

475 SUPERIOR AVENUE

FOR LEASE OR SALE

Available

451,240 SF

Divisible to 150,000 SF



Chicago
Northwest Indiana

475 Superior Avenue
Munster, IN 46321

LINK

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OVERVIEW

475 Superior Avenue
Munster, IN 46321

Chicago
Northwest Indiana



PROPERTY SPECIFICATIONS

Available SF	150,000-451,240 SF
Office SF	±6,056 SF
Site Size	21.46 Acres
Clear Height	30'
Dock Doors	65
Drive-in Doors	1
Rail Doors (Triple Spur)	15
LED Lighting	Yes
Parking	64 Trailer, 53 Auto
Fire Protection	Wet
RE Taxes	\$1.58 PSF

45TH AVENUE





Active CSX Rail, Triple Spur, full building length $\pm 1,050'$

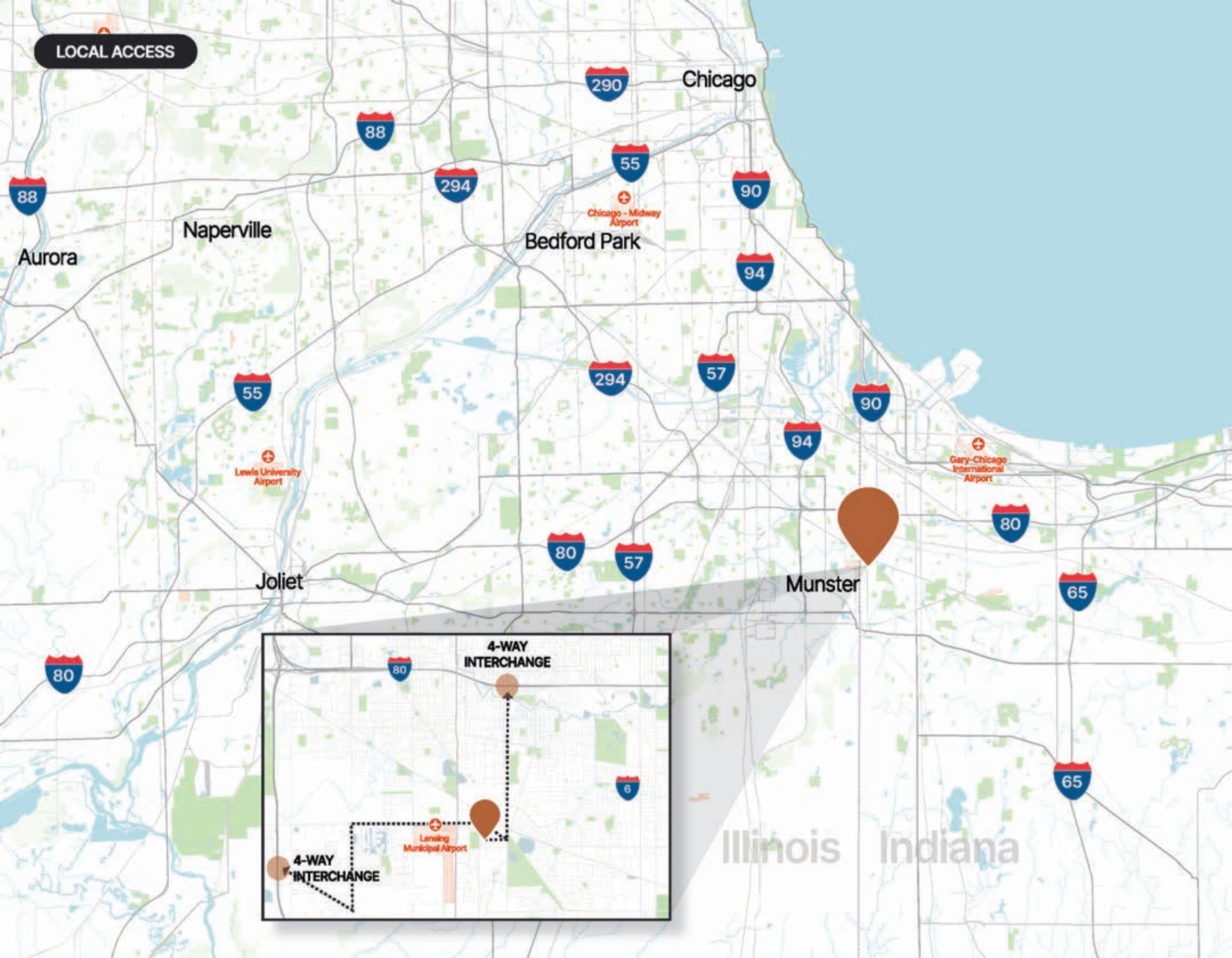


Power: 1,200 Amps 277/480V Services



65 Dock Doors;
64 Trailer Parking Spots

LOCAL ACCESS



Illinois Indiana

REGIONAL ACCESS

CHICAGO

30.4 MILES

MILWAUKEE

125 MILES

INDIANAPOLIS

160 MILES

DETROIT

266 MILES

CINCINNATI

273 MILES

LOUISVILLE

275 MILES

ST. LOUIS

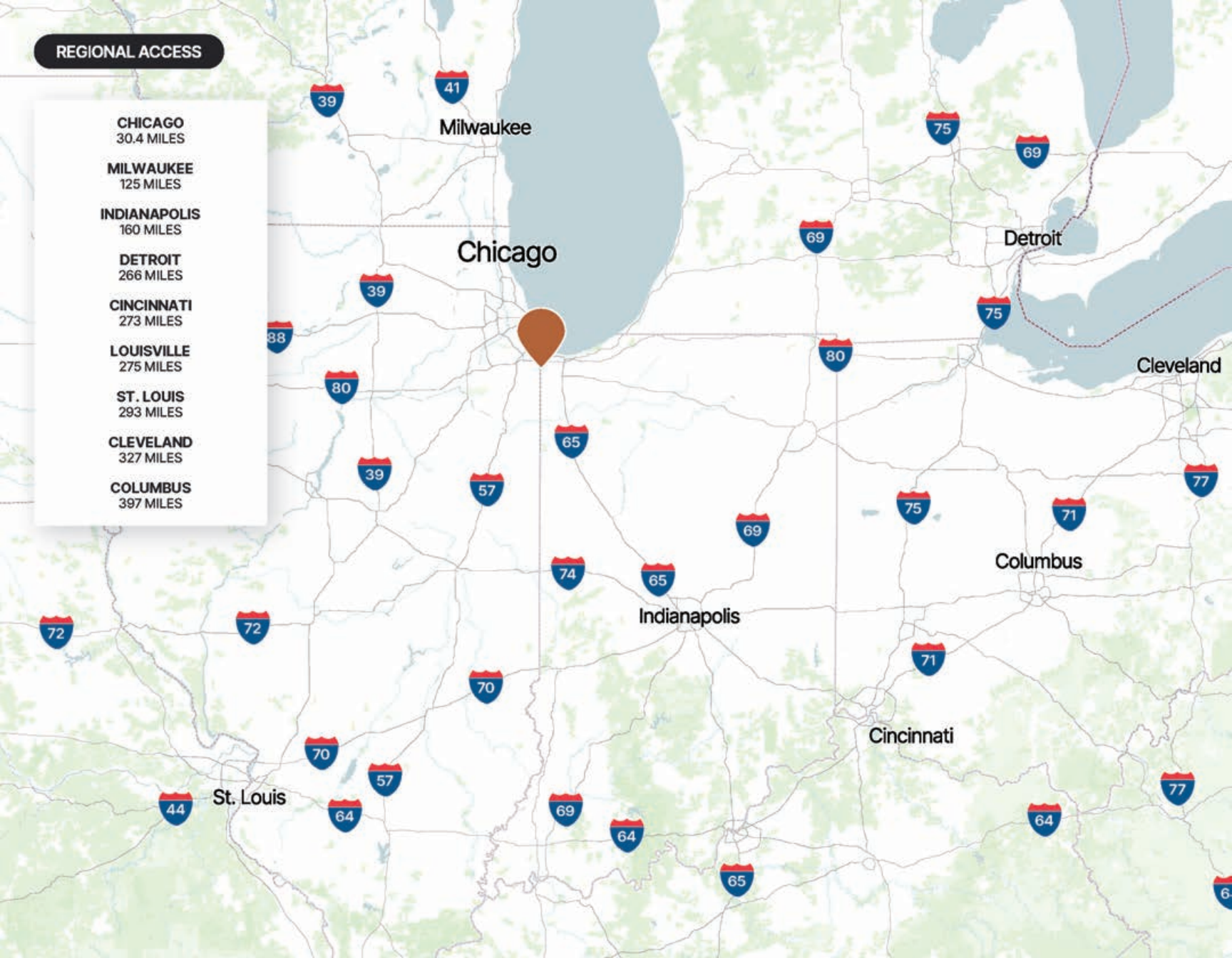
293 MILES

CLEVELAND

327 MILES

COLUMBUS

397 MILES



THE INDIANA ADVANTAGE

FASTER DELIVERY

FIRST

in shortest distance to median center of U.S. population

INFRASTRUCTURE DEVELOPMENT

\$1.2B

Per year allocated through 2024 for transportation infrastructure projects

\$1B

In new infrastructure investments to assure continued global connectivity

COMPETITIVE TAX CLIMATE

4.9%

Corporate Income Tax Rate

1-3%

Capped Property Taxes

COMPETITIVE TAX RATES

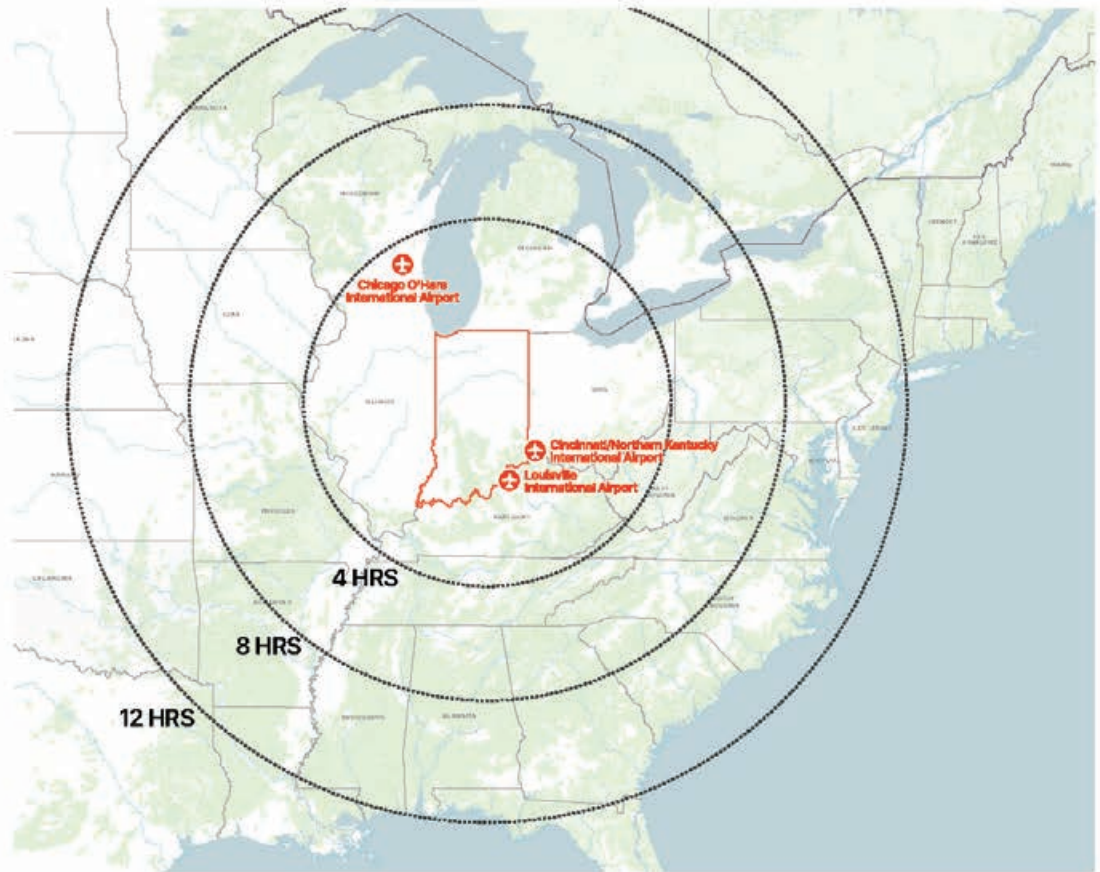
Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

3.05%

Individual Income Tax Rate

AAA

Indiana Bond Rating



TRANSPORTATION INFRASTRUCTURE

Indiana is 1st in pass-through highways, and located at median center of the U.S. population, making shipping hassle-free—and makes Indiana a prime location to be the defining hub for the U.S. supply chain. Proximity to World's 4th Busiest Airport (O'Hare).

RIGHT TO WORK

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



CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.