



Industrial Land For Sale or Built To Suit

8203 Colorado Street | Hobart, IN

For More Information:

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COMMERCIAL
In-Sites

A Project of Wylie Capital
& The Missner Group

THE MISSNER GROUP
EST. 1945

WYC
WYLIE CAPITAL

PROPERTY OVERVIEW

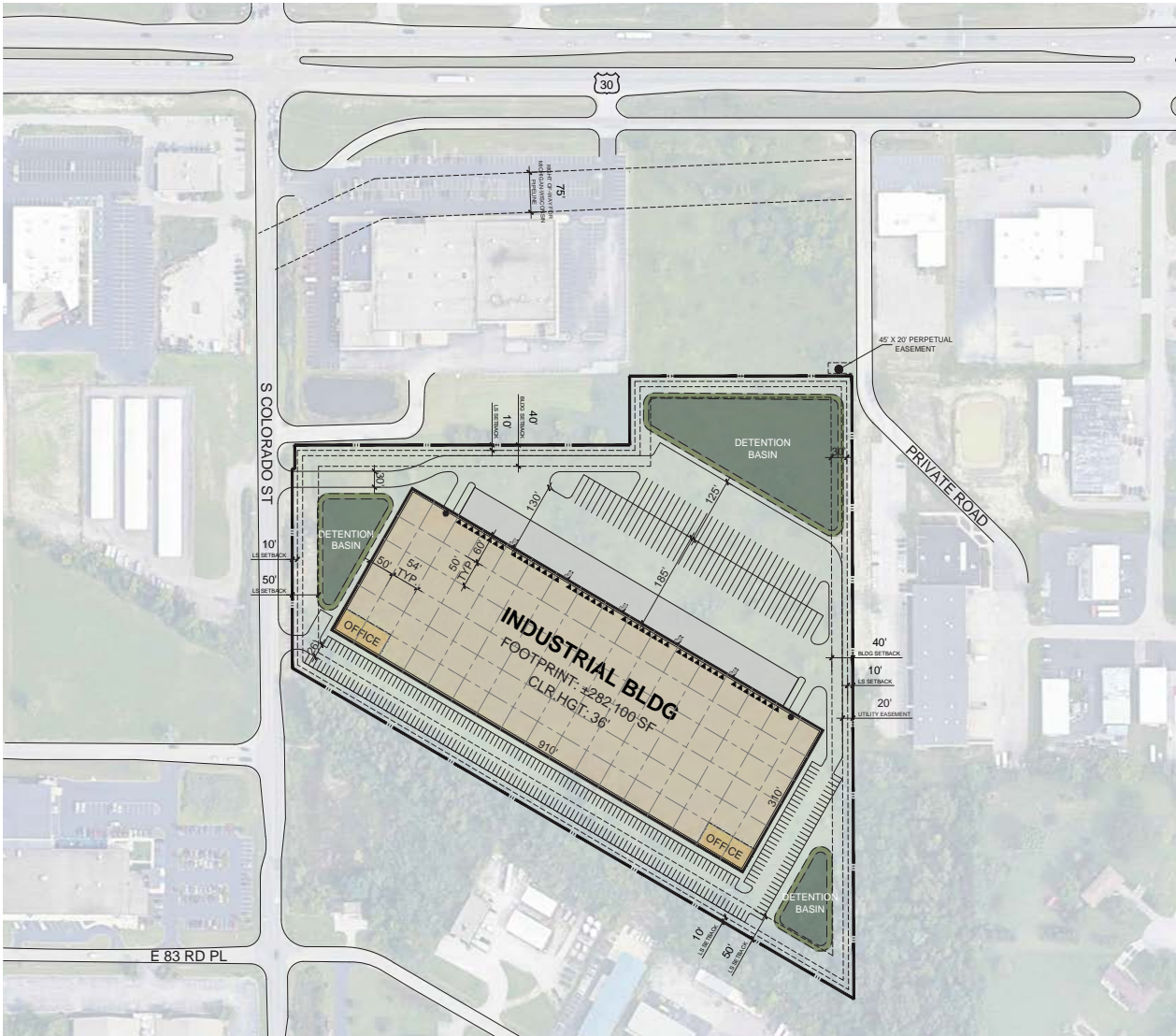
8203 Colorado Street is a 19.21 acre prime development site with M-1 zoning and is situated in the heart of Northwest Indiana's primary commercial corridor. The surrounding area is home to many retail, restaurant, office, hospitality and light Industrial buildings.

Option A: Site Details- A Maximum Building Footprint

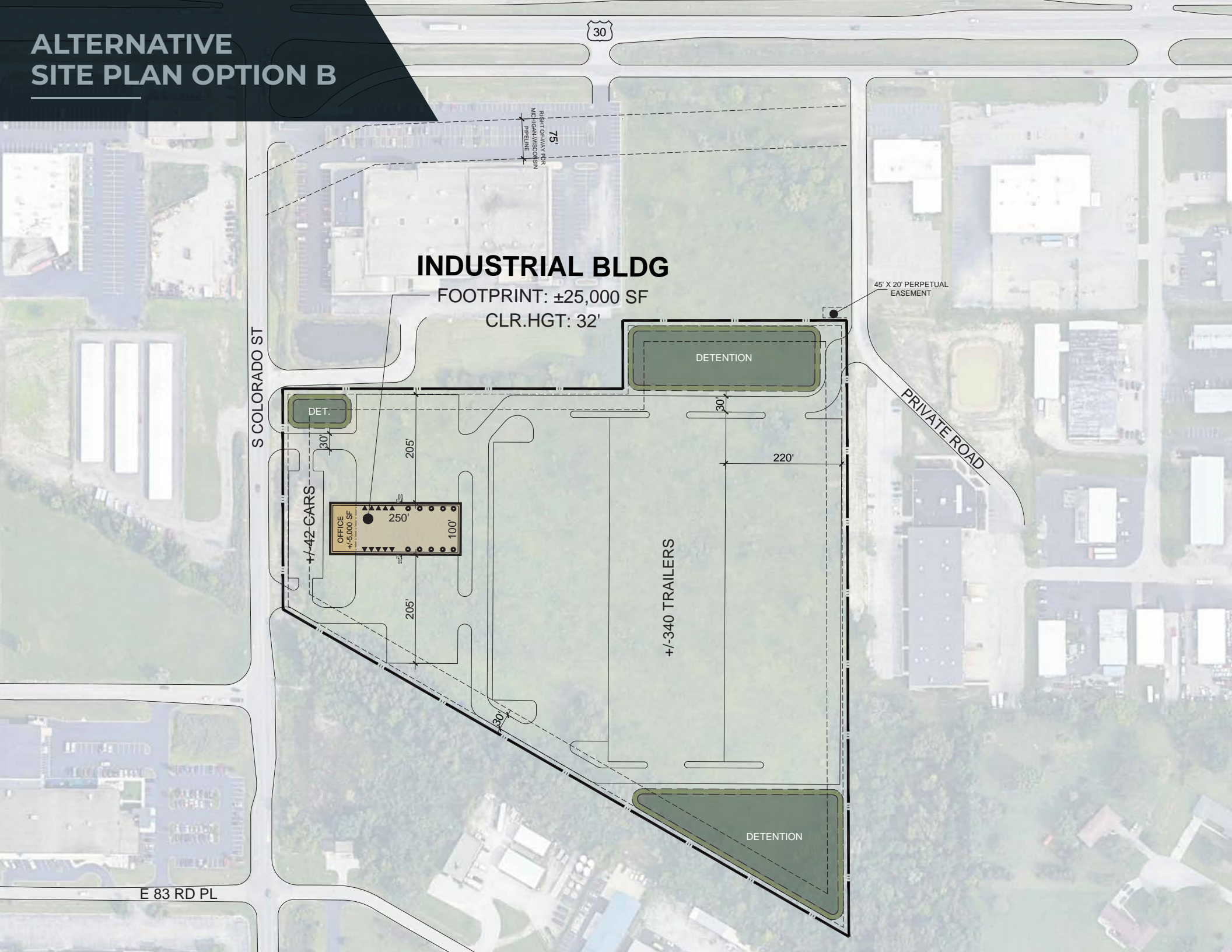
LOT SIZE:	19.21 ACRES
SITE AREA:	835,603 SF
SALE PRICE:	SUBJECT TO OFFER
LEASE RATE:	SUBJECT TO OFFER
ESTIMATED CONSTRUCTION DATE:	2023
ESTIMATED DELIVERY DATE:	2024
BUILDING SF:	282,100 SF
CURRENT ZONING:	M-1
BUILDING DIMENSIONS:	910'X310'
CLEAR HEIGHT:	36'
DOCK DOORS:	48
TRAILER PARKING:	77
NUMBER OF PARKING SPACES:	300
UTILITIES:	ALREADY ON SITE

Zoning Details: M-1

[CLICK HERE](#)



ALTERNATIVE
SITE PLAN OPTION B



ALTERNATIVE
SITE PLAN OPTION C



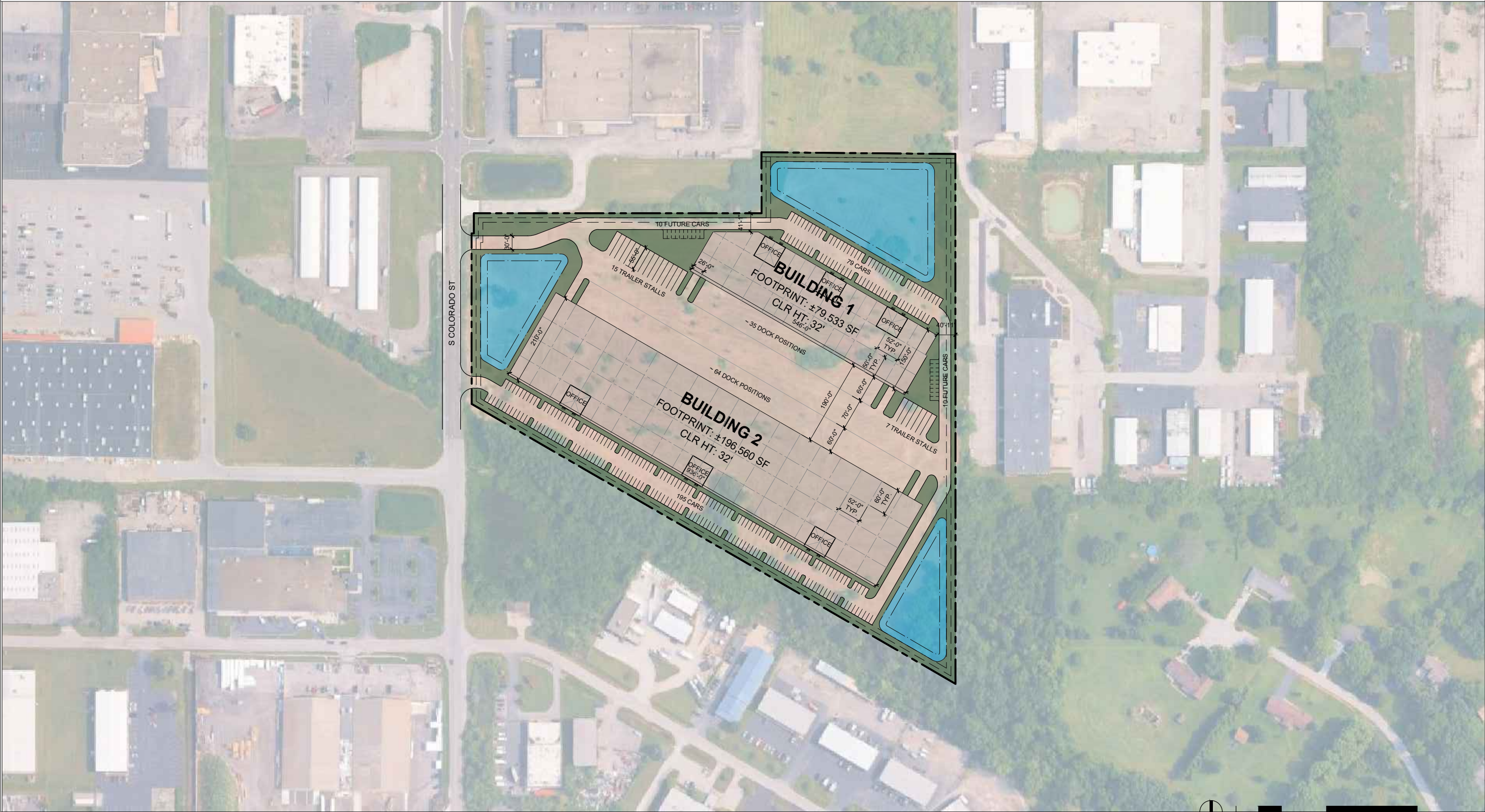
SITE PLAN - OPTION D

SITE AREA : 19.21 AC (836,826 SF)

BUILDING AREA : 276,093 SF

COVERAGE : 33.0%

PARKING : 294 SPACES @ 1.06/1000 sf



* PRELIMINARY NOT FOR CONSTRUCTION, OR PERMIT. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED.
* PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. *

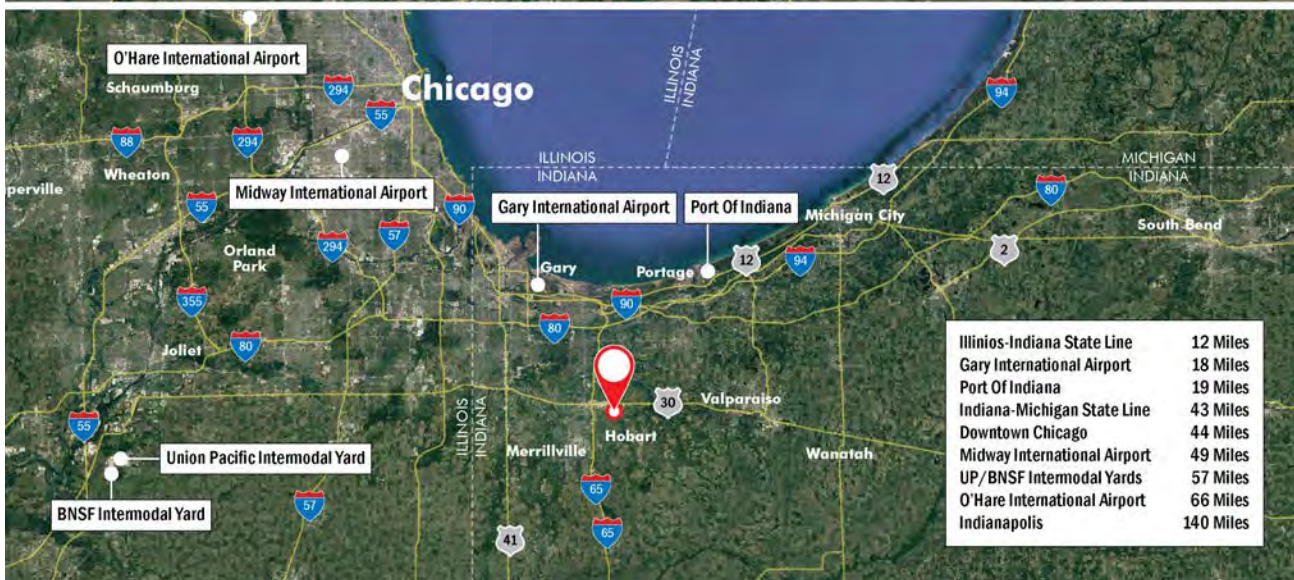
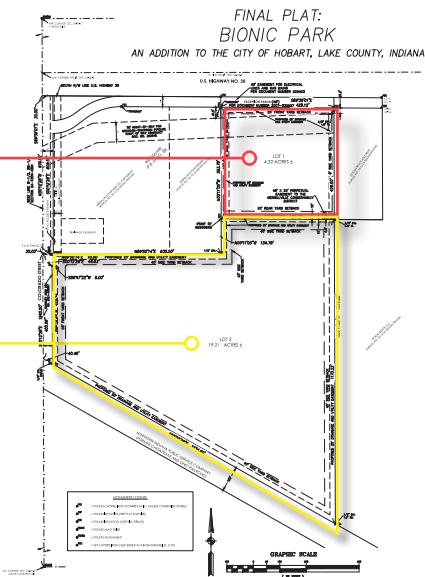
U.S. HIGHWAY 30 & S COLORADO ST
a project for
WYLIE CAPITAL

LOCATION OVERVIEW

8203 Colorado Street is .5 miles from Interstate 65 via US 30 offering exceptional accessibility and connectivity to Interstates 80, 90, & 94.

4.22 Acre Site
Not Included but
Available

19.21 Acre Site

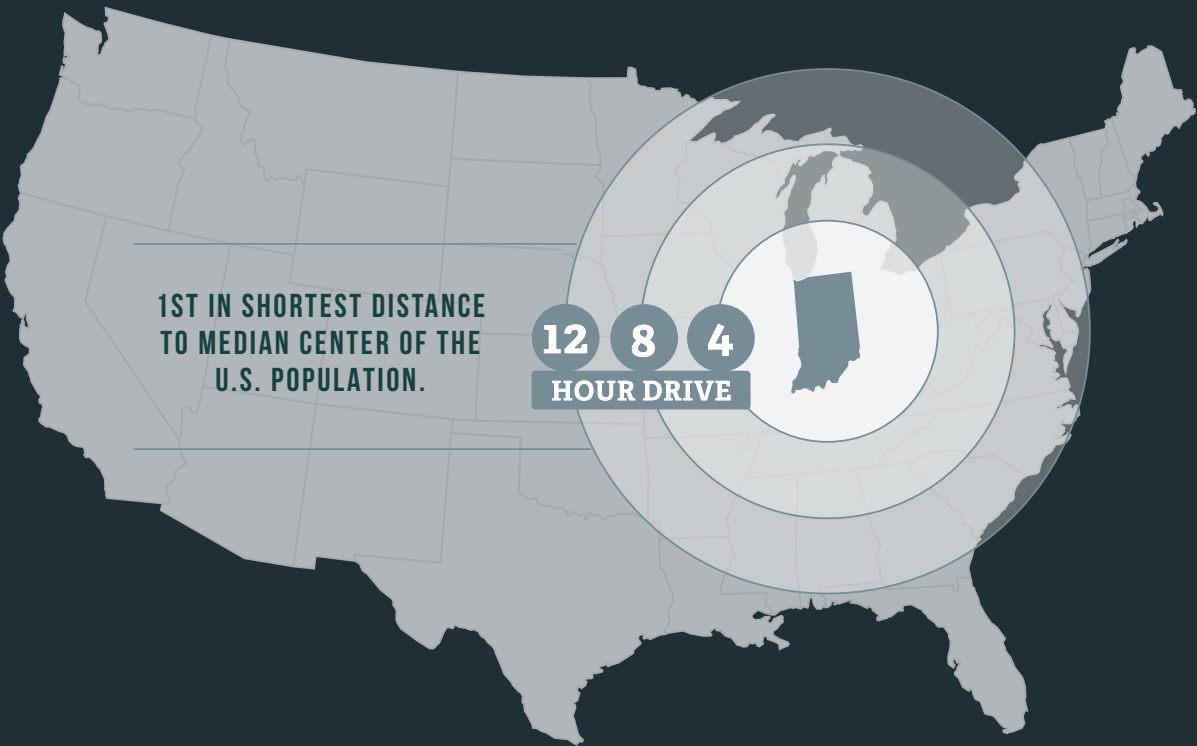


DRIVE TIME ANALYSIS



WHY INDIANA?

TAKE YOUR FUTURE TO THE NEXT LEVEL IN A STATE THAT WORKS.



DRIVE TIME - POPULATION REACHED	
4 hours	31,684,178
8 hours	75,088,006
12 hours	153,581,448

RANKED
#1

STATE INFRASTRUCTURE
(CNBC 2022)

RANKED
#1

PROPERTY TAX
(TAX FOUNDATION 2022)

RANKED
#1

REGIONAL WORKFORCE
DEVELOPMENT
(SITE SELECTION MAGAZINE 2022)

RANKED
#2

COST OF DOING BUSINESS
(AMERICA'S TOP STATE FOR DOING BUSINESS, CNBC 2022)

RANKED
#9

STATE BUSINESS TAX
CLIMATE INDEX SCORE
(OVERALL RANK 2023)



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