859
SOUTH ADAMS STREET
Bluffton, IN 46714

FOR SALE OR LEASE

CUSHMAN & WAKEFIELD | the Zacher company

±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

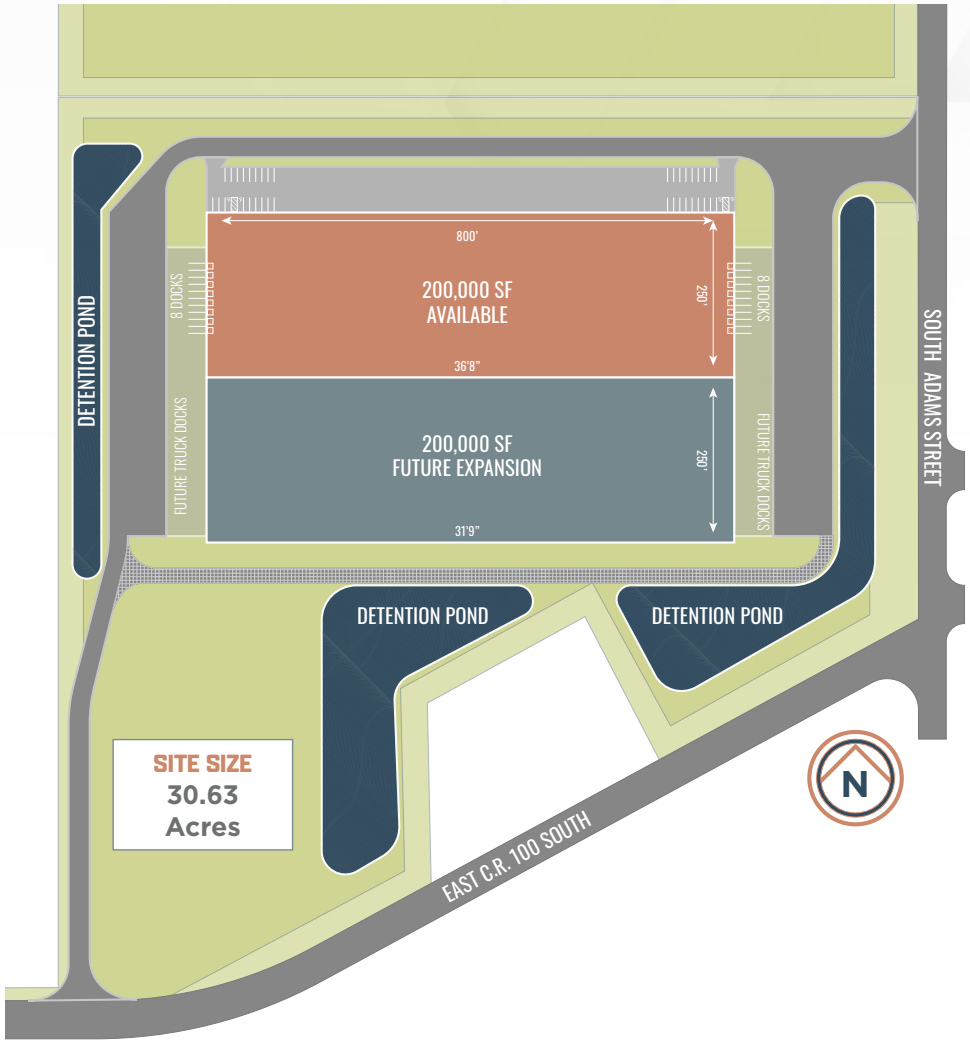
DIMENSIONS
250’ x 800’

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



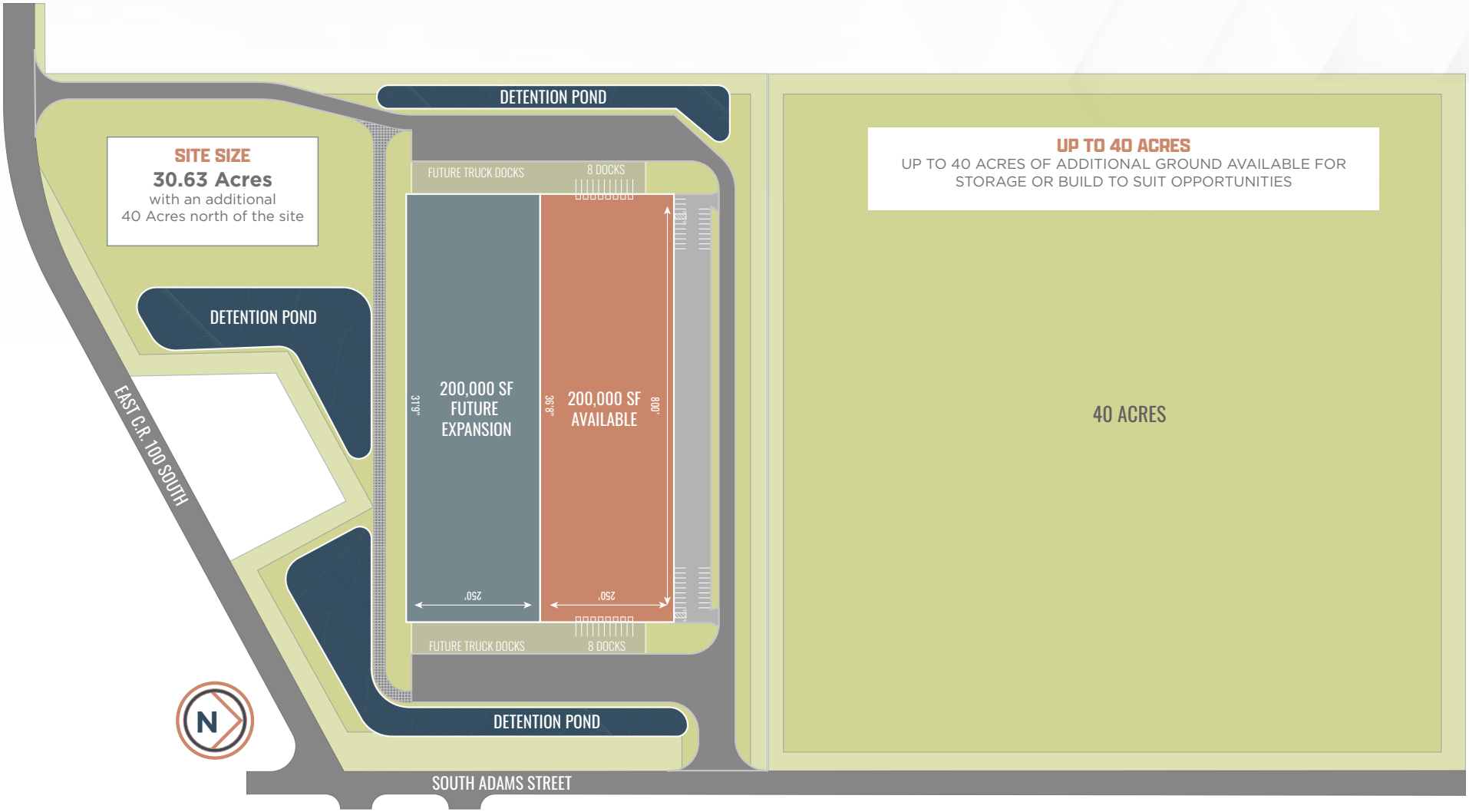
Utilities

Electric / Water / Sewer
Bluffton Utilities

Natural Gas
NIPSCO

High Speed Fiber Internet
Adams/Wells Telecom

OVERALL SITE PLAN

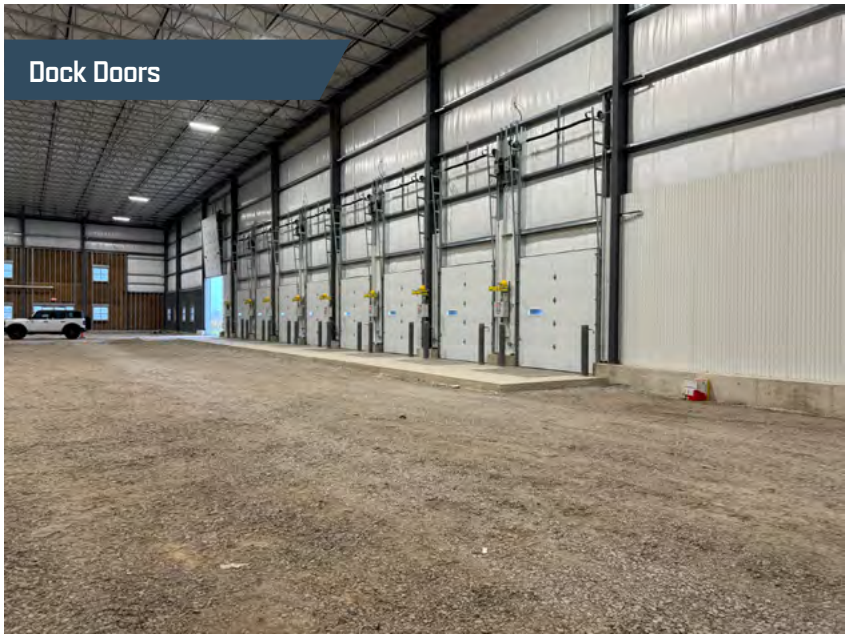


INTERIOR

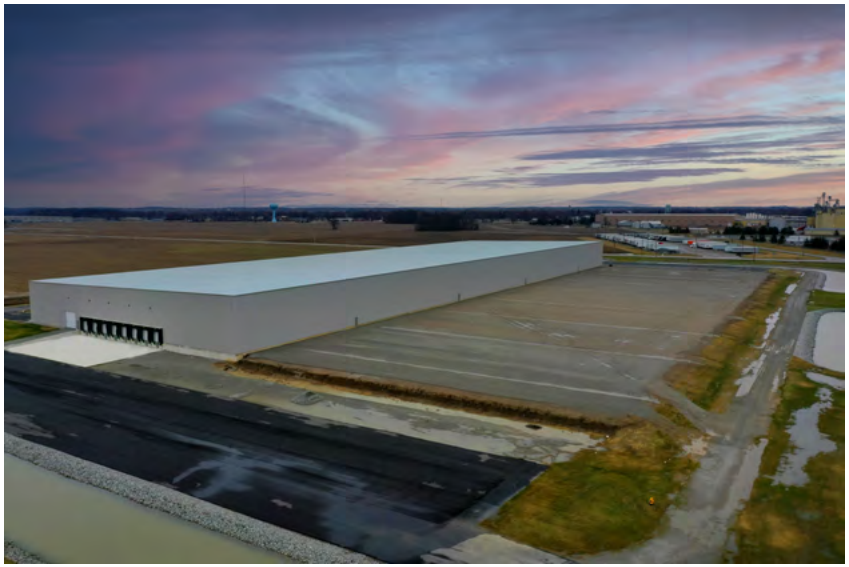
Entry-Future Office

Warehouse

Drive-in Doors


Dock Doors

EXTERIOR



LOCATION

UP TO 40 ACRES
ADDITIONAL GROUND AVAILABLE FOR STORAGE OR BUILD TO SUIT OPPORTUNITIES
200,000 SF AVAILABLE
200,000 SF FUTURE EXPANSION
SOUTH ADAMS STREET
E CR 100 SOUTH

Chicago
184 Miles
Detroit
186 Miles
Fort Wayne
27 Miles
Toledo
125 Miles
Lafayette
102 Miles
Huntington
Markle
Bluffton
859 SOUTH ADAMS STREET
Columbus
148 Miles
Indianapolis
108 Miles
Cincinnati
172 Miles
INDIANA
OHIO
469
69
24
224
27

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