



**FOR LEASE** | **329,348 SF**  
**201 BRANDON ST** | **AUBURN, IN**



**PHOENIX**  
**INVESTORS**  
*Opportunity. Execution. Value Creation.*

**PATRICK DEDERING | DIRECTOR, ACQUISITION & LEASING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM**

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# PROPERTY HIGHLIGHTS



**LESS THAN 1 MILE  
TO I-69**



**EASY ACCESS FOR  
TRUCKS FROM SR 8**



**15 MILES TO  
FT. WAYNE**



**LARGE LAND  
SITE FOR FUTURE  
DEVELOPMENT**



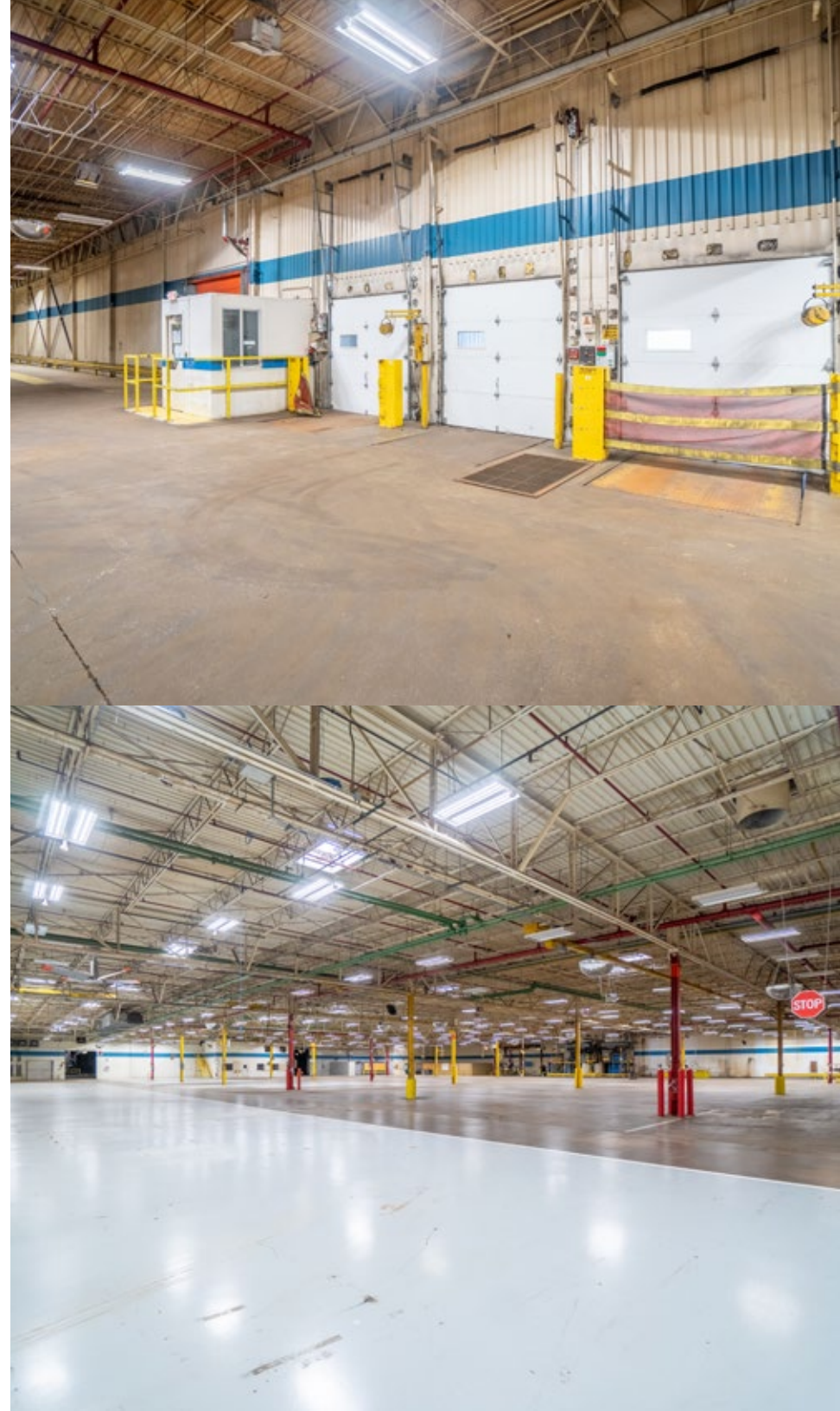
**140 MILES TO  
INDIANAPOLIS**



# PROPERTY DETAILS

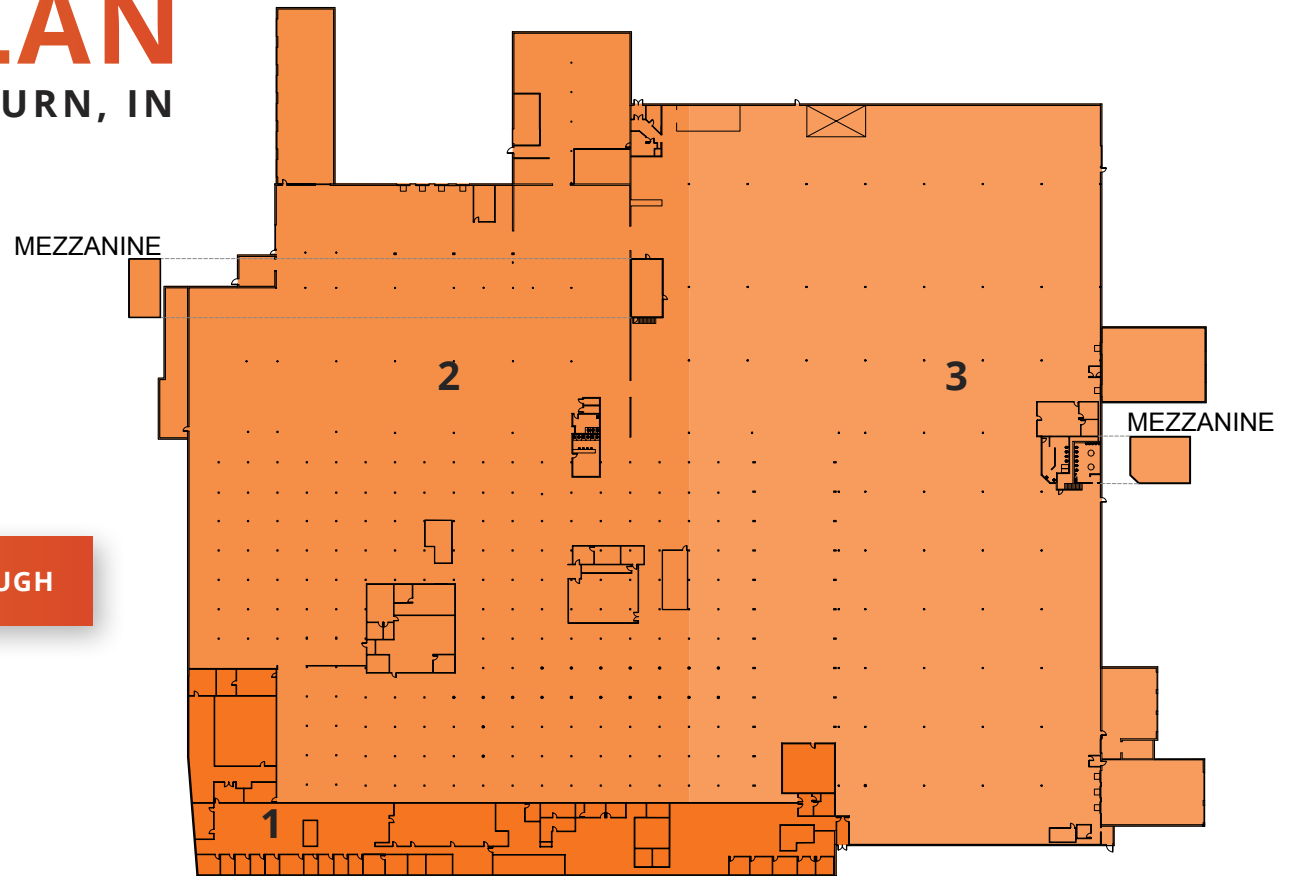
201 BRANDON ST | AUBURN, IN

AVAILABLE SPACE	329,348 SF
WAREHOUSE SPACE	300,583 SF
OFFICE SPACE	28,765 SF
DOCK DOORS	9
DRIVE-IN DOORS	13
CLEAR HEIGHT	14' - 20'
COLUMN WIDTH	20' x 20' & 40' x 50'
WALLS	Masonry & Cinder Block
ROOF	Membrane
FLOORS	6" Reinforced Concrete
YEAR BUILT	1940 - 1952
POWER	3,000 Amp, 3 Phase - 480 Volt
FIRE SUPPRESSION	Wet System
HEAT	Air Rotation Units & Suspended Gas Units
CRANES	2-Ton, 3-Ton, 5-Ton
LIGHTING	Fluorescent & LED
LAND AREA	17.14 Acres
ZONING	I-1: Light Industrial
PARCEL ID	17-06-30-476-001.000-025
<b>OPEX ESTIMATE</b>	<b>\$0.61/SF</b>



# FLOOR PLAN

201 BRANDON ST | AUBURN, IN



[VIEW A MATTERPORT WALK-THROUGH](#)

NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	OVERHEAD DOORS	DOCKS	SQUARE FEET
1	OFFICE	N/A	DROP CEILING	N/A	N/A	28,765 SF
2	WAREHOUSE	40' x 40' 40' x 50'	16' 6" - 17' 5"	7	4	152,591 SF
3	WAREHOUSE	20' x 20'	13' 6" - 19' 5"	6	5	147,992 SF
<b>TOTAL</b>						<b>329,348 SF</b>



# LOCATION MAP

201 BRANDON ST | AUBURN, IN

<b>I-69</b>	1 MILE
<b>FORT WAYNE</b>	23 MILES
<b>TOLEDO</b>	96 MILES
<b>INDIANAPOLIS</b>	145 MILES
<b>COLUMBUS</b>	175 MILES
<b>DETROIT</b>	176 MILES

