



AVAILABLE FOR SALE OR LEASE

205 Woodcreek Drive

MICHIGAN CITY, IN 46360



Property Overview

Located within an industrial park, this 21,000-square-foot warehouse is designed to accommodate one user or can be divided into six different industrial suites. The building has six 12' overhead doors and 6" concrete floors, ensuring durability under heavy use. The interior has energy-efficient LED lighting, 14' to 16' ceiling height, a gas-forced heating system, and 30' spacing between columns and air compressor lines. Electrical demands are more than met by the 3-phase, 800 Amps service. Externally, the property offers 49 parking spots, addressing both workforce and visitor parking needs. Zoned for Manufacturing 1, the building presents a significant opportunity for businesses looking to establish or expand their manufacturing capabilities.

BUILDING SIZE	21,000 SF
SALE PRICE	\$1,900,000
LEASE PRICE	Negotiatble
MINIMUM DIVIDE	1,910 SF
ZONING	Manufacturing 1
YEAR BUILT	2009
UTILITIES	All Available
PARKING	49 Spots
ACRES	4.628

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

LORI TUBBS

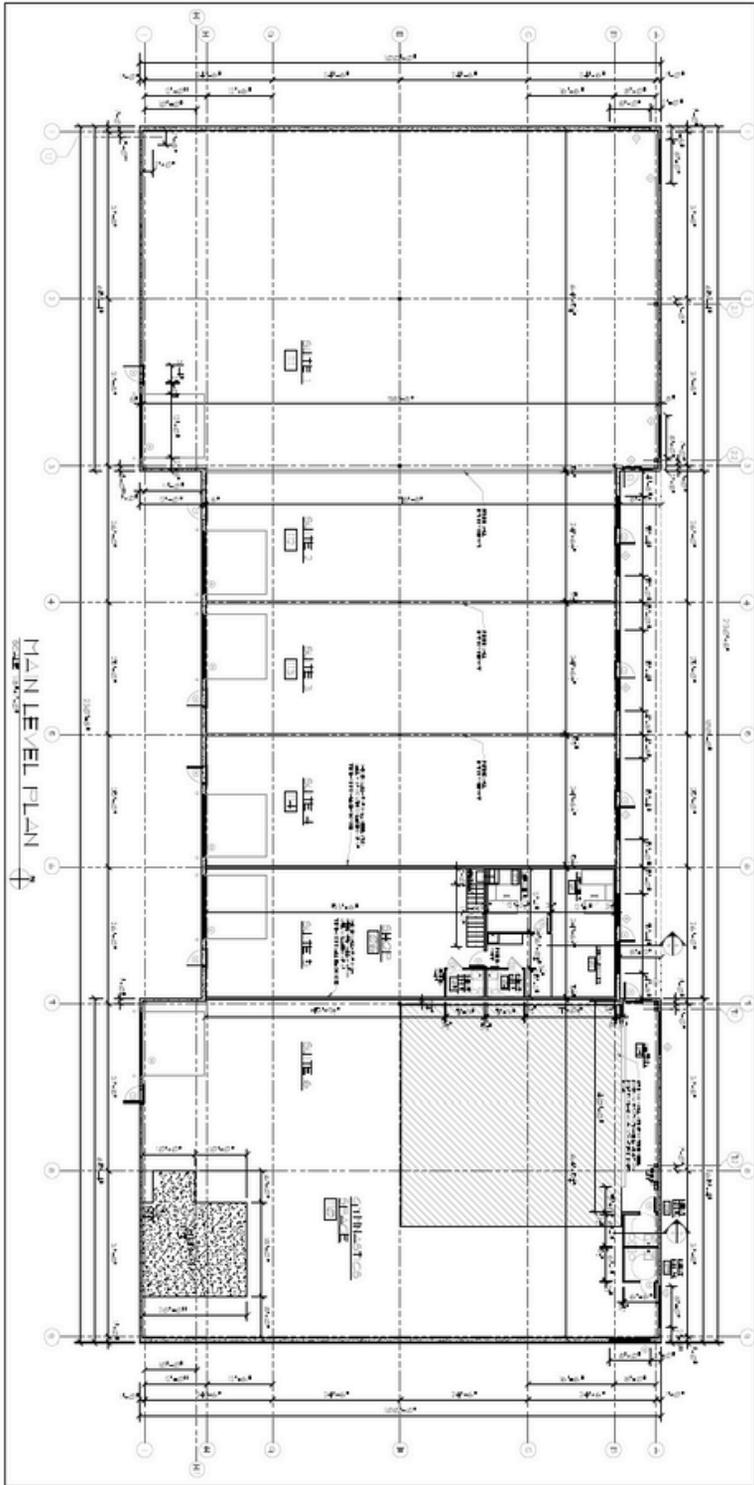
REAL ESTATE & DEVELOPMENT CONSULTING

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BUILDING LAYOUT



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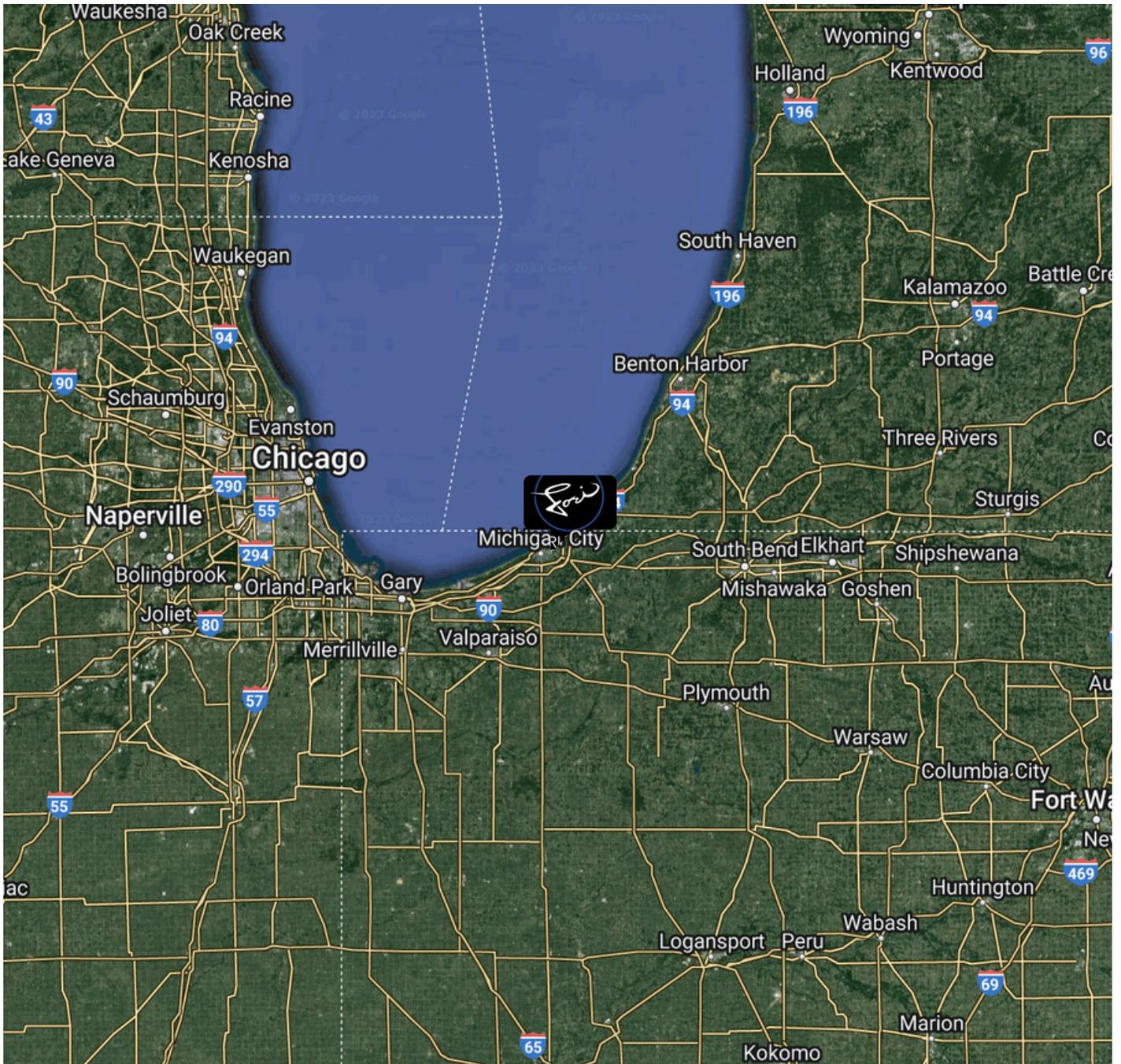
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LOCATION DESCRIPTION

- 0.5 miles from I-94
- 20 miles to the Port of Indiana - Burns Harbor
- 36 miles from the IL/IN border
- 43 miles from Chicago

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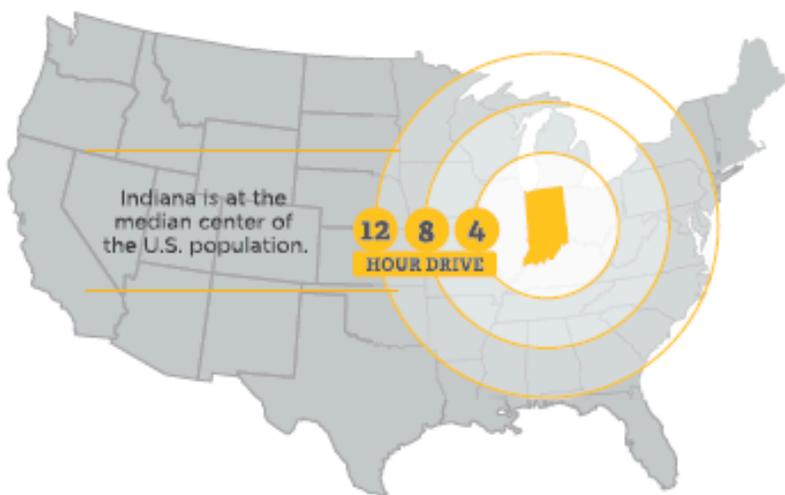
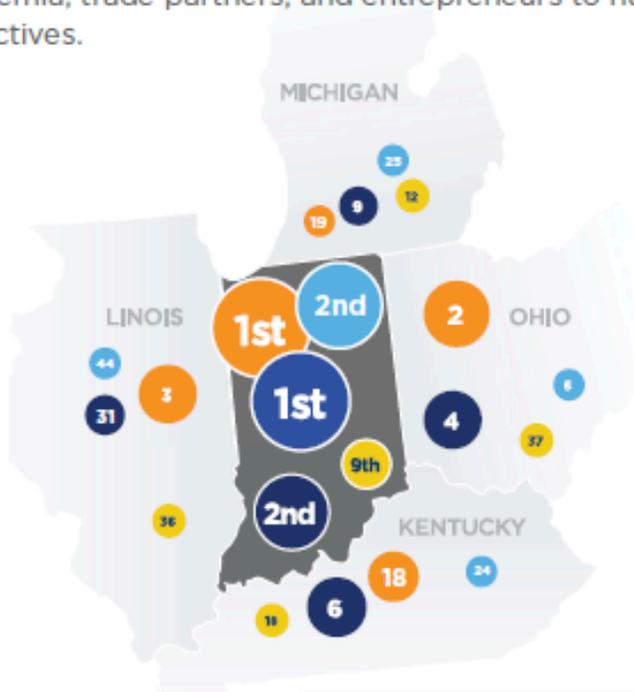
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STATE OF INDIANA INFOMATION



Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1** America's Top State for Business Infrastructure
(CNBC, 2022)
- 1** Best Place to Start a Business
(Forbes, 2025)
- 1** Property Tax Index Rank
(Tax Foundation, 2022)
- 2** Cost of Doing Business
(America's Top States for Business, CNBC, 2022)
- 9** State Business Tax Climate Index Score
(Overall Rank, 2023)



STATE OF INDIANA INFORMATION



CORPORATE INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 4.5% | IL: 4.95%

AAA Indiana Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: BBB+
(Fitch, 2023)

UNEMPLOYMENT INSURANCE RATE: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

UI Tax for New Employers: \$238

WORKER'S COMPENSATION PREMIUM RATE RANK: 4th

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: NO | OH: NO | KY: YES | IL: NO

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