

Industrial/Flex Space for Lease

2650 Barley Road
Valparaiso, Indiana

**HOLLADAY
PROPERTIES**
Building Solutions Since 1952

6370 AmeriPlex Drive, Suite 110
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Barley Properties

65,592 sq. ft. speculative industrial/flex facility



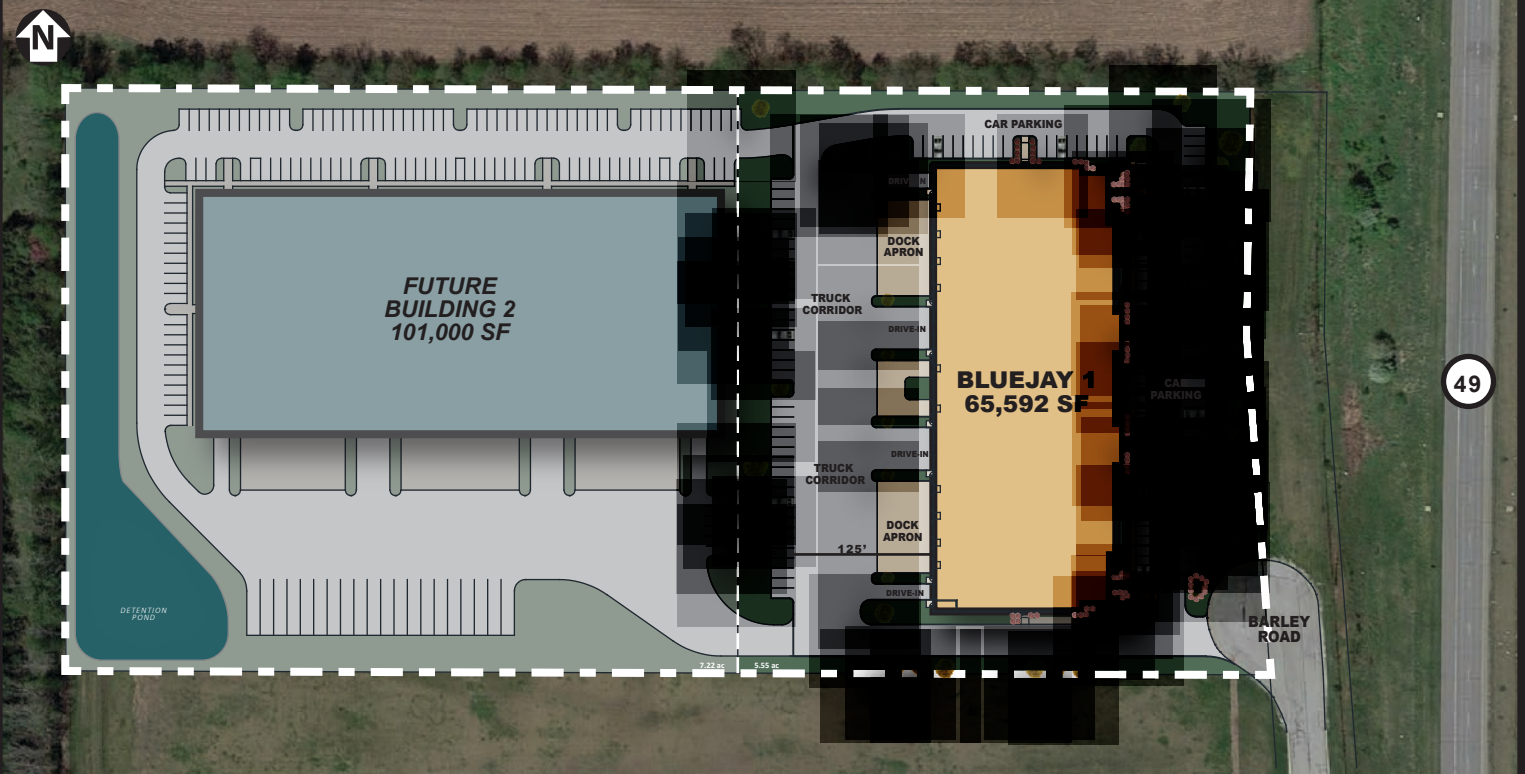
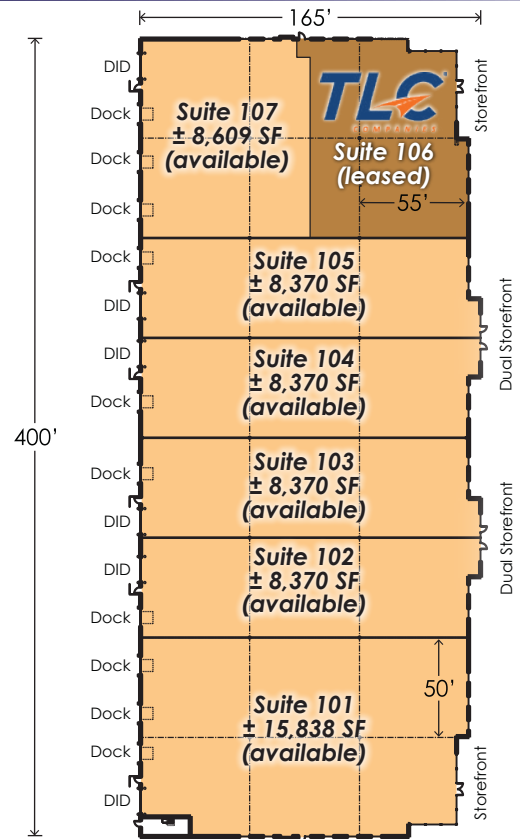
Property Features

- All utilities to site
- Fiber internet, voice & TV provided by NITCO - contact Ahna Dunn: 219-996-0213, adunn@nitco.com
- City of Valparaiso water & sewer
- Located adjacent to Indiana Beverage facility
- Visibility from IN-49
- Proximity to US Highway 30
- Flexible design to accommodate 6+ users



Building Specifications

Total Size:	65,592 sq. ft.
Dimensions:	400' x 165'
Available:	8,370 - 57,927 sq. ft. (divisible)
Parking:	120 parking spaces
Ceiling Height:	24' clear
Column Spacing:	50' x 55' typical
Docks:	10 recessed docks
Drive-in Doors:	6 drive-in doors @ 12'x14'
Floor:	6" slab on grade
Fire Protection:	ESFR sprinkler system
Lighting:	LED lighting throughout
Signage:	Building signage available



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