

FOR SALE

24 Marble Street
24 Marble Street, Hammond, IN 46327

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Frontline Real Estate Partners, LLC in compliance with all applicable fair housing and equal opportunity laws.

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	10
DEMOGRAPHICS	14
ADVISOR BIOS	16

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1

PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject to Offer
Building Size:	399,000 SF
Lot Size:	23 Acres
Occupancy:	0%
Drive-in-Doors:	BTS
Electric/Power:	3,000 AMP
Year Built:	2023
Parking:	166 spaces (0.75/1,000 SF)
	NW Indiana (Chicago MSA)

Property Overview

Brand new (2023) 399,000 SF industrial distribution/warehouse for sale located at 24 Marble Street in Hammond, Lake County, Indiana. The brand new facility was constructed in December, 2023 and offers prospective Tenants an opportunity to join a highly accessible property in an excellent location, 20 miles southeast of Downtown Chicago. Located directly along the Indiana/Illinois border, the property provides direct access to the Indiana Harbor Belt Rail Road, featuring unique, yet convenient distribution access to one of the country's busiest railroads. Located approximately four (4) blocks south of the new commuter rail station, less than one (1) mile south of Interstate-90, and approximately three (3) miles north of Interstate-94/Interstate-80. The building's convenient location not only provides easy access for employees, but also offers Tenants direct distribution access to O'Hare International Airport and Midway Airport. Additionally, the property features 32' clear height, unlimited power (per user request), 20 docks, two (2) overhead doors, 166 surface level parking spaces (0.75 spaces/1,000 SF) and several local economic incentives in the aggressive Indiana business climate. The property is also within two (2) miles of the Walmart and FedEx distribution facilities representing the desire by credit users to occupy space in the sub-market.

Property Highlights

- Brand new (2023) 399,000 SF manufacturing/distribution/warehouse facility for sale in Northwest Indiana, directly along the Indiana/Illinois border
- The building features rail access to all call 1 railroads via the Indiana Harbor Belt Railroad
- Existing zoning accommodates for virtually any user
- New commuter retail stations located just four (4) blocks from the property

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Location Description

Phenomenal opportunity to purchase a brand new (2023) 399,000 SF industrial facility in Hammond, Lake County, Indiana. Located steps from the Illinois/Indiana border, the new development features a rare opportunity for an owner/user to acquire a property four (4) blocks from the new Hammond commuter rail station and access to all class 1 railroads via the Indiana Harbor Belt located along the property's south side. With this location, the Property offers prospective Tenants access to the nation's largest trucking center (67% of Nation's freight moves throughout Chicago) and offers convenient access to O'Hare International Airport and Midway Airport, via Interstate-90 (>1 mile north) and Interstate-94/Interstate-80 (3 miles south). Additionally, the Property is ~20 miles south of Chicago but offers numerous local economic incentives in the aggressive Indiana business climate. The property is also near Walmart and FedEx distribution facilities, showing a willingness from nationally accredited businesses to be in this market.



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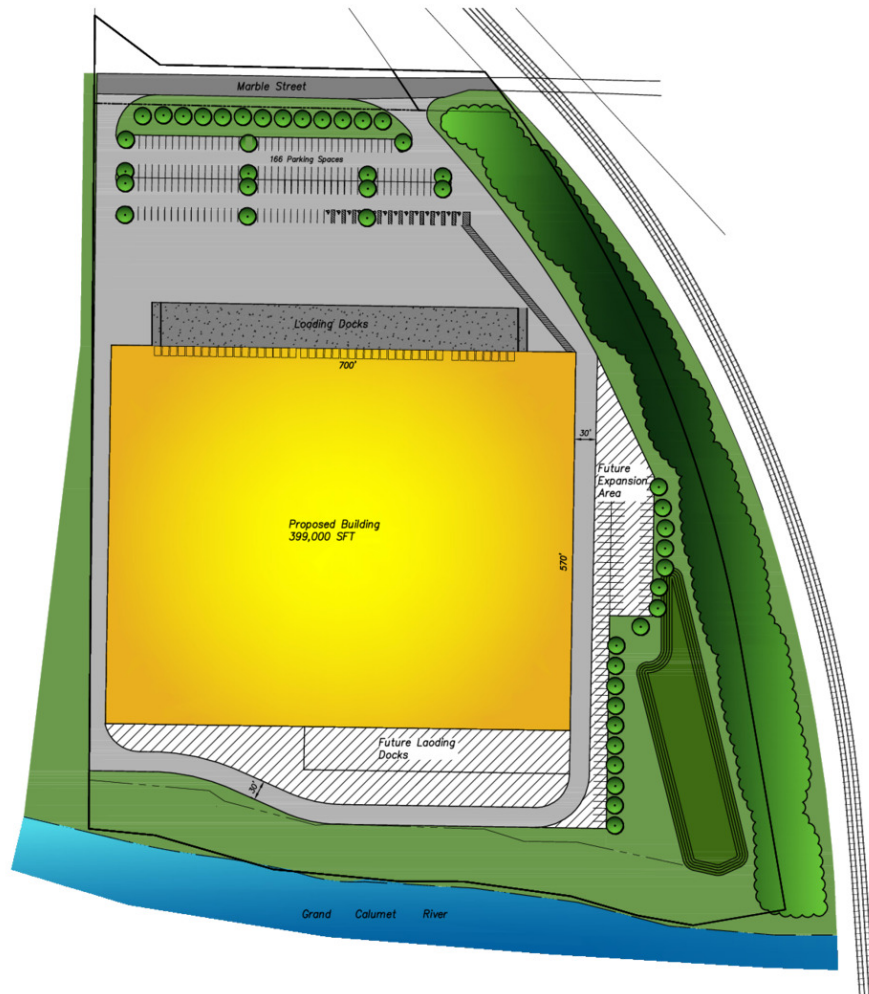
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Property Highlights

- Brand new (2023) 399,000 SF manufacturing/distribution/warehouse facility for sale in Northwest Indiana, directly along the Indiana/Illinois border
- Rare opportunity for an owner/user
- The building features rail access to all call 1 railroads via the Indiana Harbor Belt Railroad
- Existing zoning accommodates for virtually any user
- Several local economic incentives available in addition to the aggressive Indiana business climate
- New commuter retail stations located just four (4) blocks from the property
- 166 surface level parking spaces on-site (0.75/ 1,000 SF)
- Up to 62 dock doors and three (3) drive-in overheads doors
- 10-year 100% property tax abatement



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INDIANA VS. ILLINOIS BUSINESS COST COMPARISON		
Taxes & Factors	INDIANA	ILLINOIS
Corporate Income Tax Rate (a)	5.75% 5.5% by 2019 5.25% by 2020 4.9% by 2021	9.5% (7.0% + 2.5% replacement tax)
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor
Individual Income Tax Rate	3.23%	4.95%
Local Average Individual Income Tax Rate (b)	1.56%	None
Sales Tax Rate	7.0%	6.25%
Local Average Sales Tax Rate (c)	None	2.48%
2019 Tax Foundation Property Tax Index Rank	2	45
Inventory Tax	No	No
Unemployment Insurance Tax - New Employer Rate	2.5%	3.225%
Unemployment Insurance Tax - Wage Base	\$9,500	\$12,960
Workers' Compensation Premium Rate Rank	2	30
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$0.87	\$1.80
Mean Hourly Wage (d)	\$22.32	\$28.08
Cost of Living Index	95.2	100.6
Right To Work	Yes	No
State Rankings	INDIANA	ILLINOIS
U.S. News & World Report <i>2018 Best States for Long-Term Fiscal Stability</i>	2	50
CNBC <i>America's Top States for Business 2018 - Infrastructure</i>	2	22
Forbes <i>The Best States for Business 2018 - Regulatory Environment</i>	3	39
Area Development <i>Top States for Doing Business 2018 - Favorable Utility Rates</i>	3 (tie)	Not Ranked in Top 10
CNBC <i>America's Top States for Business 2018 - Business Friendliness</i>	4	47
Chief Executive <i>2018 Best & Worst States for Business</i>	5	48
Area Development <i>Top States for Doing Business 2018 - Overall Coast of Doing Business</i>	5 (tie)	Not Ranked in Top 10
Tax Foundation <i>2019 State Business Tax Climate Index</i>	10	36
S&P Global State Credit Rating <i>General Obligation or ICR</i>	AAA	BBB-

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BUSINESS COST COMPARISON - MIDWEST										
Taxes & Factors	INDIANA	ILLINOIS	IOWA	KENTUCKY	MICHIGAN	MINNESOTA	MISSOURI	NEBRASKA	OHIO	WISCONSIN
Corporate Income Tax Rate (a)	5.75% 5.5% by 2019 5.25% by 2020 4.9% by 2021	9.5% (7.0% + 2.5% replacement tax)	6% - 12%	5.0%	6.0%	9.8%	6.25%	5.58% - 7.81%	0% - 0.26%	7.9%
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor	Single Sales Factor	Single Sales Factor	Single Sales Factor	Single Sales Factor	Sales, Property, & Payroll Equally Weighted	Single Sales Factor	Gross Receipts Tax (Commercial Activity Tax)	Single Sales Factor
Individual Income Tax Rate	3.23%	4.95%	.36% - 8.98%	5.0%	4.25%	5.35% - 9.85%	1.5% - 5.4%	2.46% - 6.84%	0% - 4.997%	4%-7.65%
Local Average Individual Income Tax Rate (b)	1.56%	None	0.22%	2.08%	1.7%	None	0.5%	None	2.5%	None
Sales Tax Rate	7.0%	6.25%	6.0%	6.0%	6.0%	6.875%	4.225%	5.5%	5.75%	5.0%
Local Average Sales Tax Rate (c)	None	2.48%	0.82%	None	None	0.55%	3.86%	1.39%	1.4%	0.44%
2019 Tax Foundation Property Tax Index Rank	2	45	39	35	22	31	7	40	13	21
Inventory Tax	No	No	No	Yes (Offset by tax credit)	Partial	No	No	No	No	No
Unemployment Insurance Tax - New Employer Rate	2.5%	3.225%	1.0%	2.7%	2.7%	Industry Average	Industry Average	1.25%	2.7%	3.05% - 3.25%
Unemployment Insurance Tax - Wage Base	\$9,500	\$12,960	\$29,900	\$10,200	\$9,000	\$32,000	\$12,500	\$9,000	\$9,500	\$14,000
Workers' Compensation Premium Rate Rank	2	30	22	19	15	24	25	26	16	41
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$0.87	\$1.80	\$1.64	\$1.51	\$1.38	\$1.67	\$1.68	\$1.70	\$1.40	\$2.02
Mean Hourly Wage (d)	\$22.32	\$28.08	\$21.89	\$21.66	\$25.16	\$27.24	\$22.99	\$21.34	\$23.35	\$22.70
Cost of Living Index	95.2	100.6	97.7	93.4	90.6	102.0	90.7	100.6	91.7	100.3
Right To Work	Yes	No	Yes	Yes	Yes	No	No	Yes	No	Yes

Reviewed 01/02/2019

(a) The corporate income tax rate decreases are effective July 1 of each year noted.

(b) The effective local income tax rate is calculated by taking the mean of the income tax rate in the most populous city and the capital city.

(c) City, county and municipal rates vary. These rates are weighted by population to compute an average local tax rate.

(d) QCEW 2017 - Statewide, Total-all industries, Private, All establishment sizes, Average Annual Pay/2080

Source: Tax Foundation (9/2018). Federation of Tax Administrators (State Apportionment of Corporate Income, 1/2018). Oregon Dept. of Consumer & Business Services (Oregon Workers' Compensation Premium Rate Ranking, 10/2018). Various state unemployment insurance agencies. ADP FastFacts. PayrollTaxes.com. Bureau of Labor Statistics - Quarterly Census of Employment & Wages (9/2018). Emsi 2018.3 (using C2ER Cost of Living data). National Right To Work Legal Defense Foundation. Area Development (9/2018). Chief Executive (5/2018). CNBC (7/2018). Forbes (11/2018). U.S. News (2/2018). S&P Global Ratings (4/2018).

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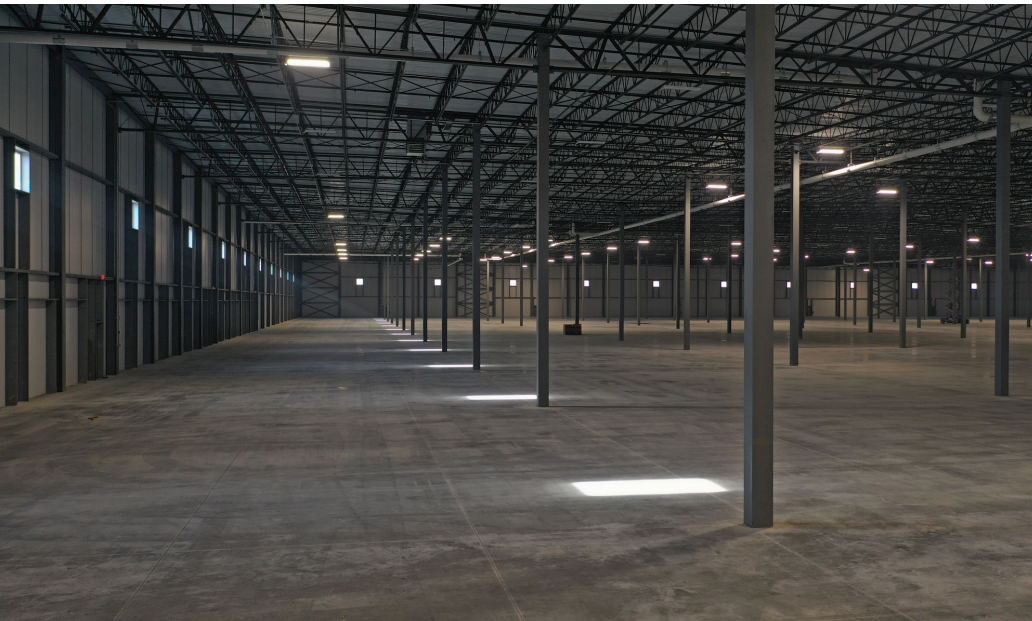
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INDUSTRIAL PROPERTY FOR SALE

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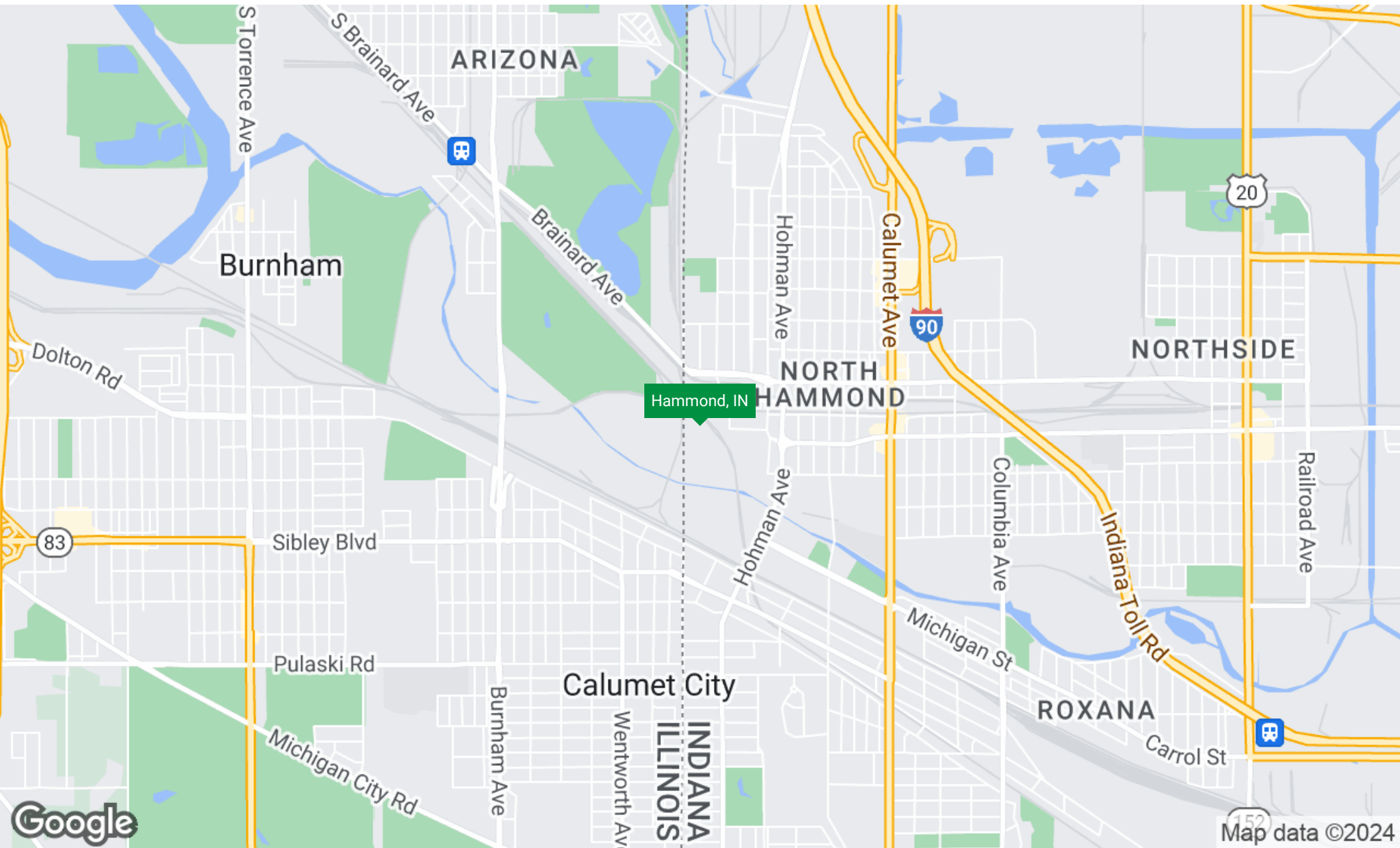
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LOCATION INFORMATION

INDUSTRIAL PROPERTY FOR SALE

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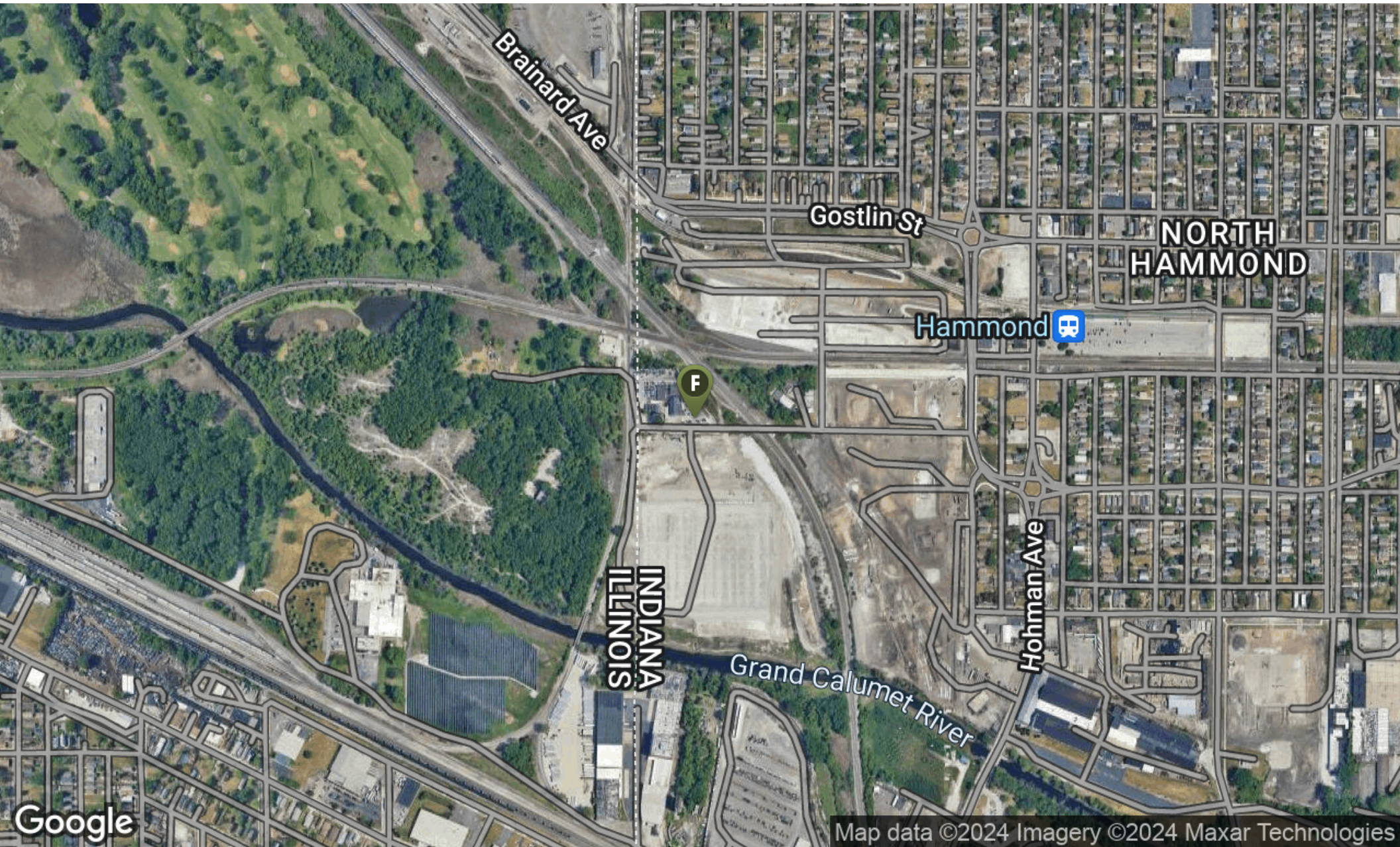
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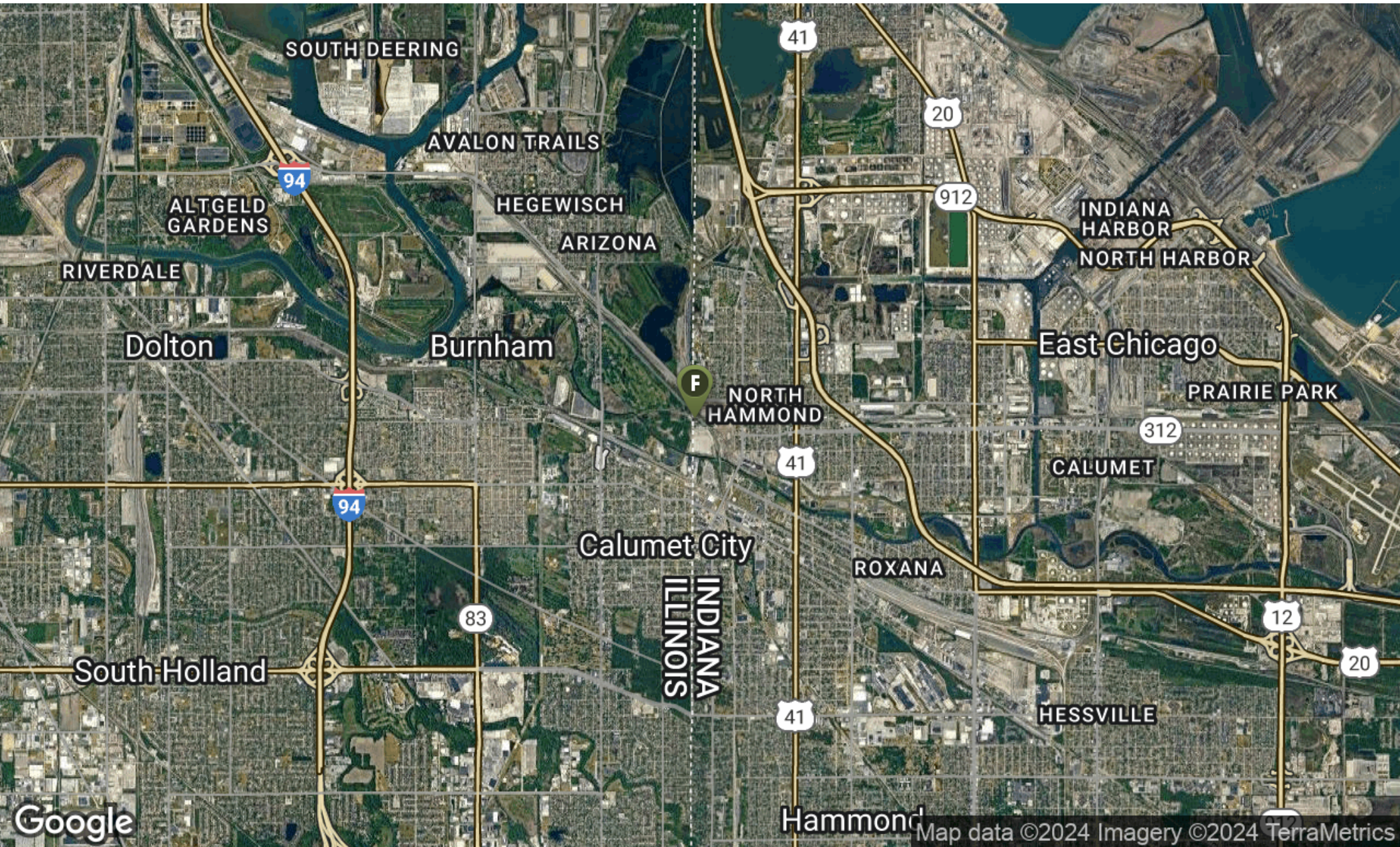
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INDUSTRIAL PROPERTY FOR SALE

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3

DEMOGRAPHICS

INDUSTRIAL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	487	2,563	11,574
Average Age	33.8	38.4	36.3
Average Age (Male)	39.0	39.4	34.7
Average Age (Female)	32.1	37.3	37.1

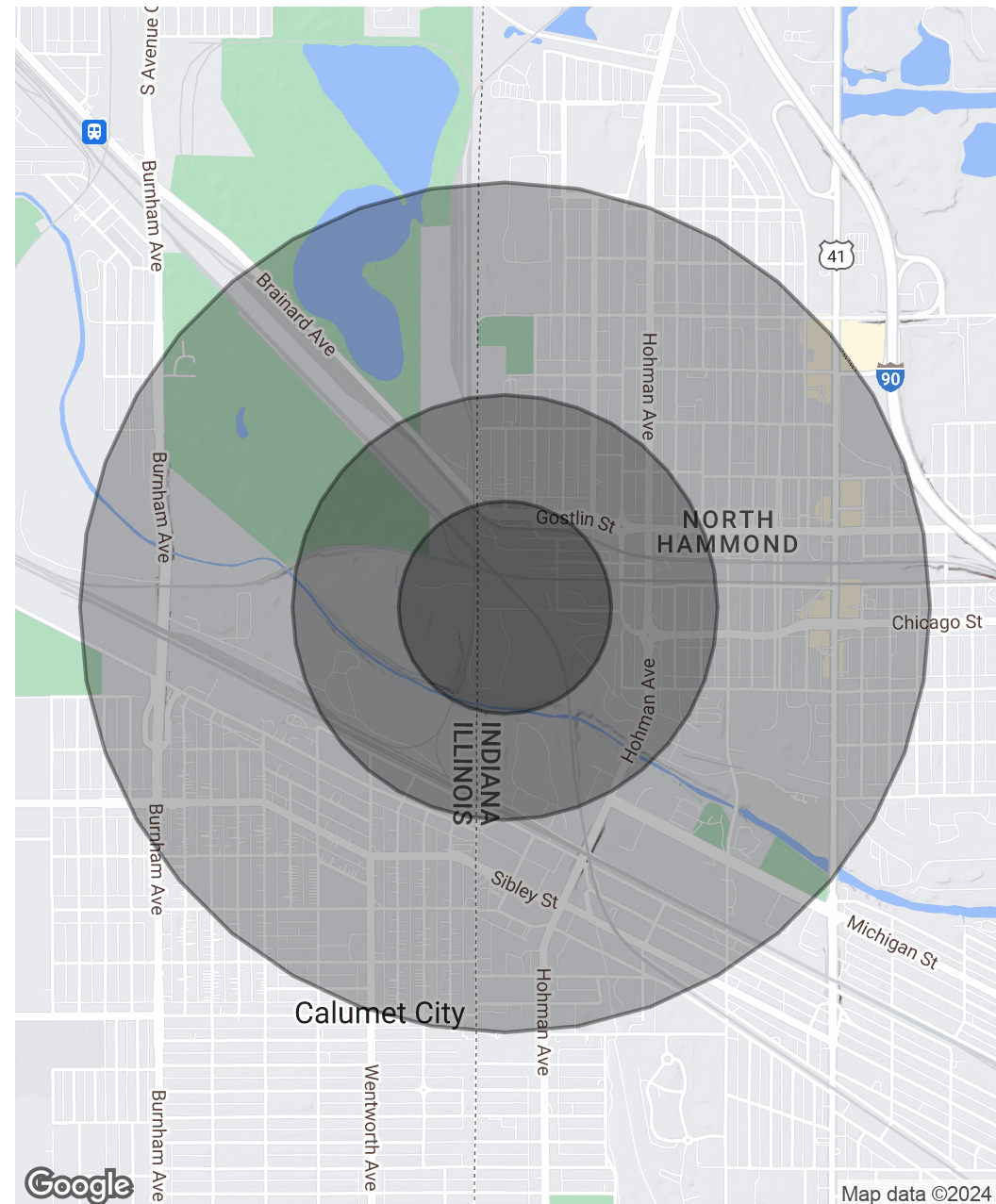
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	186	1,175	5,156
# of Persons per HH	2.6	2.2	2.2
Average HH Income	\$50,323	\$47,022	\$42,221
Average House Value	\$87,810	\$71,289	\$74,684

Race	0.25 Miles	0.5 Miles	1 Mile
% White	25.3%	36.8%	38.4%
% Black	25.3%	30.5%	30.0%
% Asian	0.0%	0.0%	0.2%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.2%	0.4%
% Other	47.6%	29.0%	28.0%

Traffic Counts

Marble Street & Wabash Avenue /day

2020 American Community Survey (ACS)



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