ft./day (heating)  
500,000 cu.ft./day (processing)  
Restrictions to hook up: none  
Pressure at building: 7" water column

The information contained here is believed reliable but cannot be guaranteed and is subject to change.