



**3,900 - 16,920 SF INDUSTRIAL
FOR LEASE!**

**1201 EAST
86TH PLACE**
Merrillville, Indiana

PRESENTED BY



Your SVN Suburban
NEXT LEVEL TEAM

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PROPERTY OVERVIEW & OFFERING SUMMARY

1201 EAST 86TH PLACE

Offering Summary

- > Lease Rate: \$8.25 PSF NNN
- > Taxes: \$1.00 PSF
- > CAM: \$1.51 PSF
- > Building Size: 29,420 SF
- > Available SF: 3,900 - 16,920 SF
- > Year Built: 1989
- > Zoning: M-1 Limited Industrial



Property Overview

1201 E 86th Place is a 29,420 SF Industrial Flex Building that has been subdivided into smaller pods with office and warehouse space. This property features second-story office in portions of the property and many configurations for a variety of tenant sizes and use requirements.

This property is ideal for lab, research & development, technology, processing facilities, manufacturing, outside storage, and many other uses.

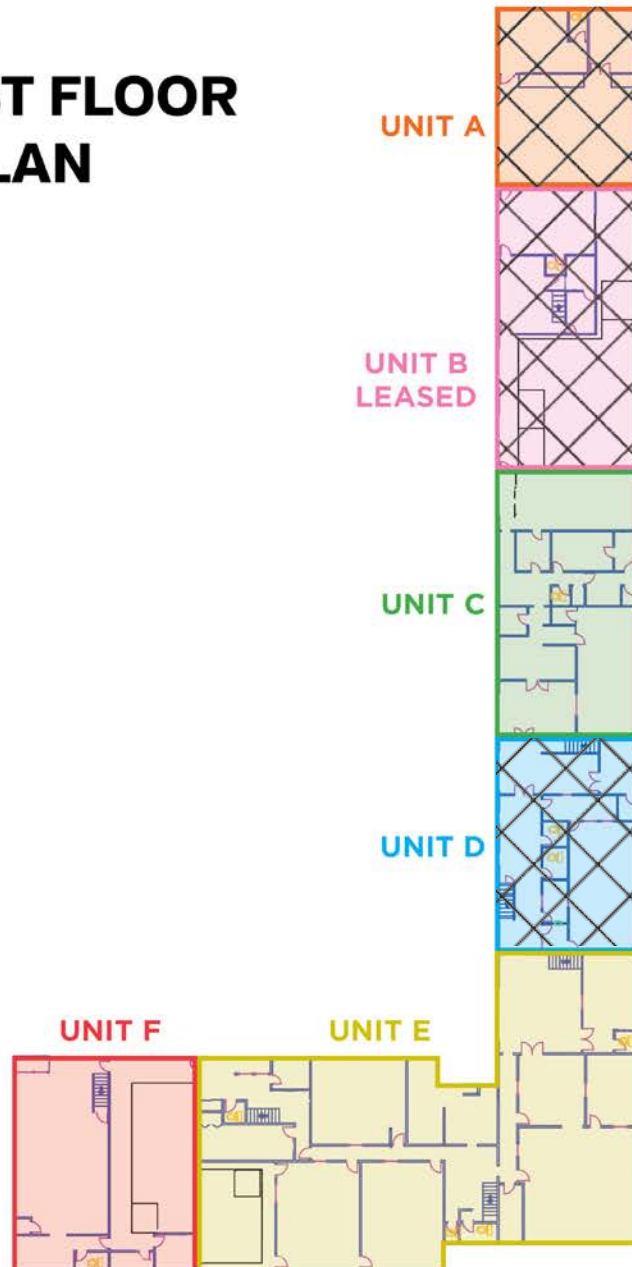
Building Highlights

- > Interstate 65 Frontage
- > Fully Heated and Air Conditioned Building
- > 50 Parking Spaces
- > Power 120 AMPS/208V
- > Warehouse Ceiling Height 20' Clear
- > 10 Drive-In Doors (12'X12' - 12'X14' Feet)
- > Office Space Available in all Suites, 2 Suites have 2nd story office.

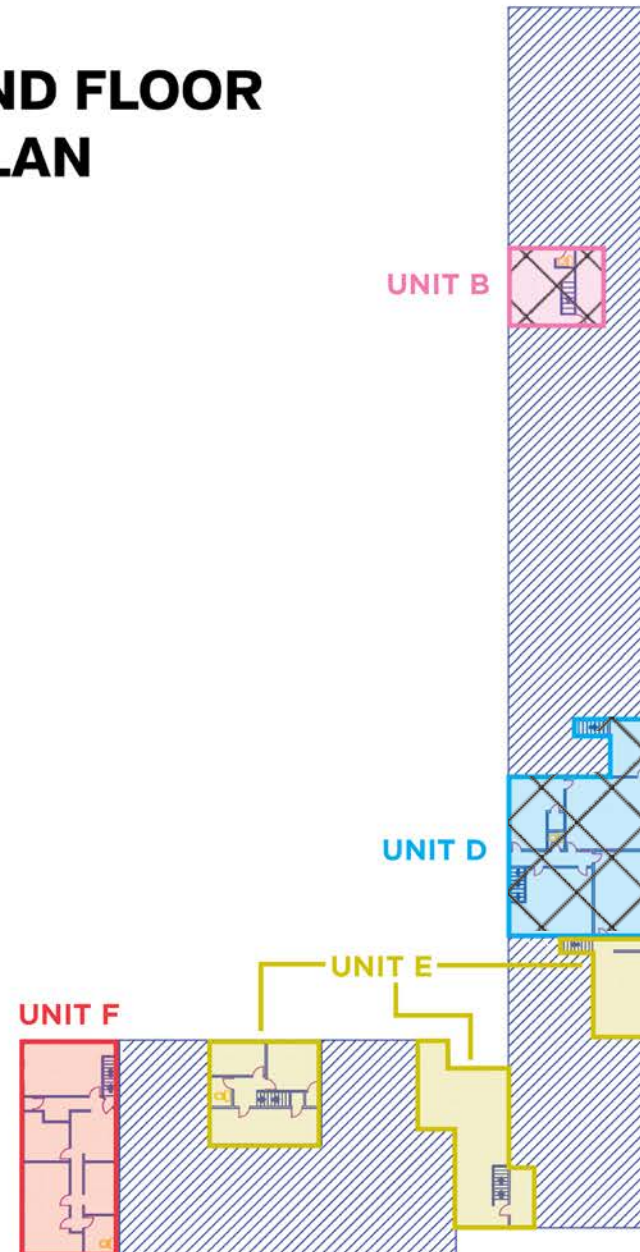
PROPERTY SITE PLANS

1201 EAST 86TH PLACE

1ST FLOOR PLAN

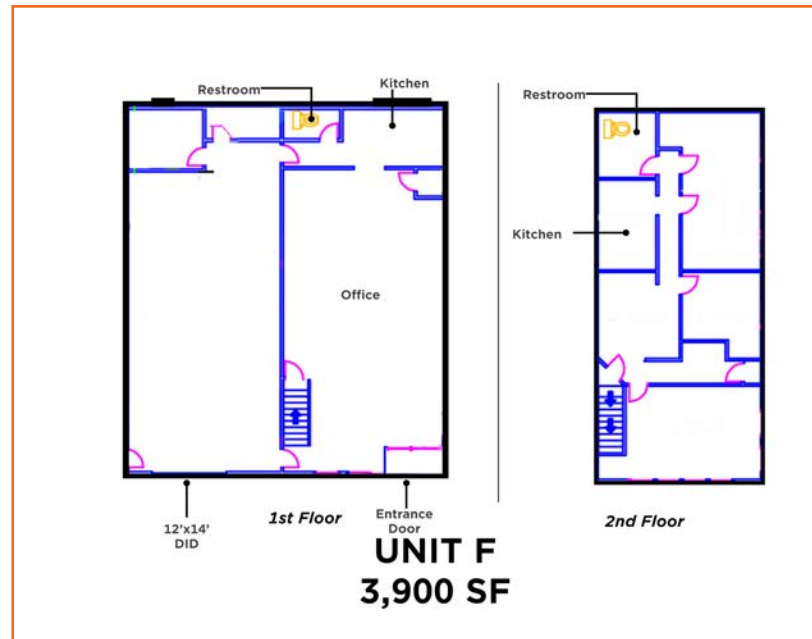
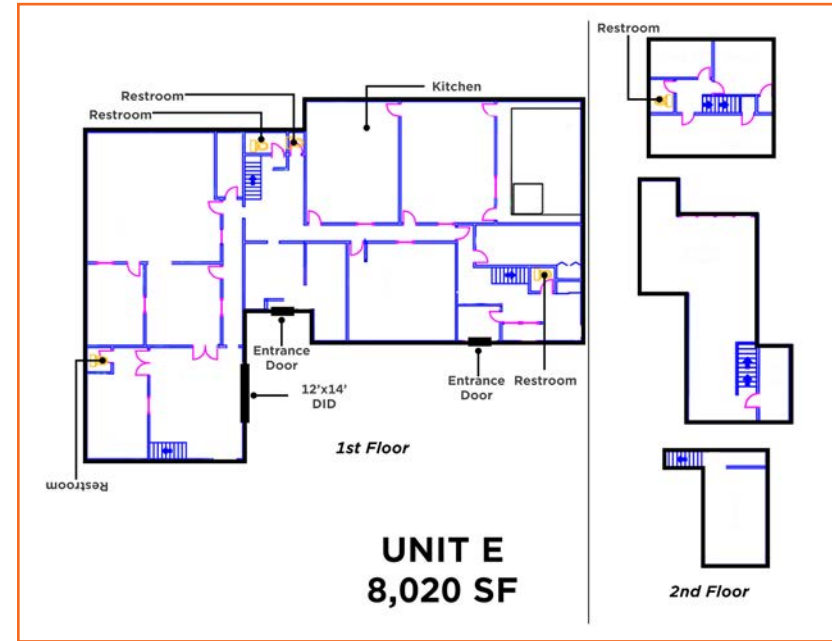
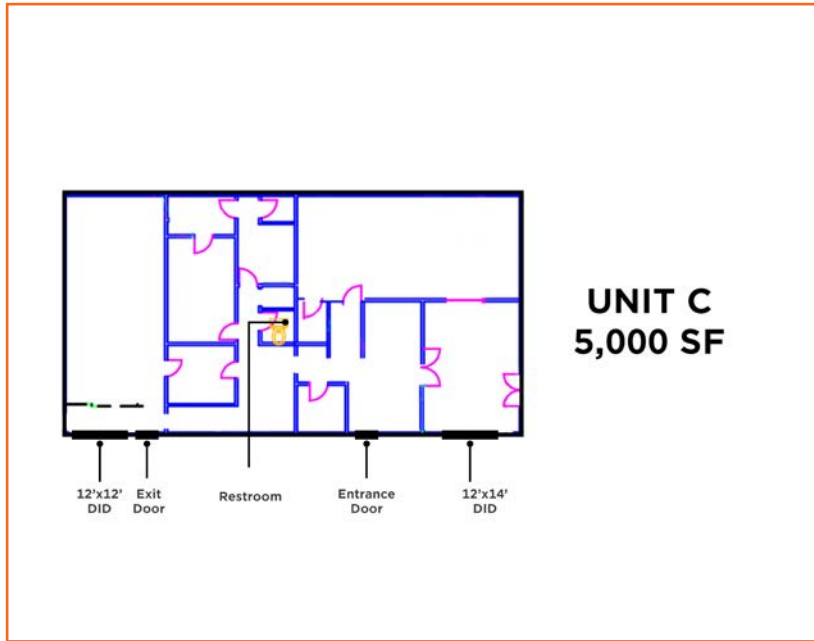


2ND FLOOR PLAN



INDIVIDUAL UNIT FLOOR PLANS

1201 EAST 86TH PLACE



Note: All SF Are Approximate

LOCATION MAP

1201 EAST 86TH PLACE



MERRILLVILLE MARKET SUMMARY

1201 EAST 86TH PLACE

MERRILLVILLE is a town located in Ross Township, Lake County, Indiana, United States. It is part of the Chicago metropolitan area. Historically, the town has been known for its proximity to major transportation routes, including Interstate 65 and U.S. Route 30, making it a strategic location for businesses. The city's proximity to Chicago, a major global financial and economic hub, further contributes to its appeal as a prime location for businesses seeking regional and national reach.

Merrillville's business climate is characterized by a diverse and dynamic array of industries, ranging from retail to manufacturing, technology, and professional services. The city boasts a business-friendly environment, supported by a proactive local government committed to fostering economic growth.



Taking advantage of its convenient access to steel manufacturing, seven railroad companies have outposts and manufacturing facilities in the region. Industrial tenants are benefiting from Indiana's substantially lower property and sales taxes and occupancy costs from its neighbor to the east, while also taking advantage of its proximity to the nation's third-largest metro.

The Indiana industrial submarket contains 47.6 million SF of space. Like in the metro, logistics is the predominant subtype in the Indiana Submarket, making up around 24.5 million SF utilized by logistics firms and manufacturers to bring their goods to market. Manufacturing facilities are also plentiful here and are generally categorized as specialized industrial assets.



ADDITIONAL PROPERTY PHOTOS

1201 EAST 86TH PLACE



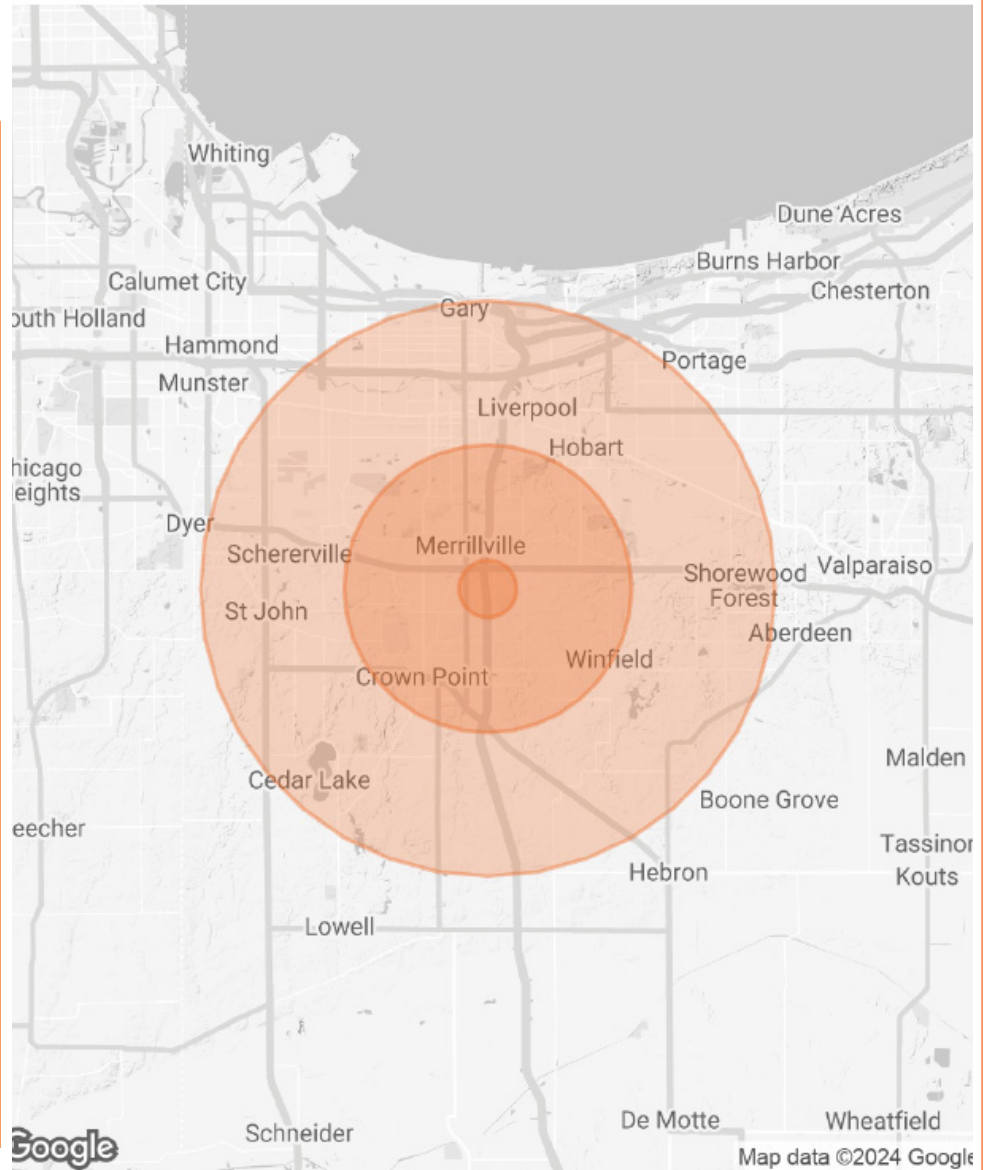
DEMOGRAPHIC MAP & REPORT

1201 EAST 86TH PLACE

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,723	87,290	333,464
AVERAGE AGE	45.8	41.3	41.0
AVERAGE AGE (MALE)	46.2	39.2	38.9
AVERAGE AGE (FEMALE)	45.5	42.4	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,008	37,009	146,555
# OF PERSONS PER HH	1.7	2.4	2.3
AVERAGE HH INCOME	\$53,163	\$75,323	\$71,198
AVERAGE HOUSE VALUE	\$84,388	\$171,804	\$167,333

* Demographic data derived from 2020 ACS - US Census



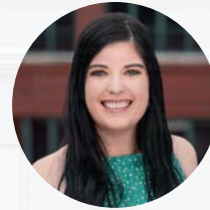
Thank You



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