

Capital Real Estate Partners, LLC

In conjunction with:



# **AVAILABLE**

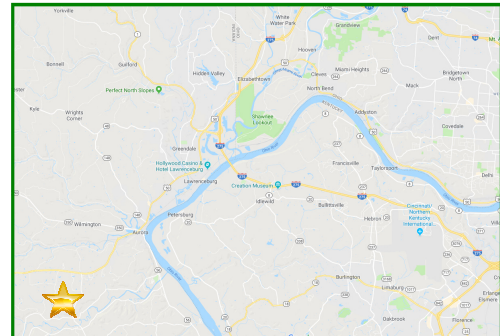
## **For Sale or Lease**

### **Industrial Building**



**Aurora Industrial Park—Aurora, Indiana**  
**10142 Randall Ave. / Lot “2”**

- **New building!**
- **8,700 Sq Ft Total**
- **700 Sq ft office**
- **Drive In and Dock Doors**
- **Lease or purchase**
- **Expansion capability**
- **Located in a TIF Zone**



*For further information, please contact:*

**Steve Miller**

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*Information submitted herein has been obtained from reliable sources. We have no reason to doubt its accuracy, but we do not guarantee it.*

COMMERCIAL  
Real Estate



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## General Building Specifications

Location:	Washington Township
Property ID:	Lot 2
Land Area:	4.003 acres
Zoning:	I1 Light Industrial
Year Built:	Currently under construction
Building Dimensions:	80' x 100'
Construction:	Metal Construction with Brick Office Pod
Roof:	Metal Standing Seam
Ceiling Height:	18' Clear
Sprinkler / Type:	N/A
Column Spacing:	Free Span
Warehouse Lighting:	Fluorescent
Miscellaneous:	Floor Drains Gas/Forced Air Warehouse 1 bathroom in office area 2 bathrooms in warehouse area

## Availability Specifications

Total Available:	8,720 SF
Office Size:	720 SF
Warehouse Size:	8000 SF
Other / Size:	N/A
Floor Construction:	Concrete
Air Conditioning:	<b>Office Only</b>
Heat Warehouse:	Gas fired unit heaters
Power / Electric:	200 amp, 208 volt, 3 phase
Dock Doors:	2 - 8 x 10
Drive-in Doors:	<b>1 - 12'x14'</b>
Security System:	N/A
Parking:	ample
Annual Taxes:	\$409.70

**Sale Price: \$500,000.00**

**Lease Rate: \$6.50 NNN**

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