

HEAVY MANUFACTURING/CRANE SERVED INDUSTRIAL SPACE FOR LEASE

6419 S. 3rd Line Road | La Porte, IN 46350



Under Construction High Ceiling Industrial Building

Building:	44,624 SF
Land:	Building and included outside storage space of 5 acres
Zoning:	M-Manufacturing
Clearance:	Ceiling Height 34'- 10'
Cranes:	3 Yale YK Crane Systems by Columbus-McKinnon
OH Doors:	4 overhead doors each 14' wide by 16' tall. Doors are insulated steel roll up doors. Plus one 18' wide by 16' tall at the end of the building.
Utilities:	Electric and gas for heating by NIPSCO, potable water and sewer by Kingbury Utilities
Electric:	480 Volt, 3 Phase, 800 Amp Service
Lease Rate:	\$10.75 / SF NNN for an 7 year lease, and other suitable conditions
	Lease amount will vary depending on SF and upon length of lease

Details:

This 44,624 SF industrial facility is designed for heavy manufacturing and industrial operations with crane-served capabilities and future expansion in mind. The main shop encompasses 42,682 SF with dimensions of 403' x 106' and features a 38-foot eave height. The crane bay is 65' wide and the storage bay is 41' wide. The building is equipped with three top-running, double-girder EOT crane systems offering 30-foot lift capacity, including one 30-ton crane serving the wide bay and two additional 10-ton cranes. Runway electrification infrastructure has also been sized to support future crane additions. Supporting office space totals 1,942 SF. The facility offers efficient access and circulation through four insulated steel roll-up overhead doors measuring 14' x 16', with front and rear door alignment creating convenient drive-through capability. Production infrastructure includes 16 welding outlets distributed throughout the shop area to support fabrication and manufacturing operations. Stormwater management is handled through buried downspout piping directing water to a series of dry detention ponds. The property was engineered with future growth in mind, including foundation and underground stormwater infrastructure designed to accommodate a future loading dock (see page 4) at the northeast corner, an 8-inch floor riser and footing installed for future sprinkler service, and structural foundations and steel framing at the north end prepared to facilitate future building expansion.

[CLICK TO VIEW PROPERTY ONLINE](#)

Building available for occupancy on Nov. 1, 2026

NAI Cressy

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200 N Church St., Suite 200, Mishawaka, IN 46544

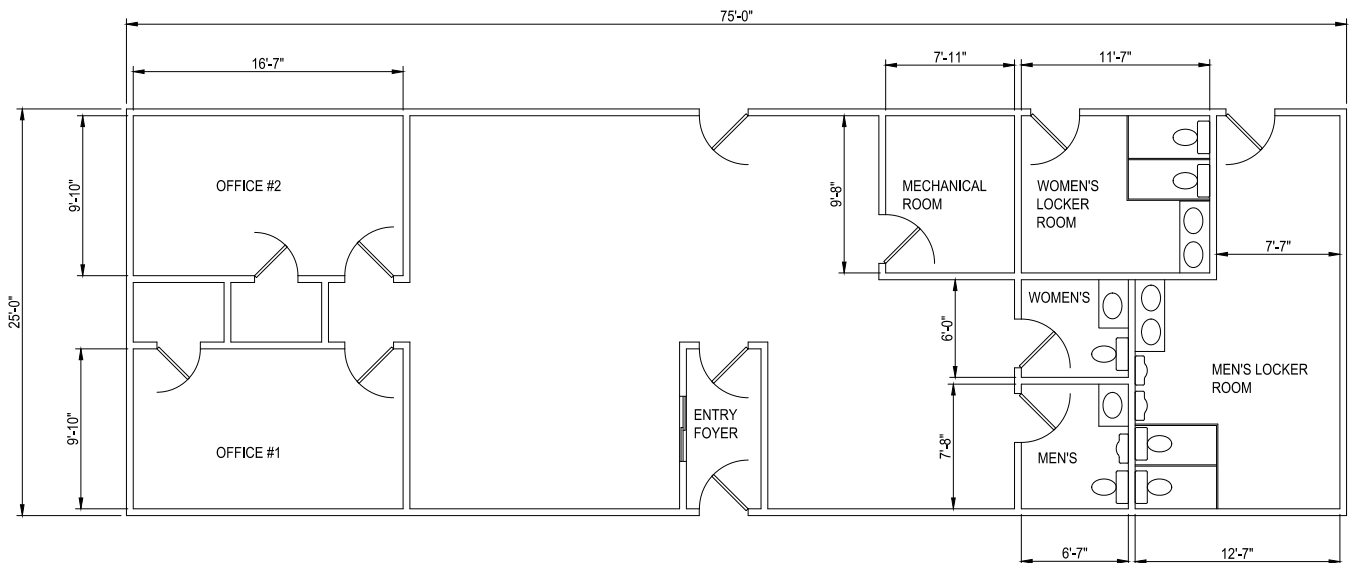
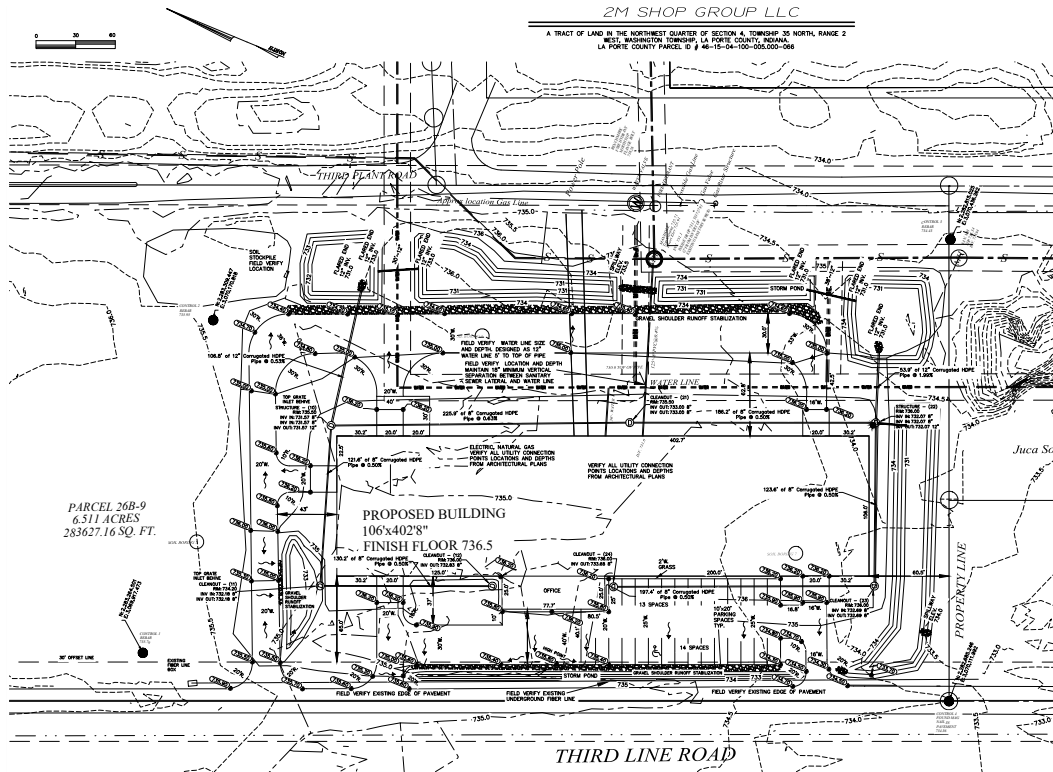
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Building Designed for Future Truck Loading Dock to be Installed in the Northeast Corner

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KINGSBURY OFFICE LAYOUT
SCALE: 3/16"=1'-0"

PROPERTY **RENDERINGS**

HEAVY MANUFACTURING/CRANE SERVED INDUSTRIAL SPACE FOR LEASE

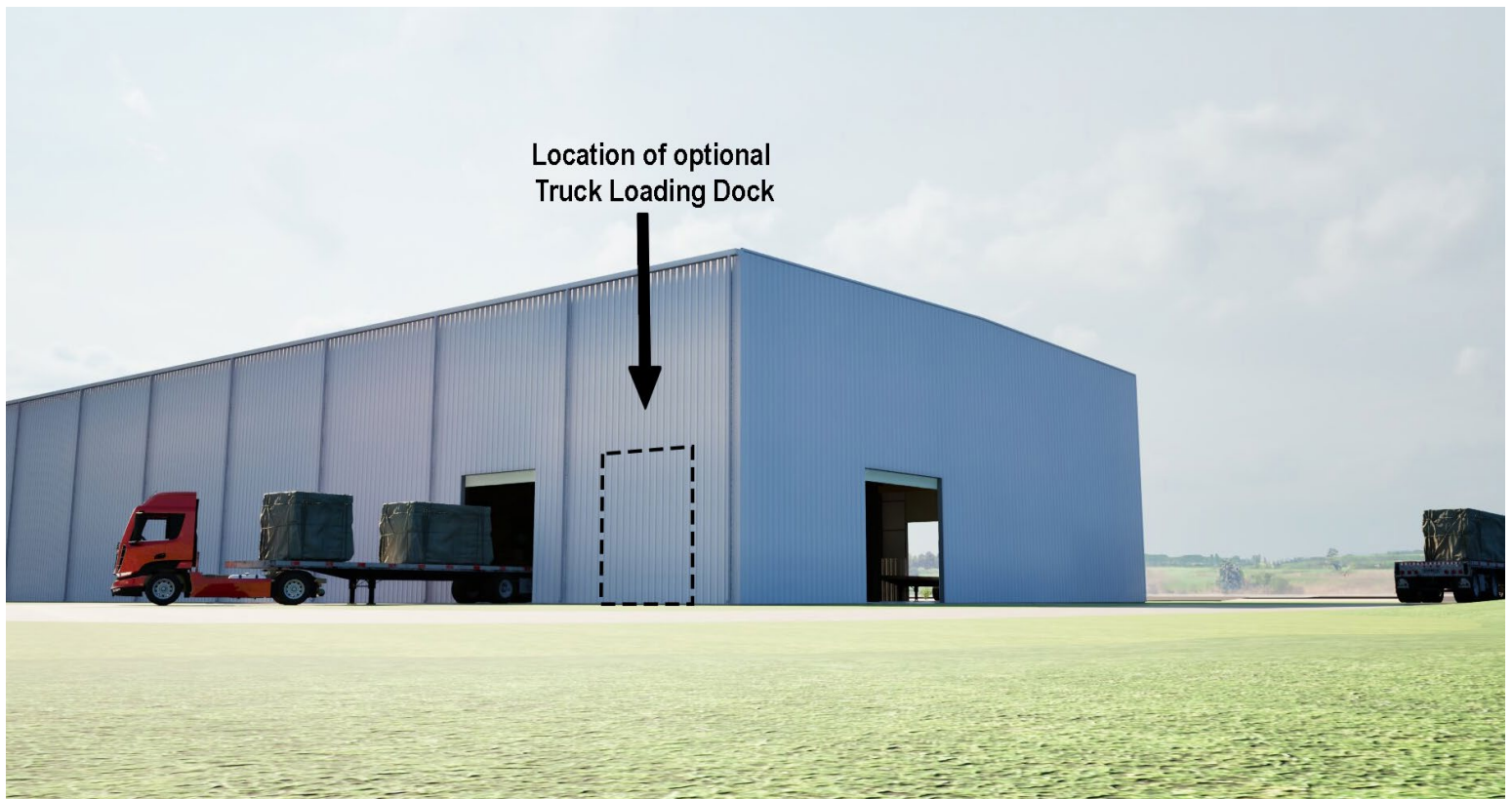
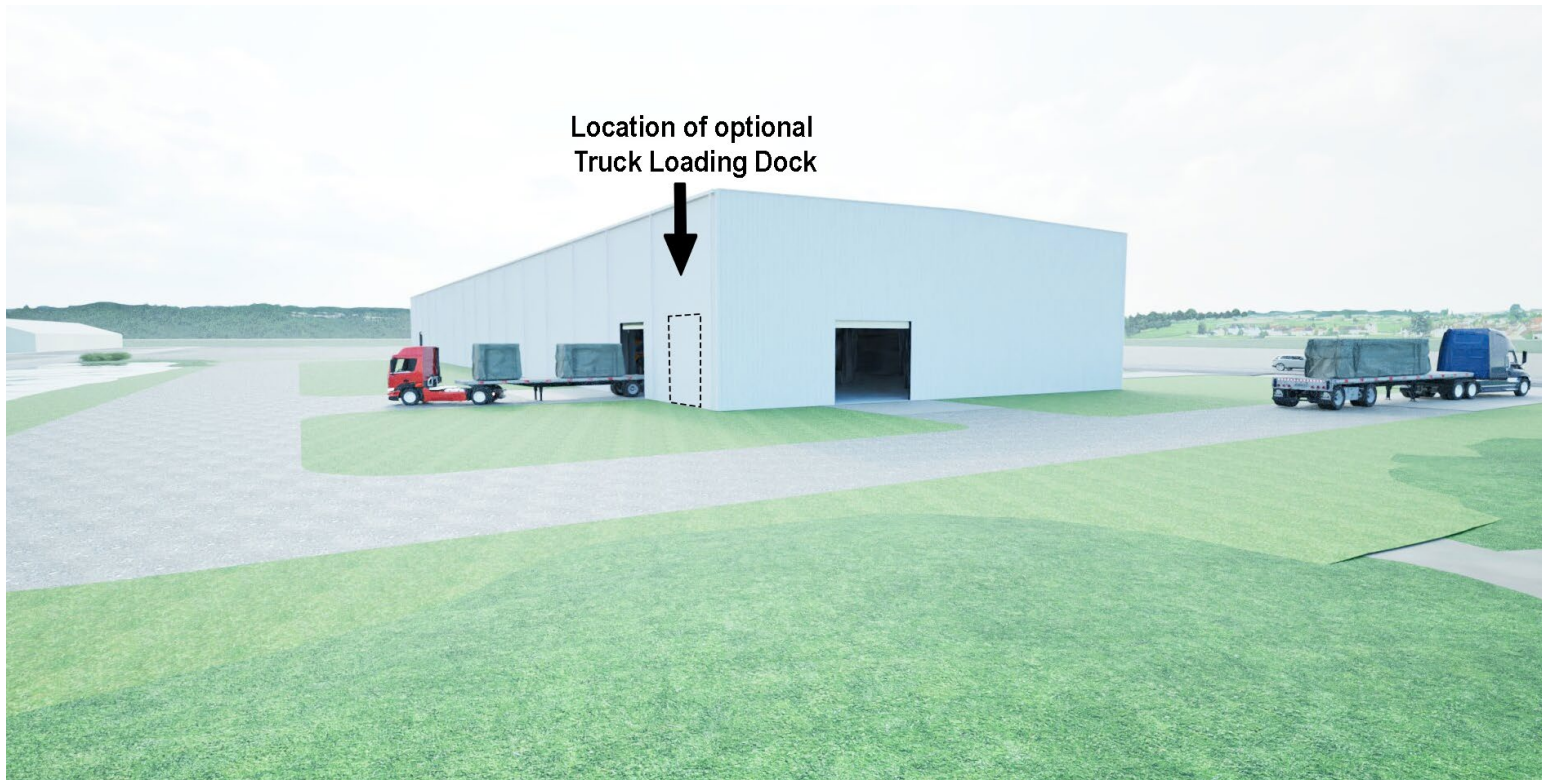
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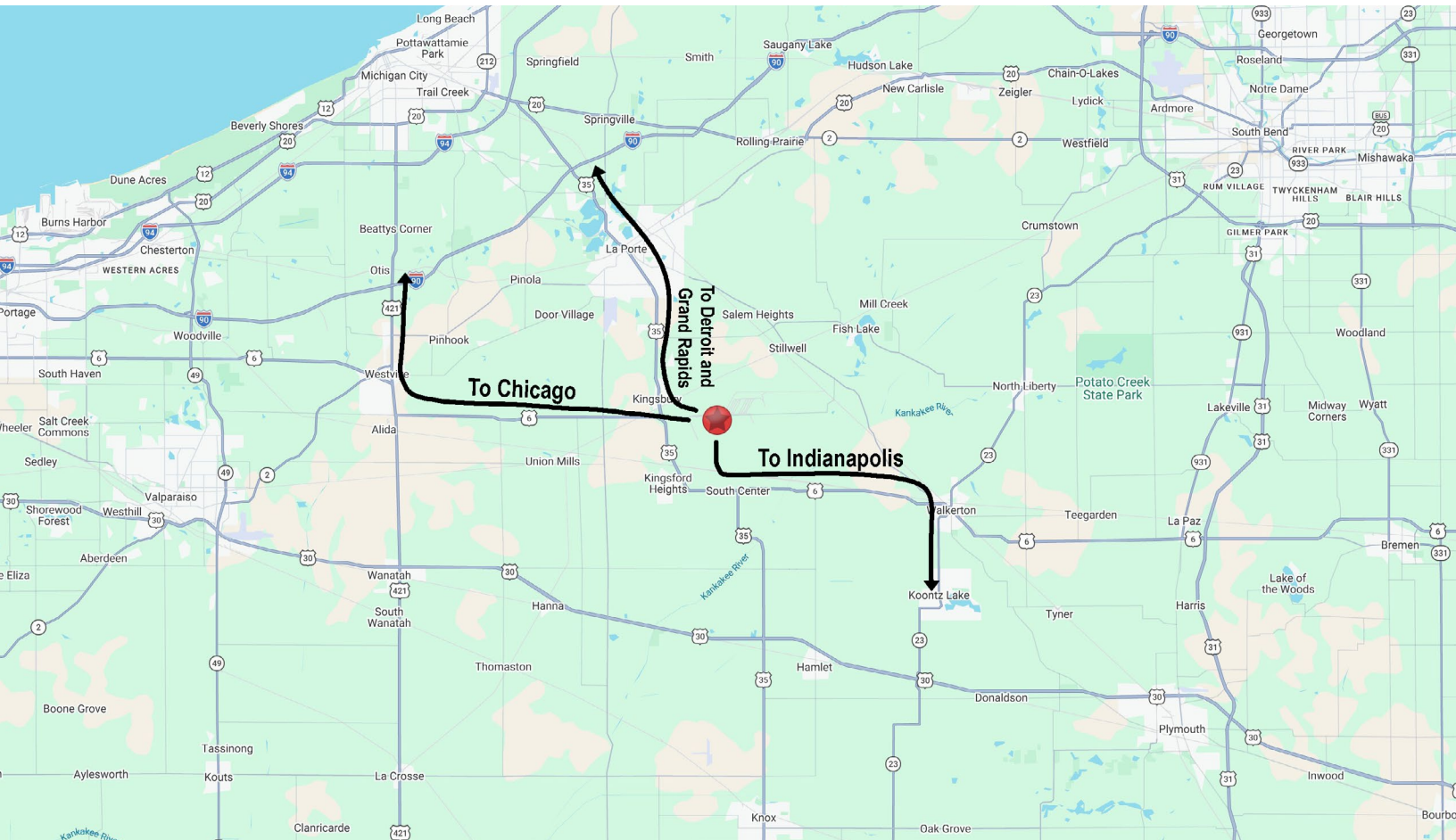
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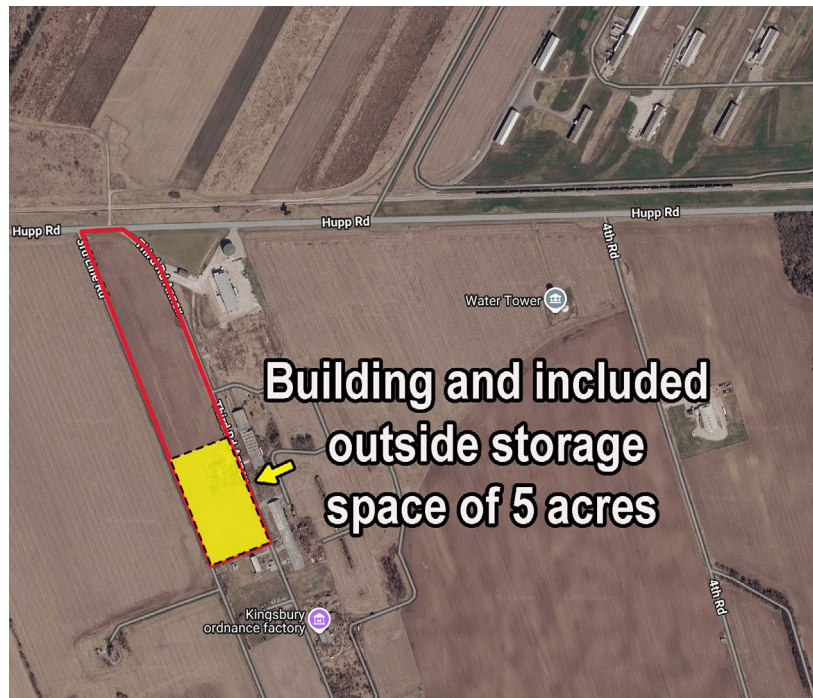
LOCATION OVERVIEW

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The property is located in the large Kingsbury Industrial Park a long-time well established industrial park with all types of heavy, medium and light industrial use, agricultural uses, and transportation, logistics, and warehouse users. The Kingsbury Industrial Park sites directly next to Indiana Highway 6, and Indiana Highway 35, both major connectors to the Interstate 94, the Indiana Toll Road, Indiana Four Lane Highway U.S. 31, and Indiana Highway 421.

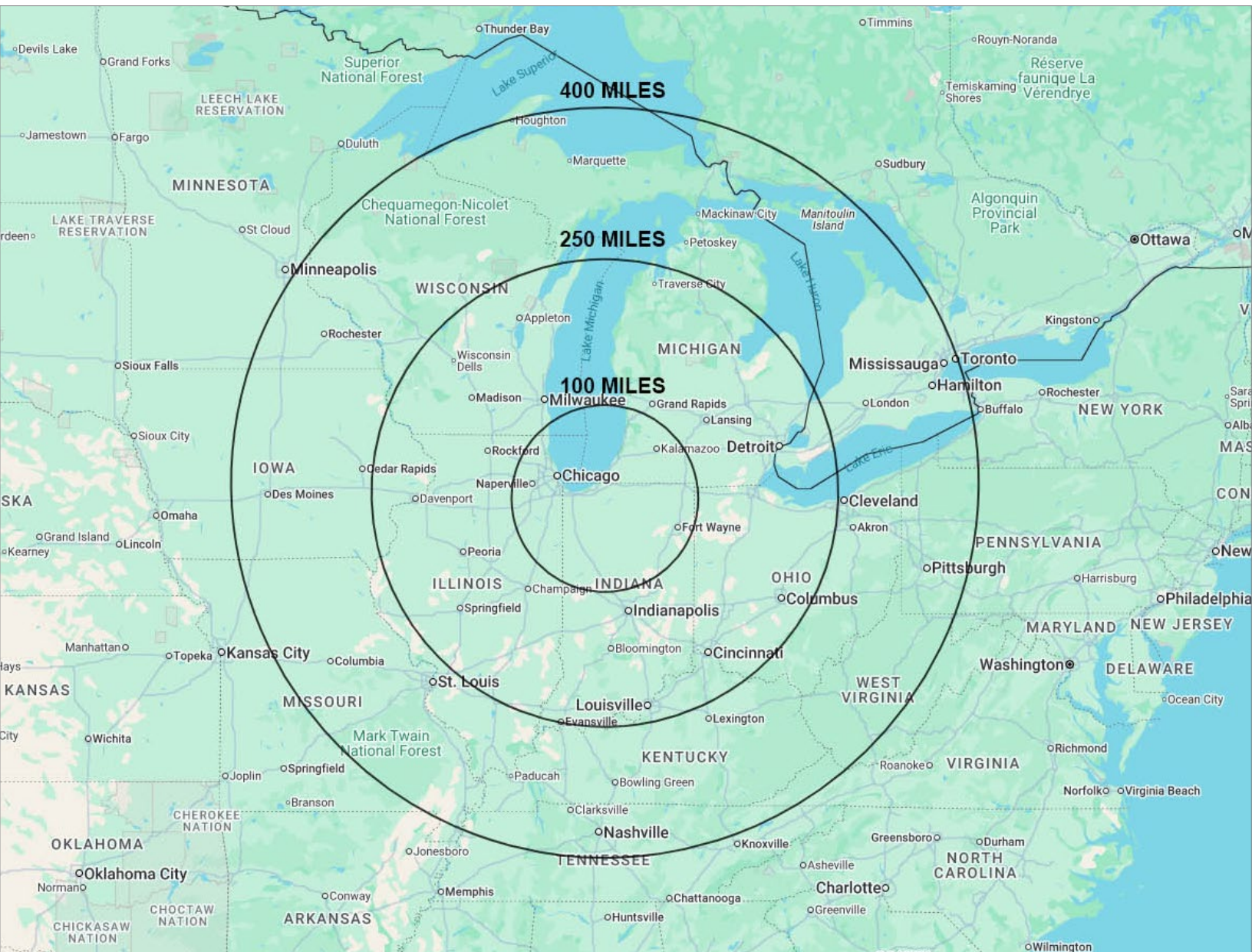


**Building and included
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DRIVE TIME/MILEAGE

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DISTANCE TO MAJOR CITIES

ELKHART, IN	53 MILES
CHICAGO, IL	71 MILES
FORT WAYNE, IN	115 MILES
GRAND RAPIDS, MI	128 MILES
MILWAUKEE, WI	159 MILES
INDIANAPOLIS, IN	147 MILES

TOLEDO, OH	190 MILES
DETROIT, MI	224 MILES
PITTSBURGH, PA	407 MILES
MINNEAPOLIS, MN	450 MILES
MISSISSAUGA, ONT	461 MILES
NASHVILLE, TN	462 MILES

WHY INDIANA?

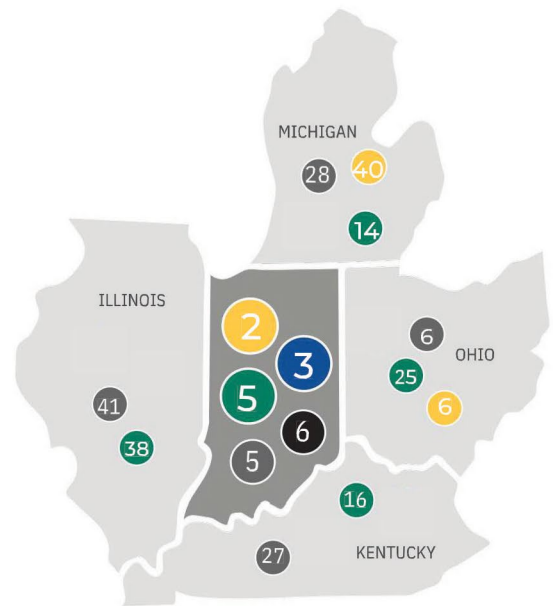
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AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports your business objectives.



- 2 BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3 COST OF DOING BUSINESS (CNBC, 2025)
- 5 STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5 PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6 BEST STATES FOR BUSINESS (Chief Executive, 2025)

WHY INDIANA?

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ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-

(Fitch, 2024)



2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

\$238 UI TAX FOR NEW EMPLOYERS

7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

MI: No | OH: No | KY: Yes | IL: No