



**CROW  
HOLDINGS**  
INDUSTRIAL

The Silos at Sanders Farm  
Building 4 | 9960 Mississippi Street  
Merrillville, IN

**270,906 SF**

**READY FOR OCCUPANCY!**



### Building Details

Building Size	270,906 SF
Land Site	31.40
Office Size	To suit
Clear Height	32' clear
Docks	27 docks (expandable)
Drive-in doors	2 DID (12' X 14')
Bay Size	52' X 55'
Speed Bay	60'
Auto Parking	259 surface car spaces
Trailer Parking	55 spaces
Power	2,500a/480/277v/3p 4-wire
Sprinklers	ESFR

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10 Year Tax Abatment Program in place

Clerestory windows on all building sides

I-65 visibility with over 65,000 cars per day

Lower costs on unemployment insurance, workers comp and hourly wages





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Clerestory windows on all building sides

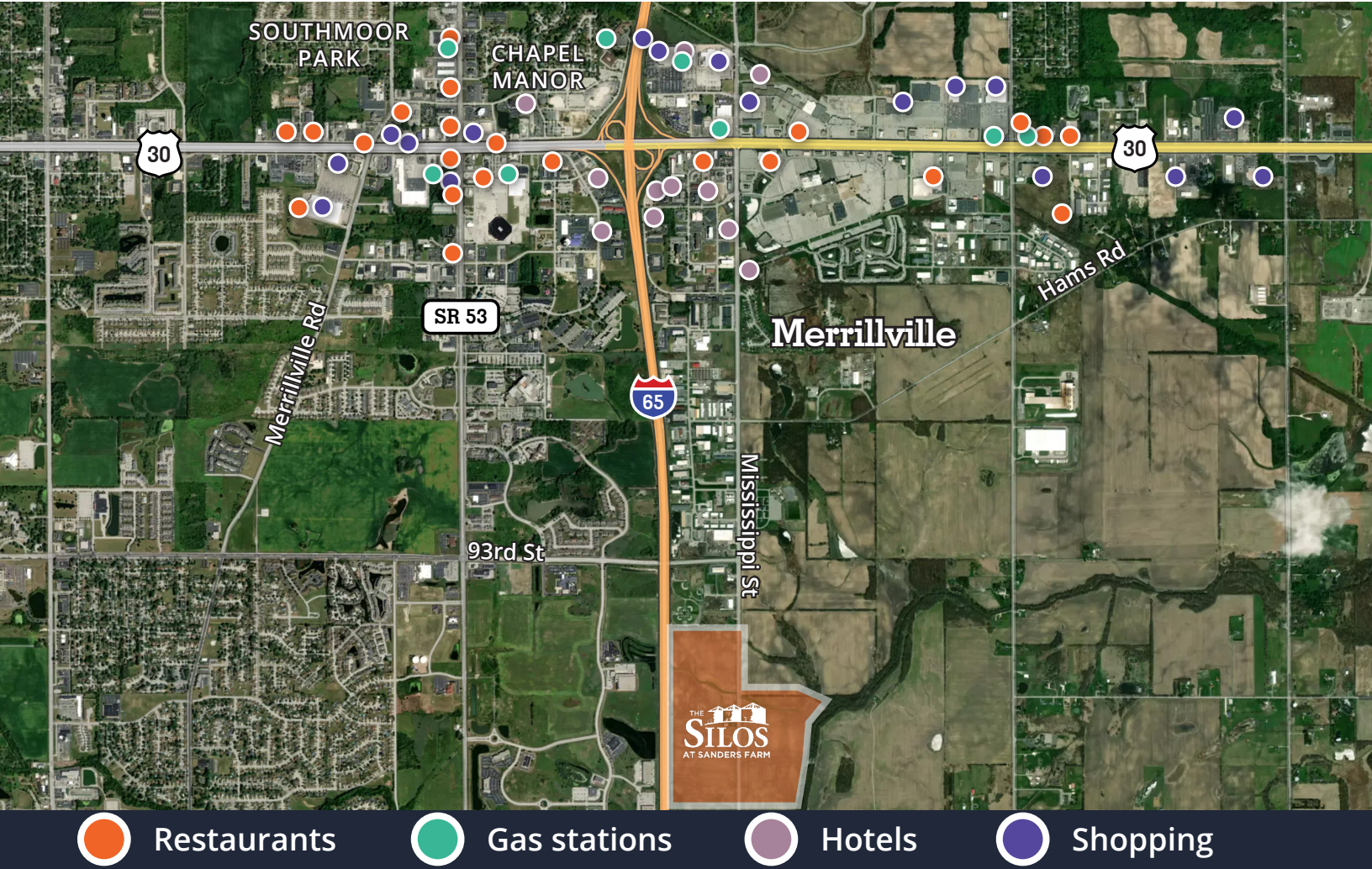
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# Local Amenities

270,906 SF  
9960 Mississippi Street  
Merrillville, IN



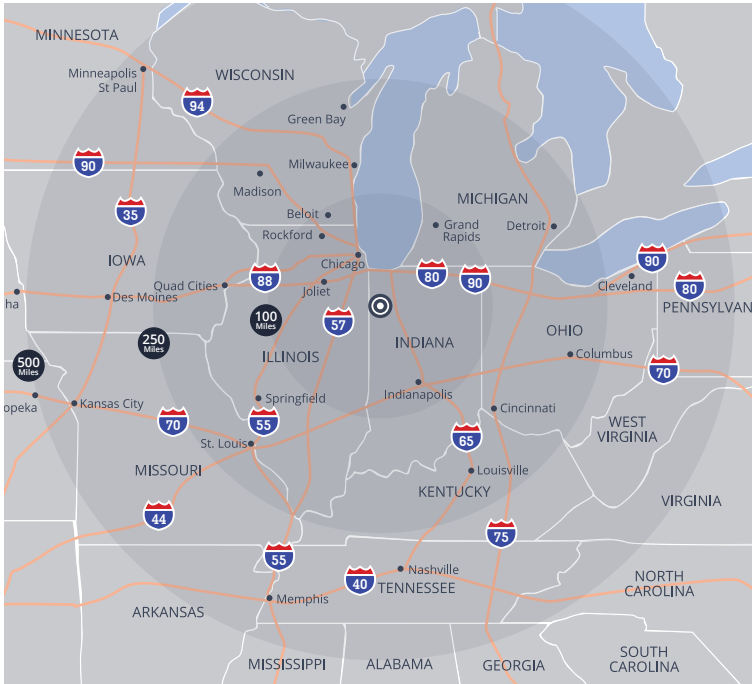
## Area Highlights

The Silos at Sanders Farm is a 195-acre, master-planned class A business park located in the exploding Northwest Indiana submarket. Located only 40 miles from Chicago, The Silos remaining space can accommodate users from 60,000 to 270,000 square feet. With more than 3,700 linear feet of frontage along I-65 and access to multiple interstates via the 4-way interchange at US Route 30, the park is truly a prime midwest distribution location and home to corporate neighbors such as:

- Amazon
- Purdue Technology Center
- Prefab Sheetmetal
- Lamar Advertising
- S&S Truck Parts
- Winland Foods (Quality Pasta )
- Wabtec Corp.
- Diafuku
- Fortified Packaging
- Domino's Pizza
- Dawn Food Products
- Modern Forge Indiana
- Crown Packaging
- Albanese Candy
- Panduit Corp.
- NFI Industires
- Penske
- Lineage



## One Day Delivery Map



## 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 **4<sup>th</sup> and 6<sup>th</sup> highest volume air freight hubs** in the United States



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

## Northwest Indiana & Chicago Map



# AVISON YOUNG

## A top ranking region for doing business.

80%

of the U.S. population within a **one-day drive**

*Northwest Indiana Forum*



3

**Class 1** railroads

*Northwest Indiana Forum*



Fiber

Northwest Indiana is home to **world-class fiber connectivity** needed in today's marketplace for businesses to reliably transmit large volumes of data.

*Northwest Indiana Forum*



25%

of the **nation's steel is made here**. NW Indiana is home to Arcelor, Mittal's Indiana Harbor and Burns Harbor facilities, as well as U.S. Steel's Gary Works plant.

*Northwest Indiana Forum*



15.6%

NWI **manufacturing jobs**

*Lake County Indiana Economic Alliance*



\$40B

NWI **gross regional product**

*Lake County Indiana Economic Alliance*



### INDIANA: STATISTICS OF THE STATE

#1

**Manufacturing (employment)  
business facilities**

*Indiana Economic Development Corporation*

2.5%

**Unemployment  
insurance rate**

*Indiana Economic Development Corporation*

#2

**Best state to start a business**

*Forbes 2024*

25%

**of Indiana's economic  
output is based in Manuf.**

*Indiana Economic Development Corporation*

#3

**Property tax index rank**

*The Tax Foundation*

AAA

**Bond rating**

*Standard & Poor's Global*

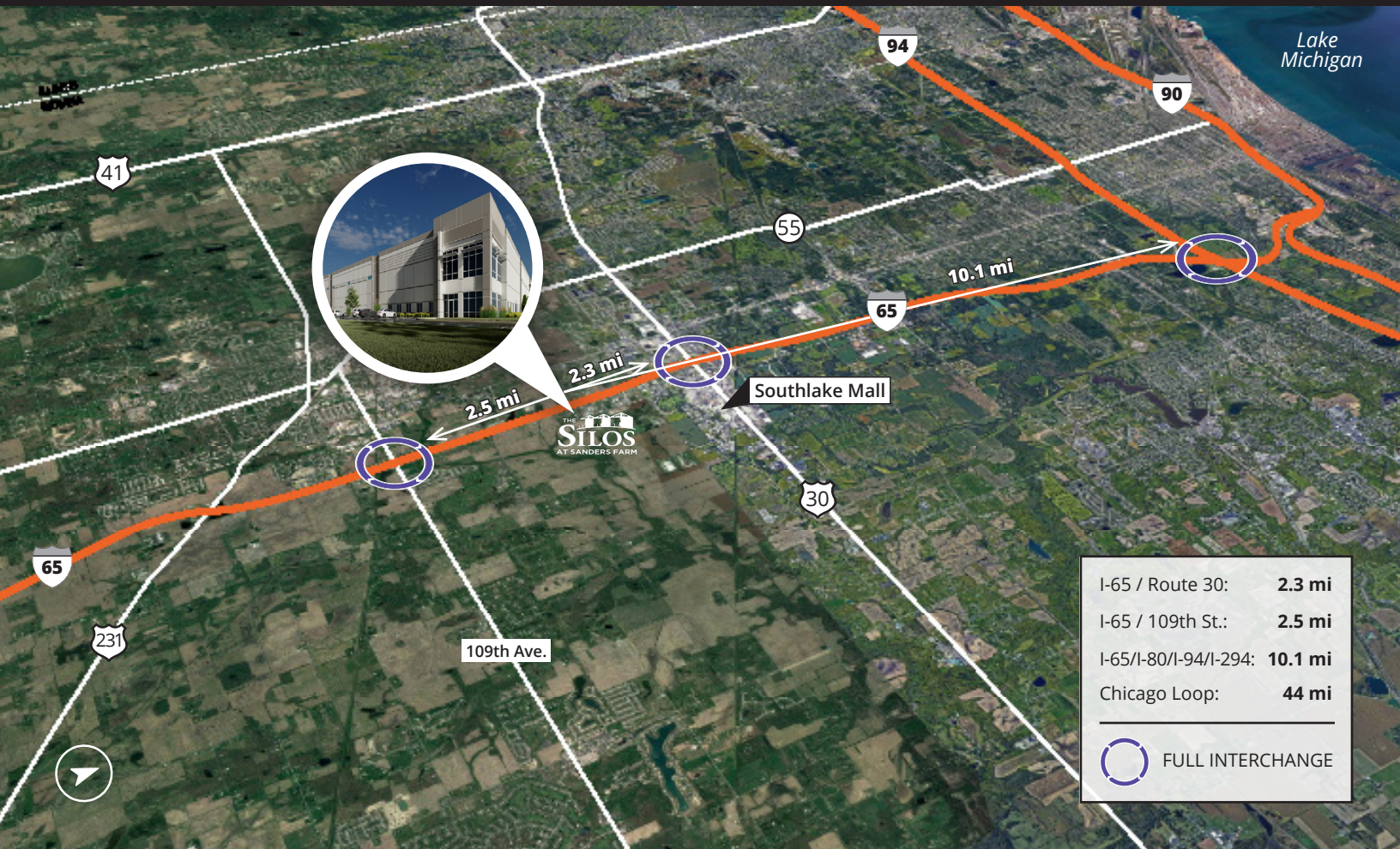
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**State infrastructure**

*CNBC State Infrastructure Ranking*

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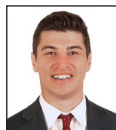
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**AVISON  
YOUNG**

THE  
**SILOS**  
AT SANDERS FARM

Developed by:

**CROW HOLDINGS**  
INDUSTRIAL

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