

859

SOUTH ADAMS STREET
Bluffton, IN 46714

FOR SALE OR LEASE



±200,000 SF AVAILABLE
Expandable by 200,000 SF

BUILDING SPECS



TOTAL BUILDING AREA
200,000 SF



AVAILABLE
200,000 SF



DIVISIBILITY
100,000 SF



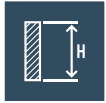
EXPANDABLE BY
200,000 SF



OFFICE
Will Finish to
Suit



FLOOR
**6" Reinforced
Concrete**
(slab not poured)



CEILING HEIGHT
36'8" Peak -
31'9" Eave



DIMENSIONS
250' x 800'



COLUMN SPACING
50' x 50'



**INSULATED
DOCK DOORS**
16

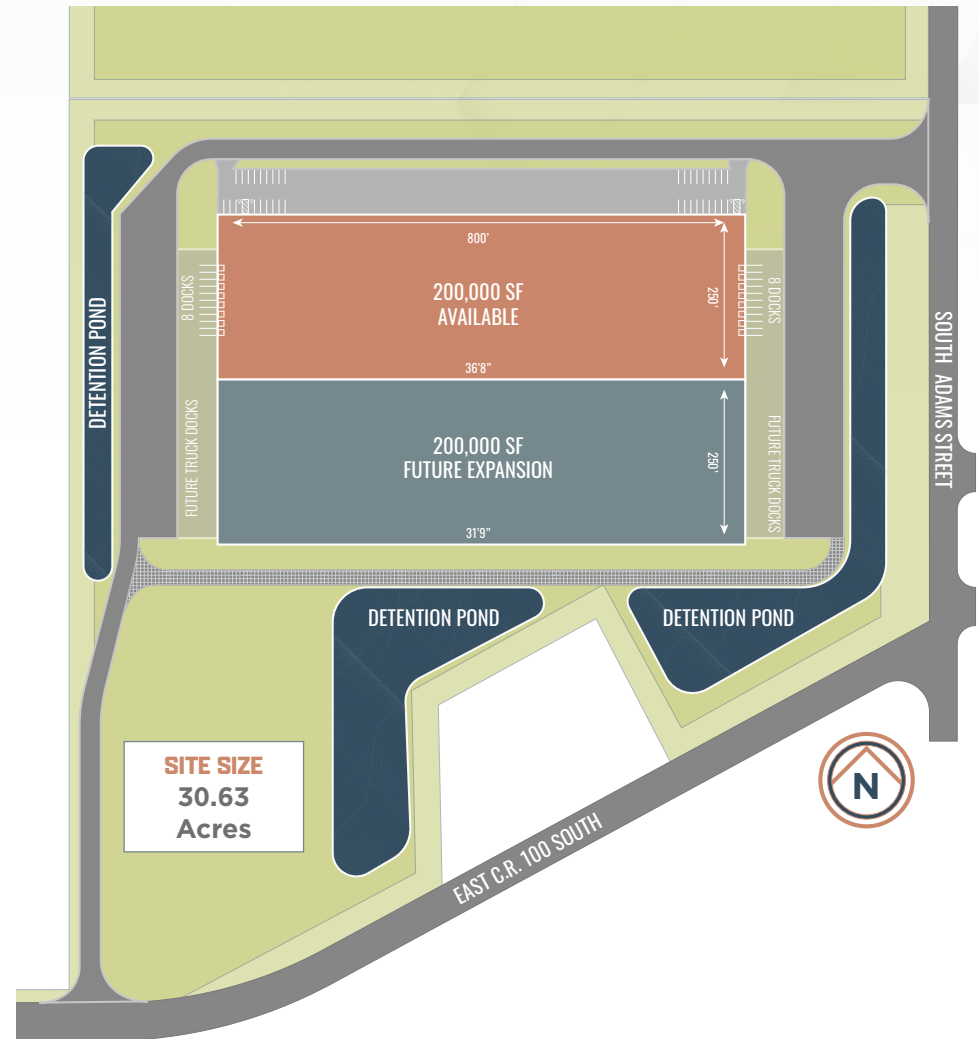
(9' x 10') 8 North & 8 South
with dock locks, 50,000 lb.
hydraulic levelers & seals



FIRE PROTECTION
ESFR



LIGHTING
LED
with motion sensors



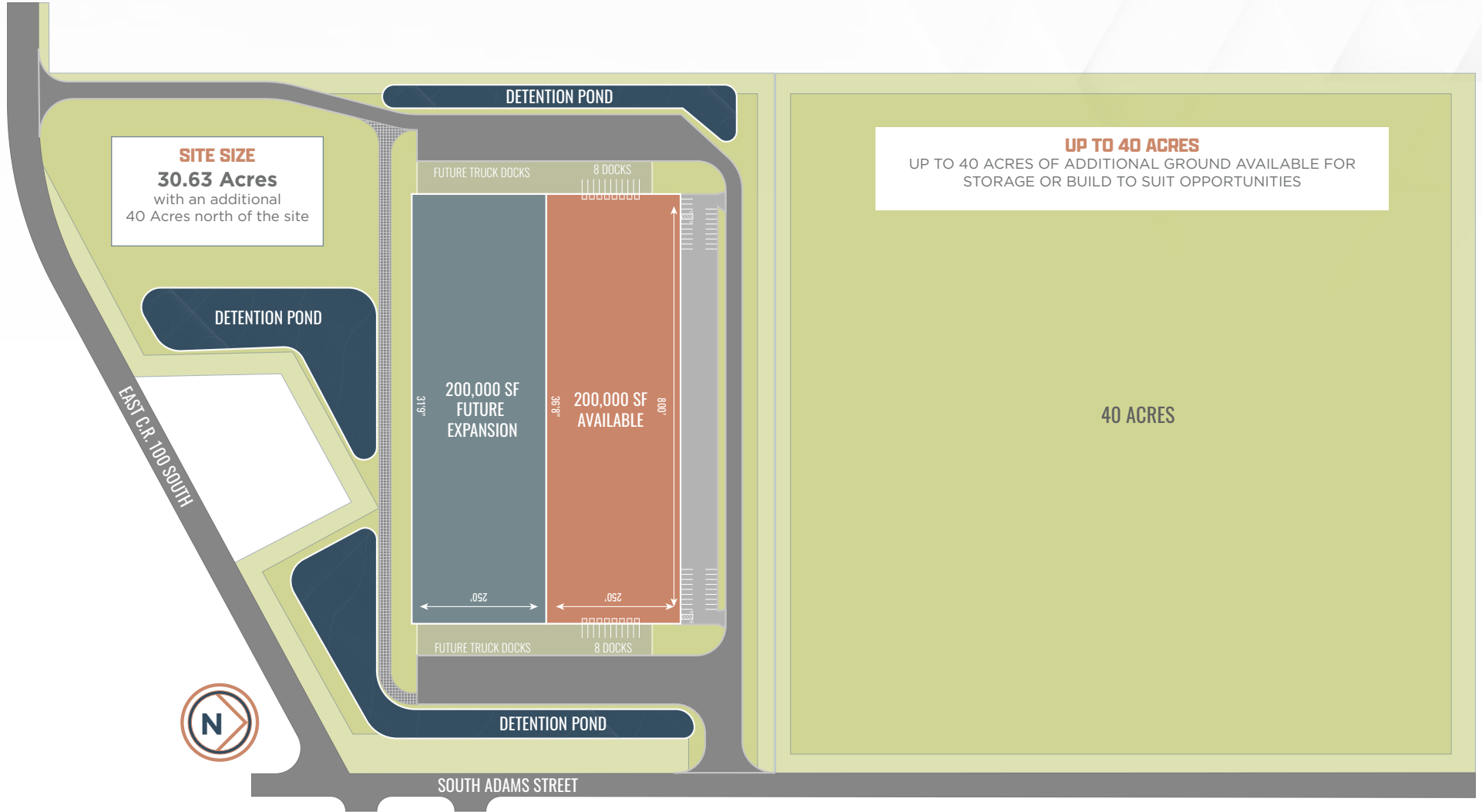
Utilities

Electric / Water / Sewer
Bluffton Utilities

Natural Gas
NIPSCO

High Speed Fiber Internet
Adams/Wells Telecom

OVERALL SITE PLAN



INTERIOR

Entry-Future Office



Warehouse



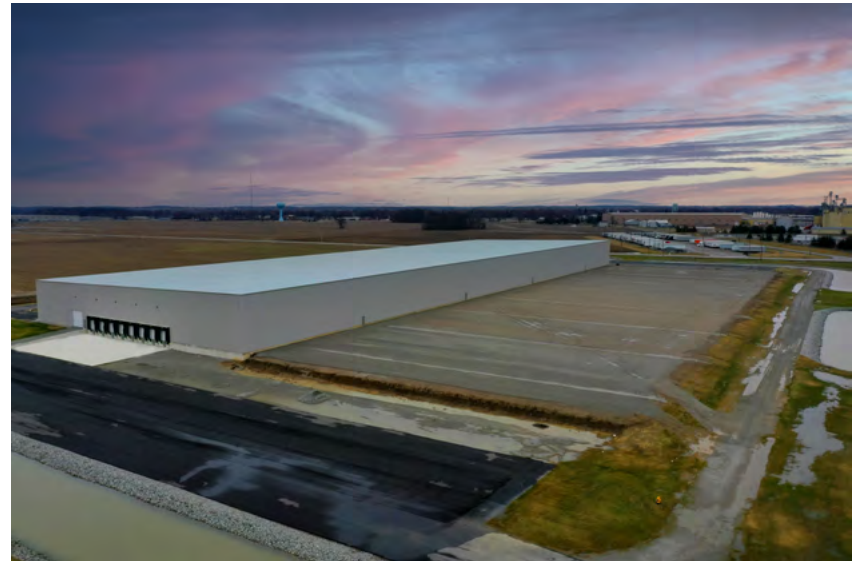
Drive-in Doors



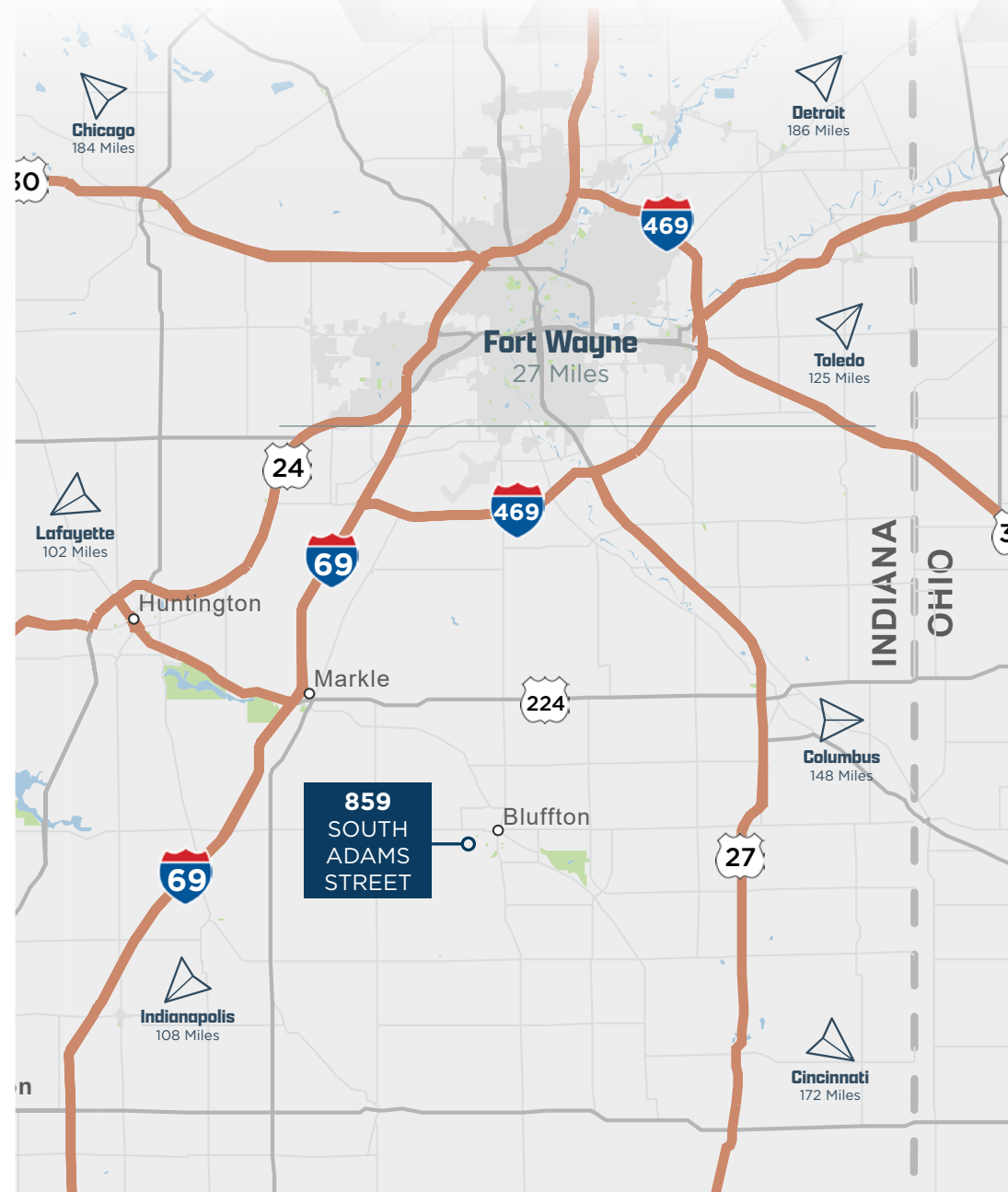
Dock Doors



EXTERIOR



LOCATION





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