



BUILD-TO-SUIT OPPORTUNITY

State and Local Incentives



New tenants eligible for RE tax abatement



Rt 49 signage opportunity



Strong incentives package



Lower costs on unemployment insurance, hourly wages and workers compensation

For more information, please contact:

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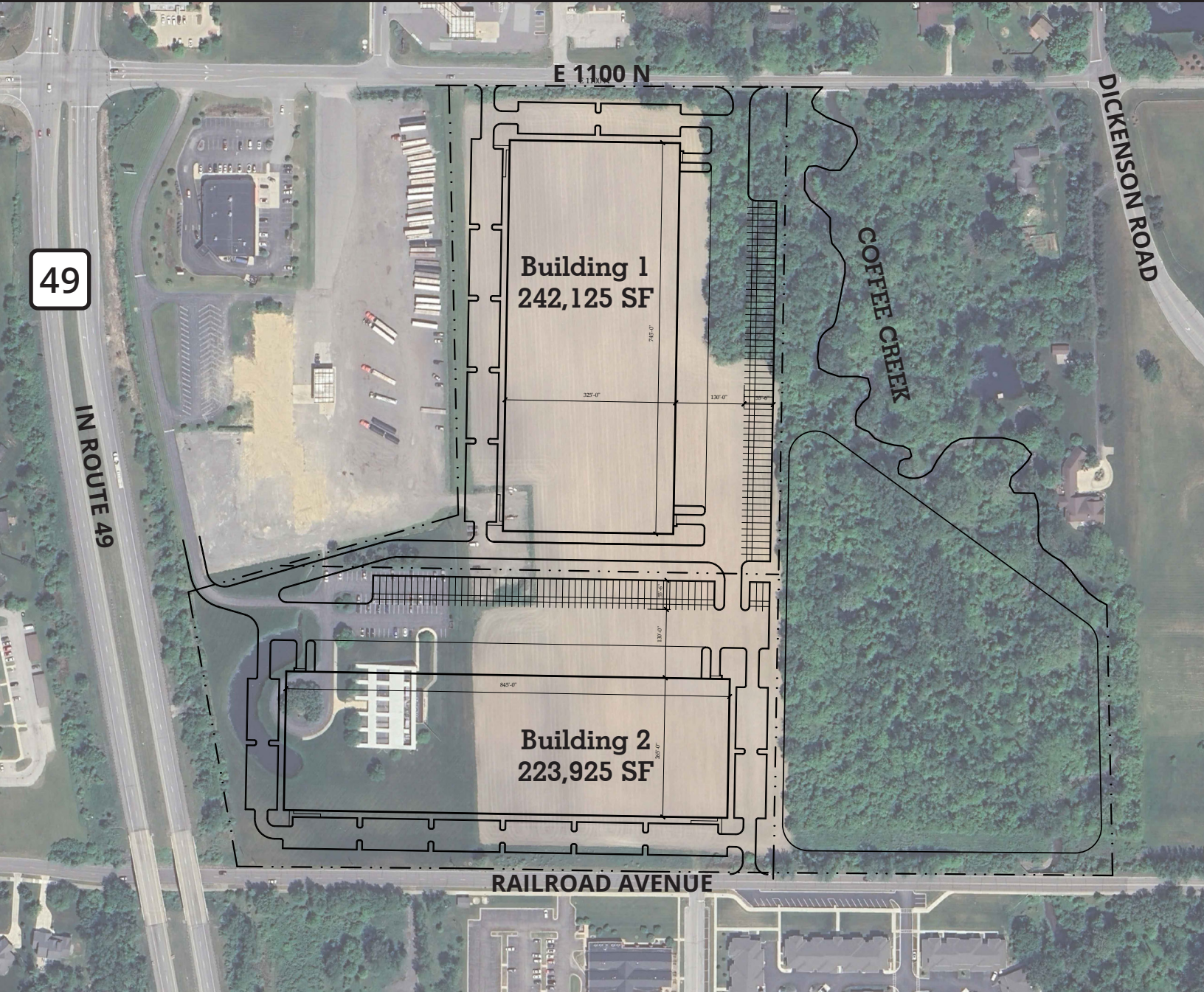
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POTENTIAL SITE PLAN



Building 1 Highlights

Total Building SF:	242,125
Available SF:	242,125
Office SF:	To Suit
Ceiling Height:	36'
Exterior Docks:	To Suit
Drive-In Doors:	To Suit
Trailer Parking:	56 Stalls

Building 2 Highlights

Total Building SF:	223,925
Available SF:	223,925
Office SF:	To Suit
Ceiling Height:	36'
Exterior Docks:	To Suit
Drive-In Doors:	To Suit
Trailer Parking:	57 Stalls

INDIANA ECONOMIC INCENTIVES AND BUSINESS CLIMATE

INSIDE
INDIANA
2022-2023



COMPILED BY THE INDIANA ECONOMIC DEVELOPMENT CORPORATION

BEST STATE TAX CLIMATE INDEX

9th

Michigan	12 th
Kentucky	18 th
Illinois	36 th
Ohio	39 th

THE TAX FOUNDATION 2022 STATE BUSINESS TAX CLIMATE INDEX

BEST STATES FOR LONG-TERM FISCAL STABILITY

6th

Michigan	27 th
Ohio	41 st
Kentucky	45 th
Illinois	50 th

US NEWS & WORLD REPORT, 2022

Best States For Regulatory Environment

5th

FORBES, 2023

Property Tax Index Rank

2nd

Indiana	2 nd
Ohio	6 th
Kentucky	21 st
Michigan	35 th
Illinois	48 th

THE TAX FOUNDATION, 2022

Workers' Comp Premium Rate Rank

5th

OREGON DEPT. OF CONSUMER & BUSINESS SERVICES 2023

Bond Rating

AAA

Indiana	AAA
Ohio	AA+
Michigan	AA
Kentucky	A
Illinois	BBB

Cost of Doing Business

9th

AMERICA'S TOP STATES FOR BUSINESS, CNBC, 2022

State Infrastructure

1st

CNBC STATE INFRASTRUCTURE RANKING, 2022

MICHIGAN	#19
KENTUCKY	#18
ILLINOIS	#3
OHIO	#2

BEST STATE TAX CLIMATE INDEX

9th

Michigan	12 th
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OVERALL RANK, 2023

NORTHWEST INDIANA & CHICAGO MAP



Port of Indiana	9 mi
Gary/Chicago Int'l Airport	23 mi
Illinois / Indiana State Line	28 mi
Bedford Park Transfer Yard	46 mi
Chicago Loop	48 mi
Midway International Airport	53 mi
O'Hare International Airport	64 mi
Elwood Intermodal Yard	71 mi

A Transportation & Shipping Hub



Chicagoland is home to the largest switching terminal in the U.S. and six of the seven Class 1 rail lines



O'Hare International and Indianapolis International airports represent the 4th and 6th highest volume air freight ports in the U.S.



Indiana is the national leader in pass-through interstates and first in shortest distance to the median center of U.S. population

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