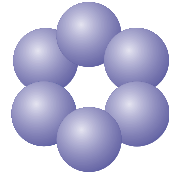


Commercial/Industrial Space for Lease

6340 AmeriPlex Drive

Portage, Indiana



AMERIPLEX
AT THE PORT

The Diversey Building

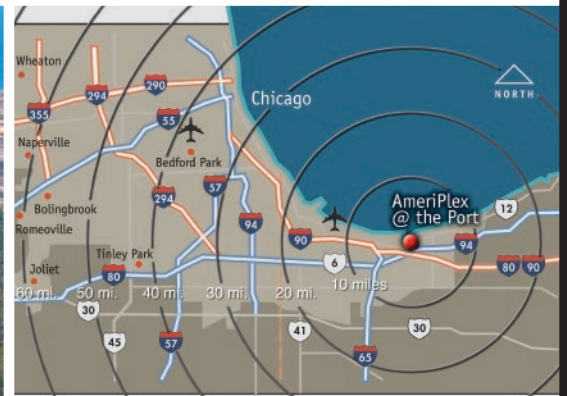
52,900 sq. ft. Multi-tenant Flex Building



Property Features

- Located within a 385-acre master planned business park
- High-speed, high capacity fiber optic telecommunication services
- City provided utilities
- Numerous financial incentives including EDGE
- On-site amenities: hotels, shopping, restaurants and trails
- Easy access off I-94
- 30 miles from downtown Chicago

Lake Michigan



Building Specifications

Size:	52,900 sq. ft., divisible to 5,400 sq. ft.
Dimensions:	380' length, 120' depth
Columns:	40' x 45' typical
Ceiling Height:	24' clear
Construction:	Precast insulated core panel with EPDM roof
Floor:	6" reinforced concrete slab
Docks:	6 docks with recessed levelers & bumpers
Drive-in Doors:	8 doors at 12' x 16'
Car Parking:	142 auto spaces
Lighting:	LED lighting throughout
HVAC:	Roof-top units controlled by individual suite
Fire Protection:	Wet pipe, ESFR sprinkler system
Power:	To suit



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