FOR LEASE | 25,099 SF

190 E POLK ST | ORLEANS, IN

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PHOENIX
LOGISTICS
Strategic Real Estate. Applied Technology. Tailored Service.

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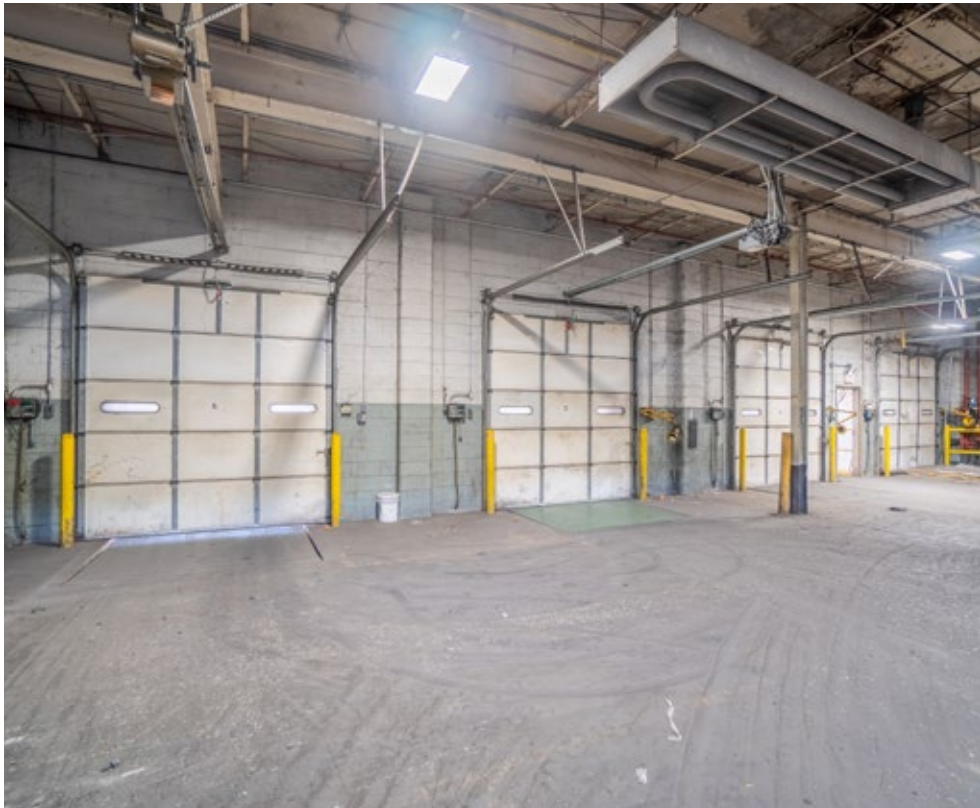
PROPERTY DETAILS

190 E POLK ST | ORLEANS, IN

AVAILABLE SPACE	25,099 SF
OFFICE SPACE	25,099 SF
ROOF	TPO
WALLS	Steel & Masonry
FLOORS	6” Reinforced Concrete
YEAR BUILT	1900+
FIRE SUPPRESSION	Wet
LIGHTING	LED
POWER	8,000a/277 - 480v
LAND AREA	28.46 Acres
ZONING	I-2: Heavy Industrial District
PARCEL ID	59-02-30-200-10.000-010 | 59-02-30-200-026.000-10 59-02-30-200-027.000-010 | 59-02-30-241-003.000-010 59-02-30-241-004.000-010
RAIL ACCESS	Potential Railroad Access Serviced by CSX
OPEX ESTIMATE	**$0.45/SF**



FLOOR PLAN

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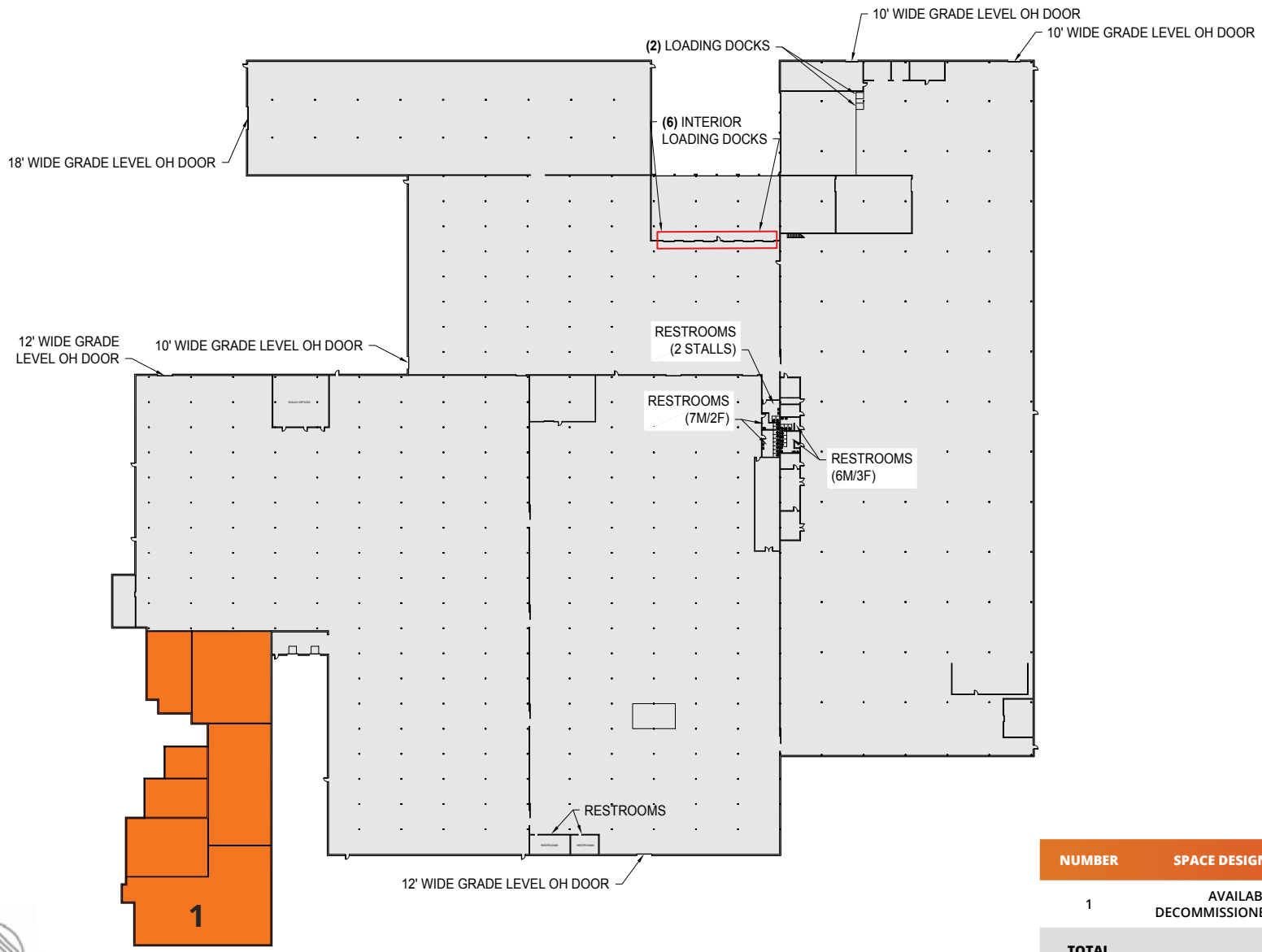
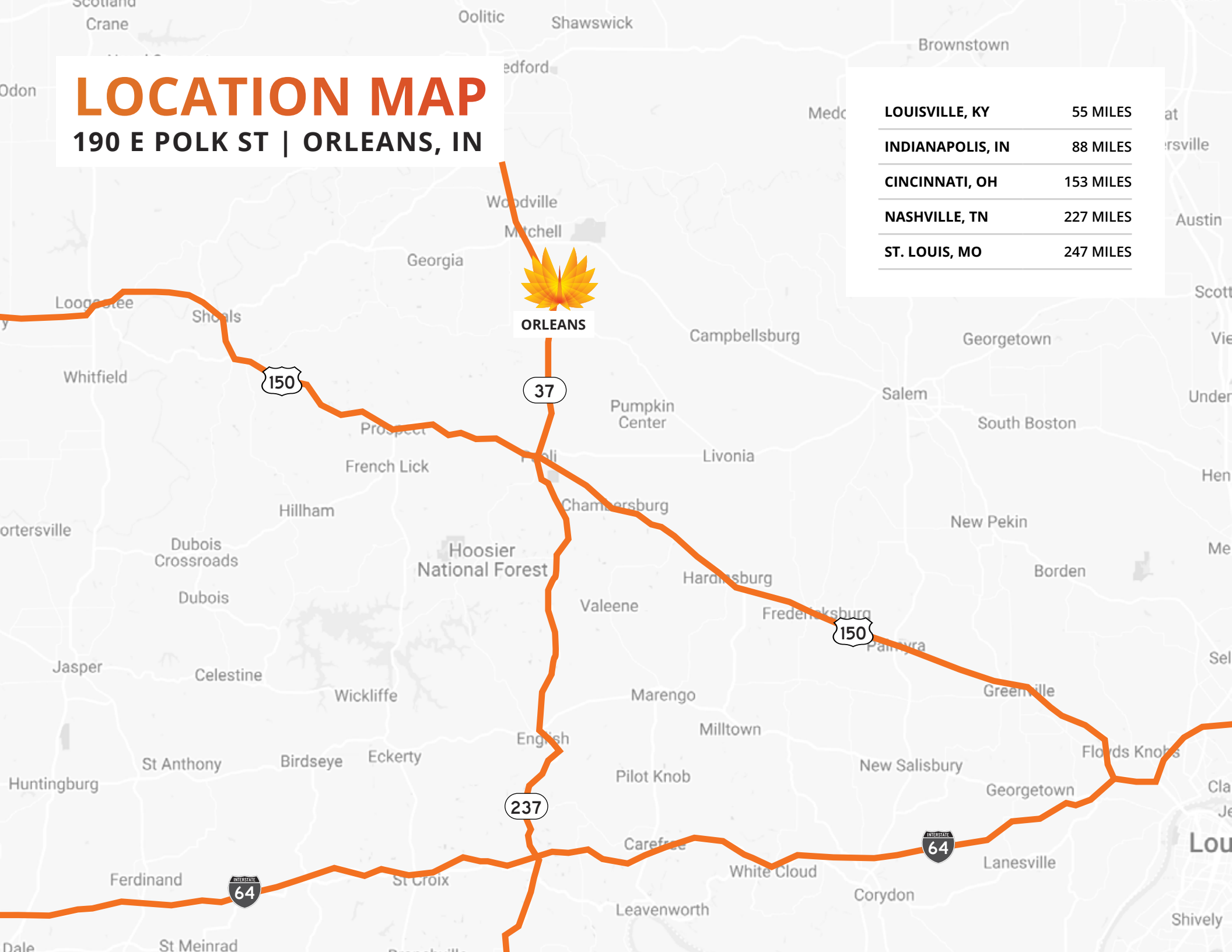


NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE DECOMMISSIONED OFFICES	25,099 SF
TOTAL		**25,099 SF**

LOCATION MAP

190 E POLK ST | ORLEANS, IN

LOUISVILLE, KY	55 MILES
INDIANAPOLIS, IN	88 MILES
CINCINNATI, OH	153 MILES
NASHVILLE, TN	227 MILES
ST. LOUIS, MO	247 MILES