



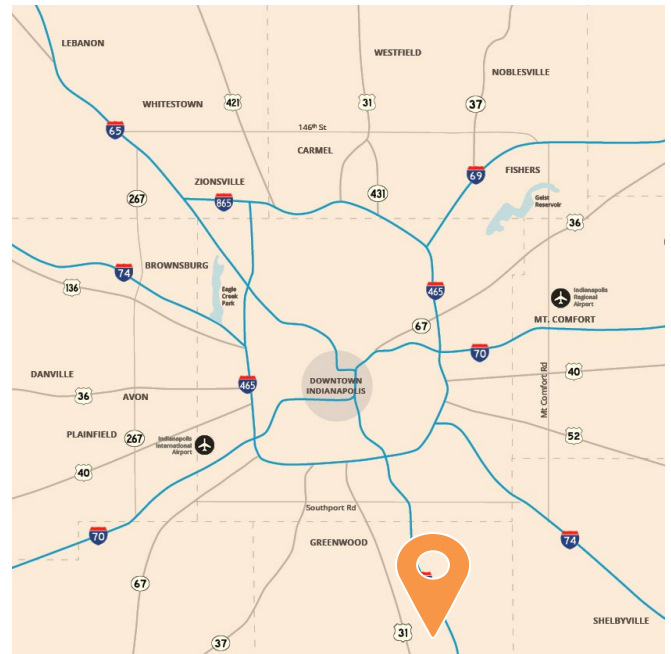
For Lease

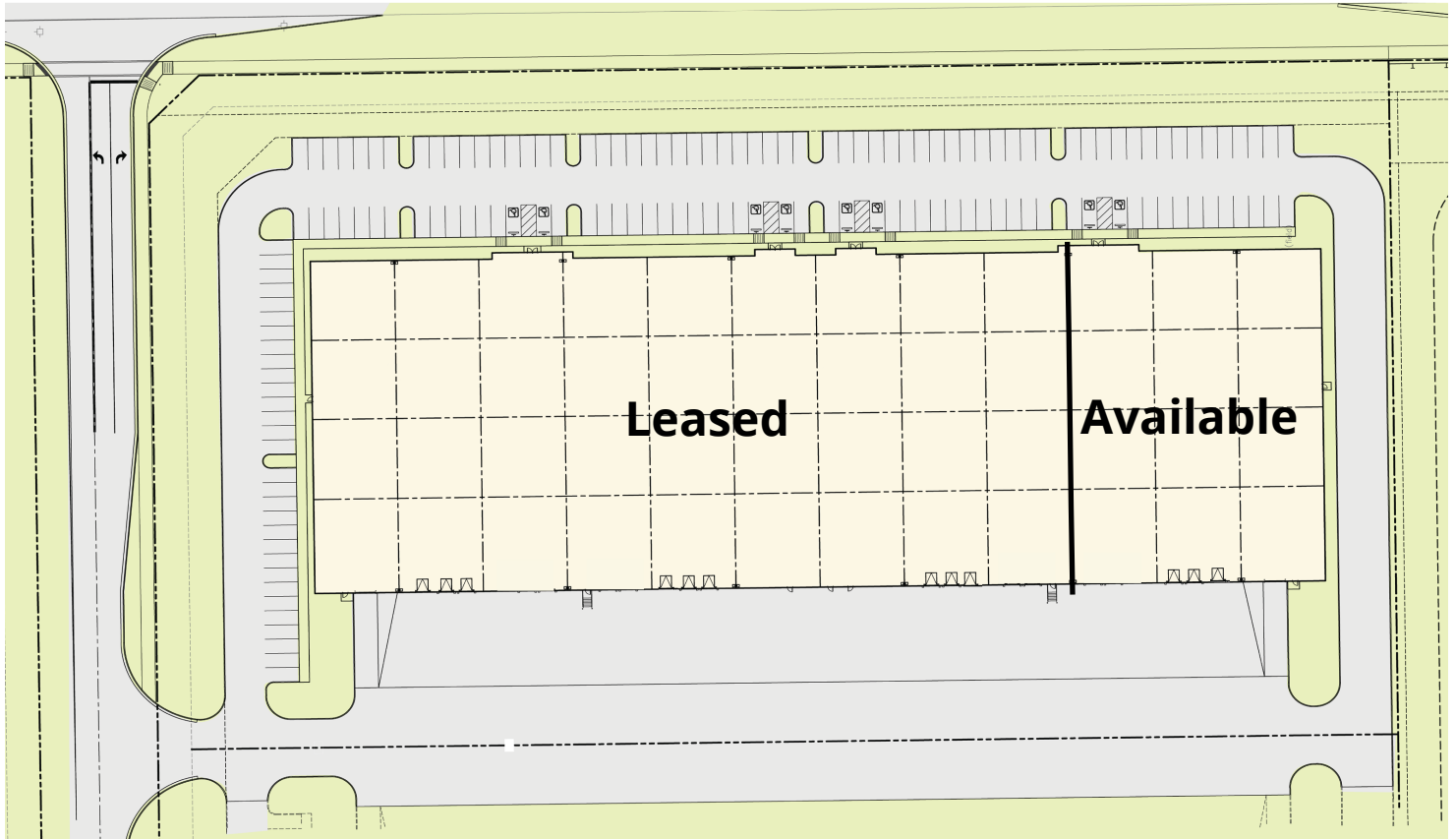
31,560 SF Remaining

2171 Corporate Dr Whiteland, Indiana 46184

Property Highlights:

- Building 2: ± 31,560 SF remaining
- 3 docks / 1 drive-in door
- 28' clear height
- 50' x 50' column spacing
- Situated on ± 5.85 acres
- Rear load facility





Total Building Size:	126,576 SF	Sprinkler system:	ESFR – K17 Heads
Site Area:	± 5.85 acres	Electrical:	1,600 amps / 480 volts / 3-phase
Zoning:	Industrial	Floor:	7" unreinforced 4000 psi
Construction:	Pre-cast Industrial Panels	Dock loading:	9
Office build-out:	Build-to-suit	Dock configuration:	Rear load
Roof:	Mechanically fastened TPO .45 mil	Levelers	40,000 lbs
Column Spacing:	50' x 50'	Drive-in loading:	3
Speed bay depth:	60'	Auto parking:	154
Clear Height	28'	Trailer storage:	At knock outs
Heating	ERU	Truck court:	135' shared
Interior lighting:	LED high bay - 30 fc at speed bay - 1 fixture per bay	Utility providers:	Electric: Duke Gas: Vectren Water: Whiteland Utilities Sewer: Whiteland Utilities Communication: Fiber available

