

96,000SF INDUSTRIAL BUILDING ON 8 ACRES

PRIME INDUSTRIAL LOCATION

4450 Euclid Ave East Chicago, IN 46312



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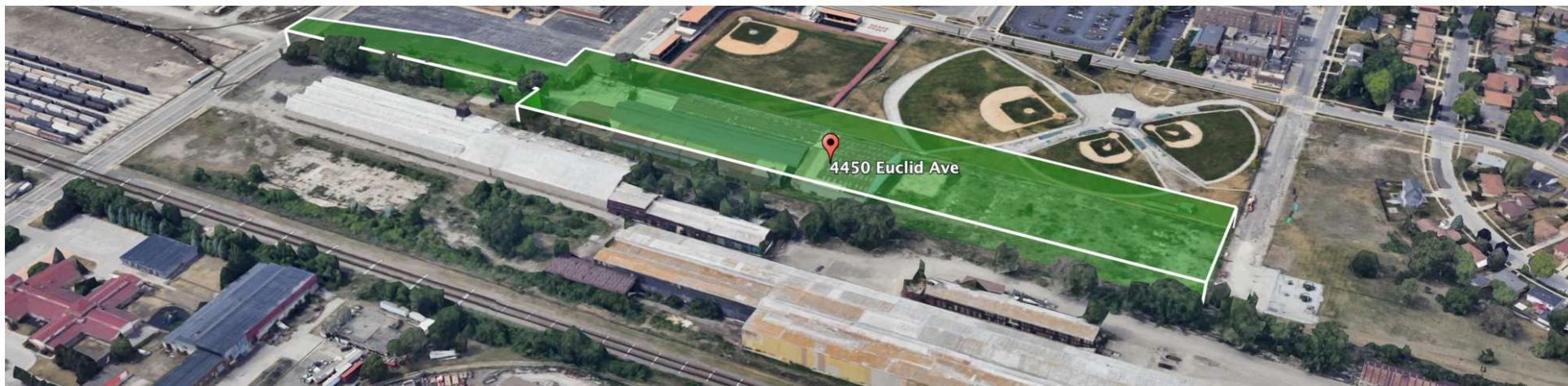


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FOR SALE

96,000SF INDUSTRIAL BUILDING ON 8 ACRES

4450 Euclid Ave, East Chicago, IN 46312



PROPERTY DESCRIPTION

Discover 8 ACRES of prime industrial opportunity at this M2-zoned property located in East Chicago. Boasting a solid foundation built in 1950, this well-maintained facility offers an ideal setting for manufacturing and industrial operations. This large site has ample space for production, storage, and distribution, and is conveniently located for logistical efficiency. The enduring construction and zoning provide a stable platform for long-term investment and growth in the thriving East Chicago area. Don't miss the chance to capitalize on this exceptional location and make a strategic addition to your industrial portfolio.

OFFERING SUMMARY

Sale Price:	\$2,495,000
Building Size:	96,000 SF
Lot Size:	8 ACRES

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	55,099	248,485	964,314
Total Population	144,953	624,122	2,402,138
Average HH Income	\$66,119	\$73,378	\$91,290

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DISCLAIMER

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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LOCATION DESCRIPTION

Nestled in bustling East Chicago, this prime location offers a dynamic blend of urban convenience and local charm. Situated near Lake Michigan and just a short drive from downtown Chicago, the area boasts a vibrant mix of dining, retail, and entertainment options. Nearby attractions include the Ameristar Casino, Indiana Harbor and Ship Canal, and the Marktown Historic District, showcasing the rich history of the region. Prospective investors will appreciate the proximity to major transportation routes and the potential for growth and development in this thriving area. This property presents a compelling opportunity to be part of an exciting and evolving community.

HIGHLIGHTS

- **Strategic Location:** Situated in the heart of the industrial corridor in Northwest Indiana, East Chicago is just 20 miles from downtown Chicago, offering easy access to major markets and distribution networks.
- **Strong Industrial Base:** Home to major industrial players like the Indiana Harbor Works steel mill, East Chicago has a long history of heavy industry, making it an ideal location for industrial properties.
- **Proximity to Major Transportation Routes:** East Chicago is well-connected by key highways such as I-90 and I-80, providing efficient access to regional and national transportation routes.
- **Port Access:** The city is located near the Port of Indiana, a major inland port on the Great Lakes, which adds significant logistical advantages for shipping and trade.
- **Public Transit Options:** The South Shore Line commuter rail station offers quick access to Chicago, making it a convenient location for workers and businesses requiring city access.
- Visit the City of East Chicago site here: <https://www.eastchicago.com/>

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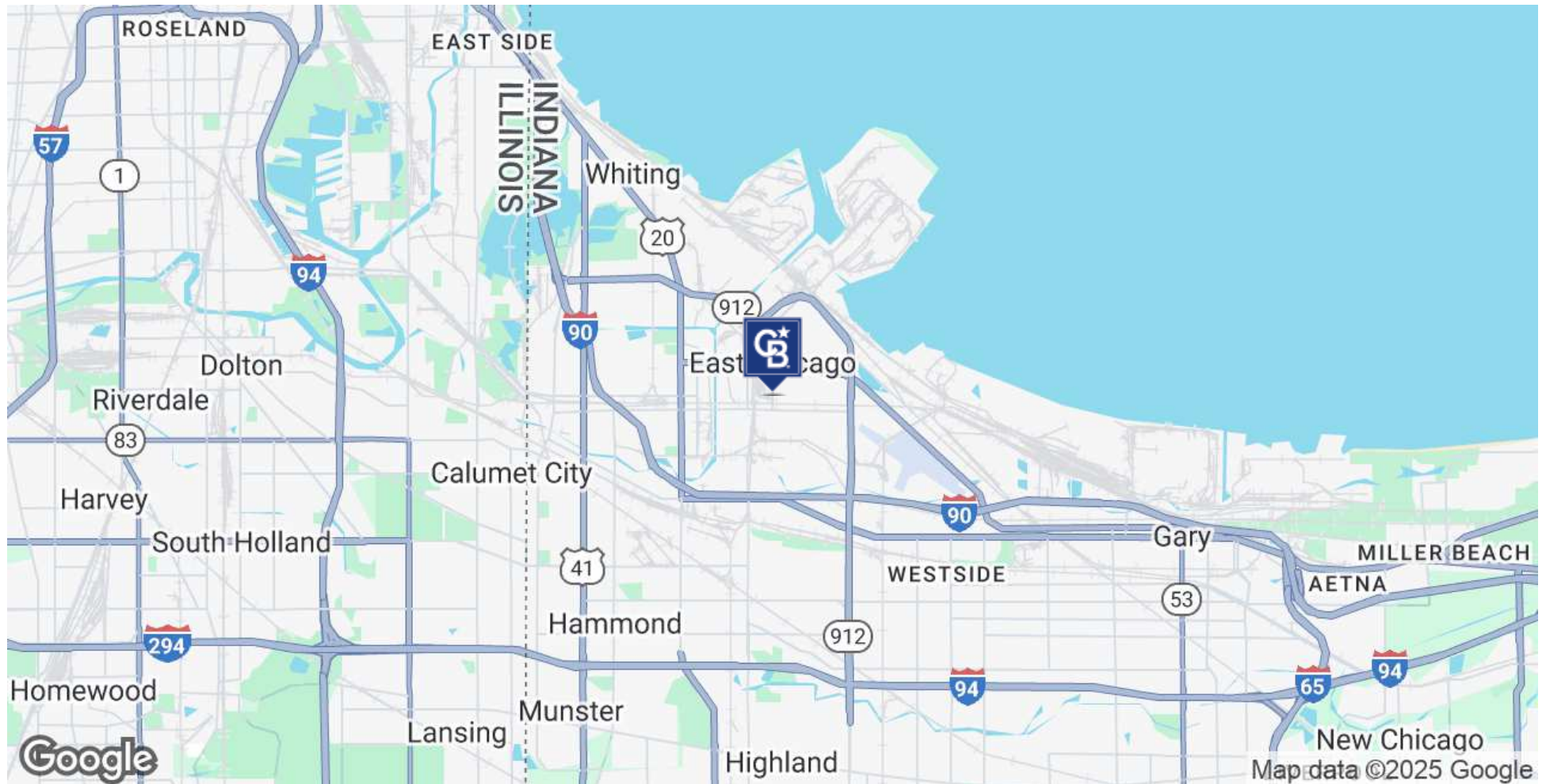


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LOCATION MAP

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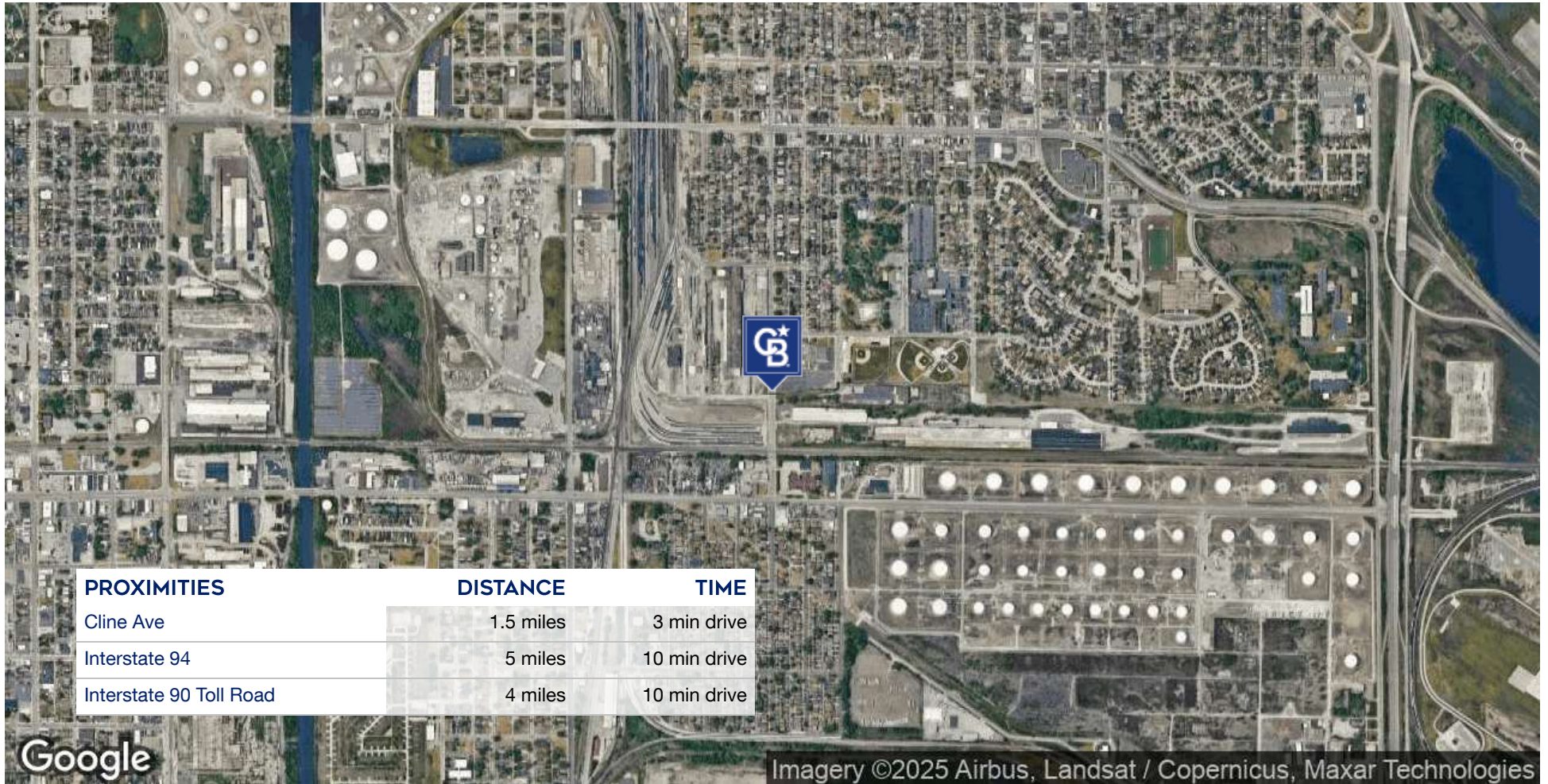


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AERIAL MAP

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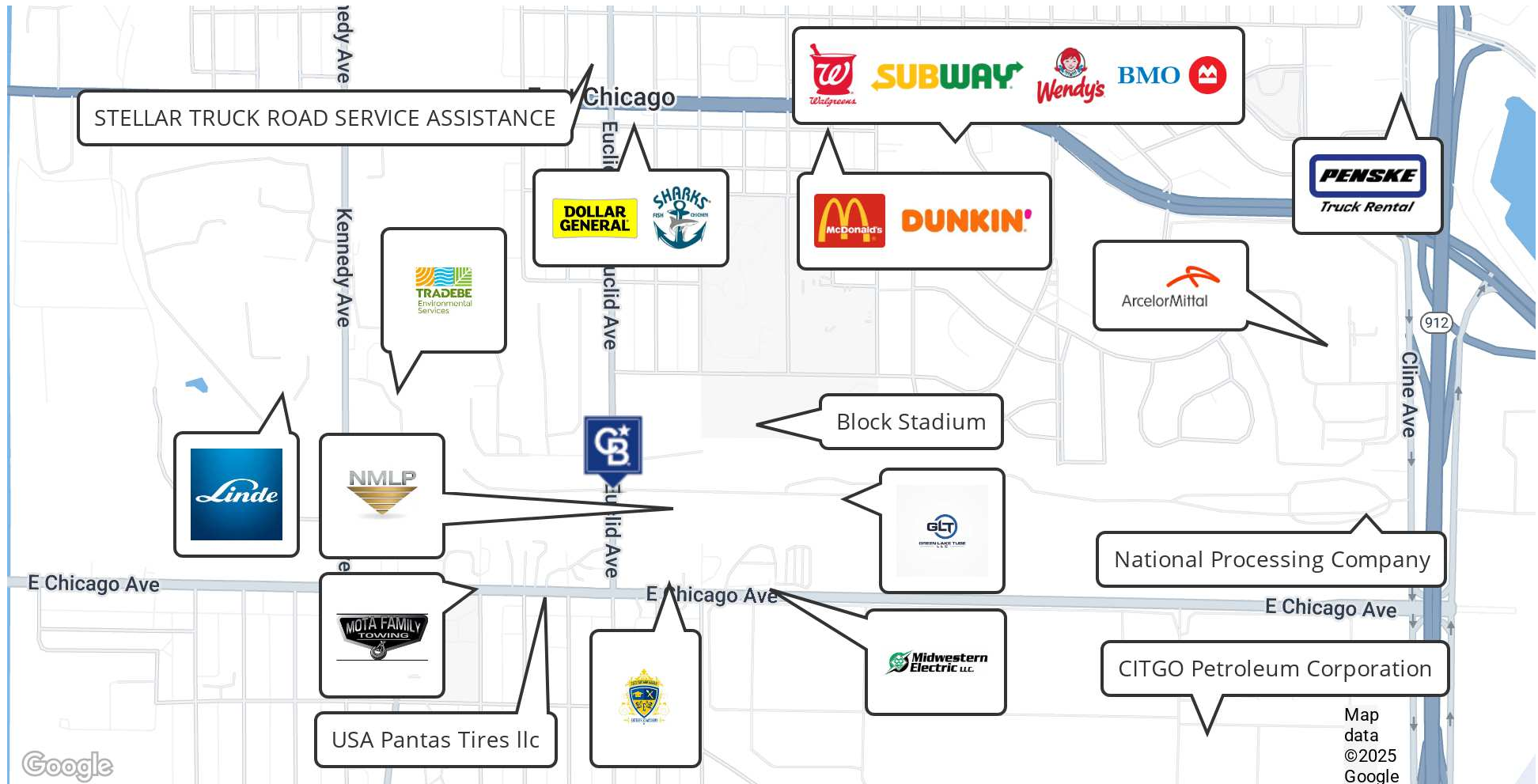


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RETAILER MAP

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AREA DEMOGRAPHICS

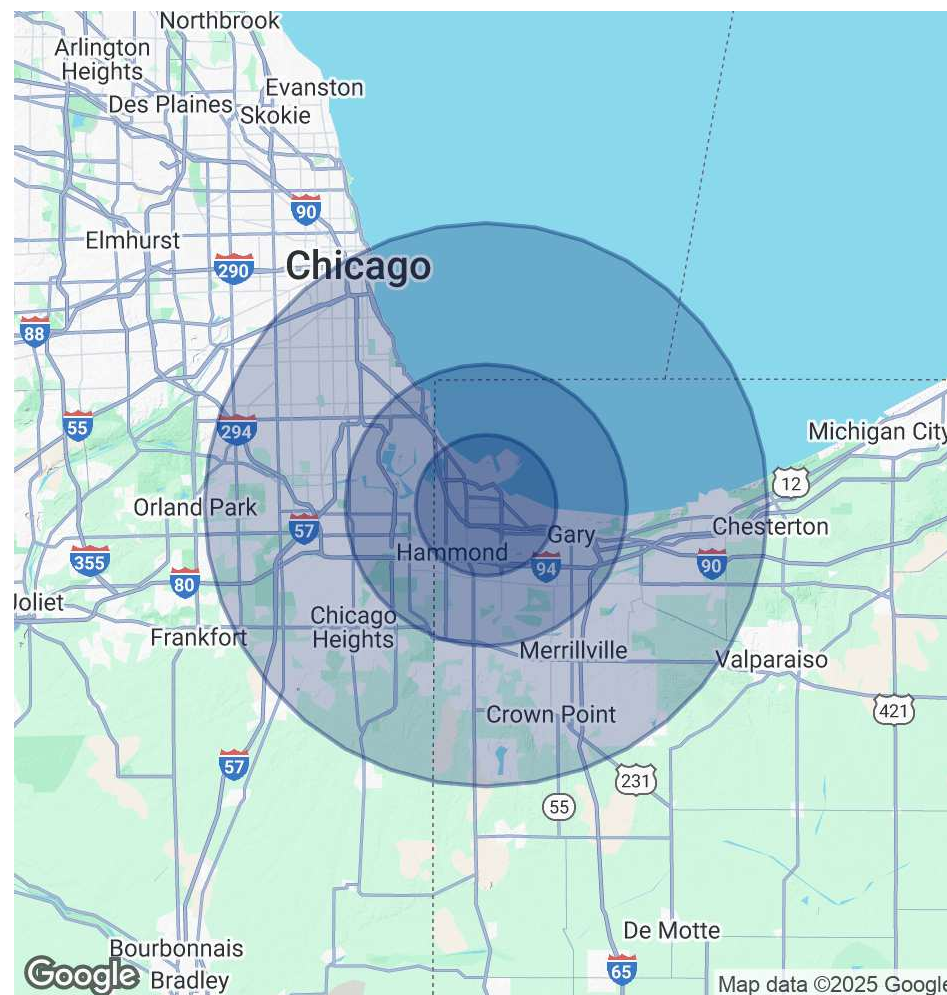
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	144,953	624,122	2,402,138
Average Age	38	41	40
Average Age (Male)	37	39	39
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	55,099	248,485	964,314
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$66,119	\$73,378	\$91,290
Average House Value	\$173,558	\$197,882	\$292,452

Demographics data derived from AlphaMap



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AREA ANALYTICS

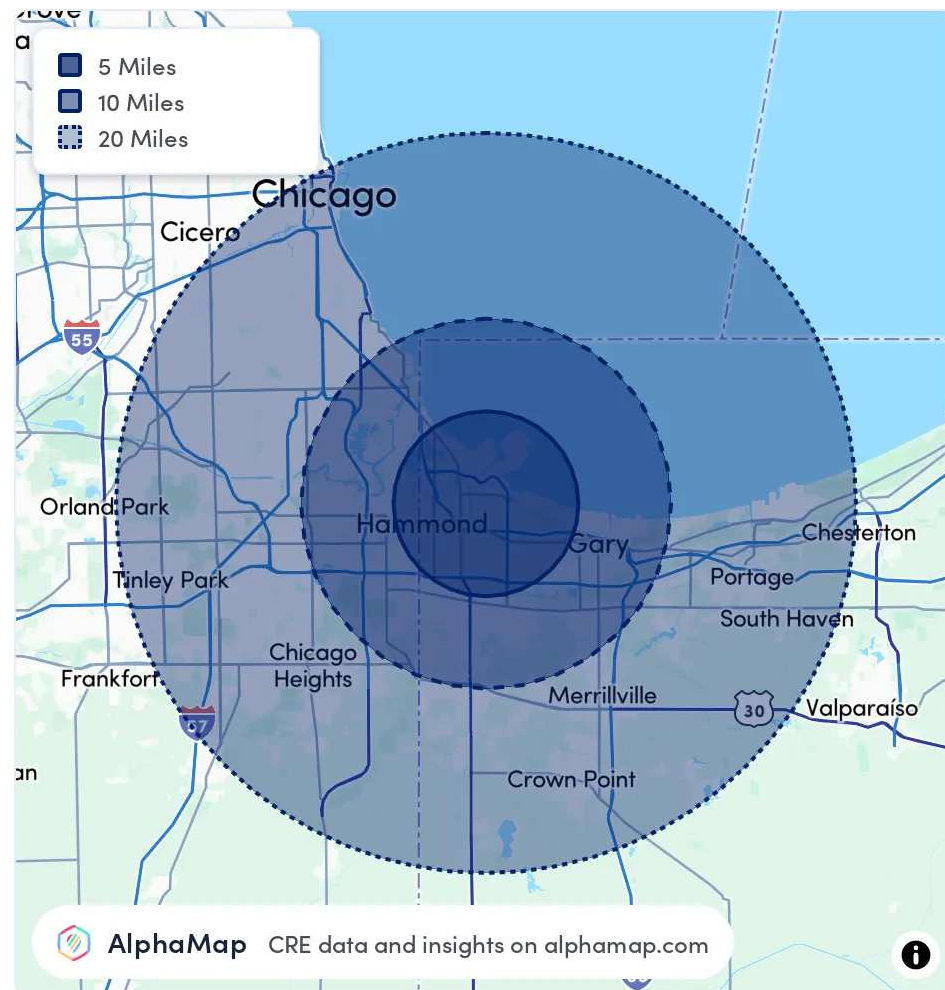
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Average House Value	\$173,558	\$197,882	\$292,452
Per Capita Income	\$25,430	\$29,351	\$36,516

Map and demographics data derived from AlphaMap



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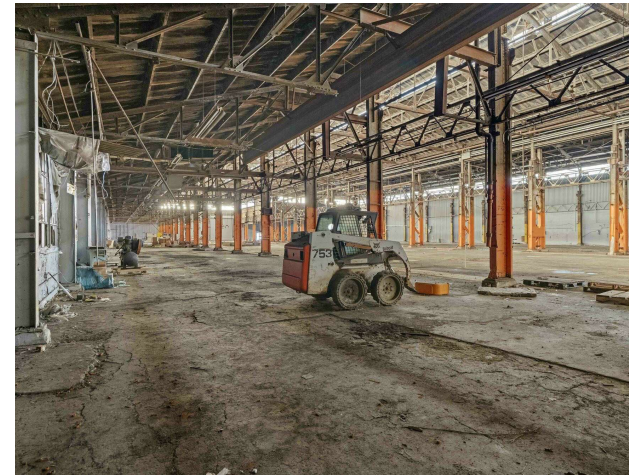
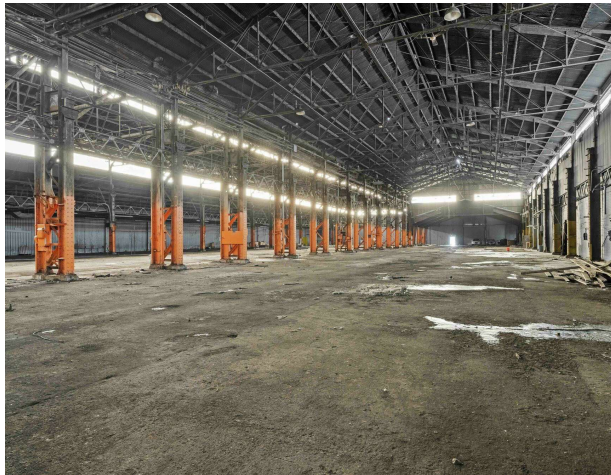
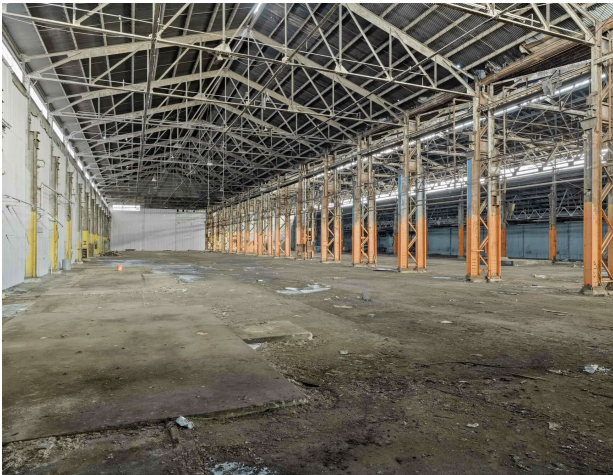


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SITE PHOTOS

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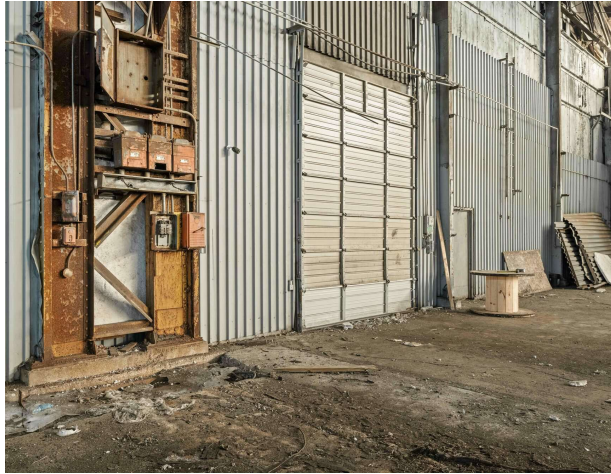


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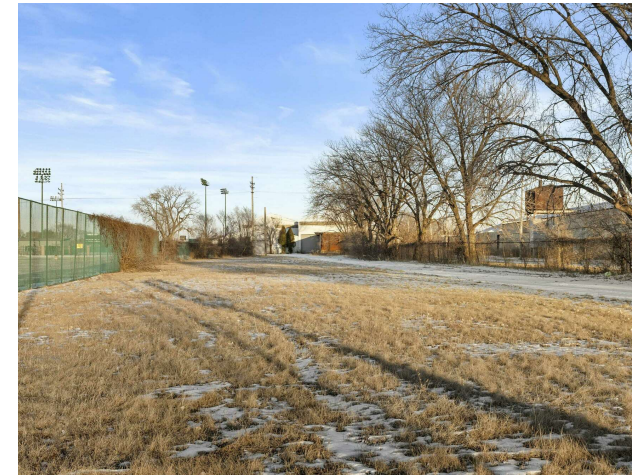


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