

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Lease Rate:</b>	\$14.00 SF
<b>Available SF:</b>	12,000 SF
<b>Lease Type:</b>	MG
<b>Expenses:</b>	Utilities/Dumpster
<b>Building Size:</b>	12,000 SF
<b>Lot Size:</b>	1.35 Acres
<b>Zoning:</b>	M-1

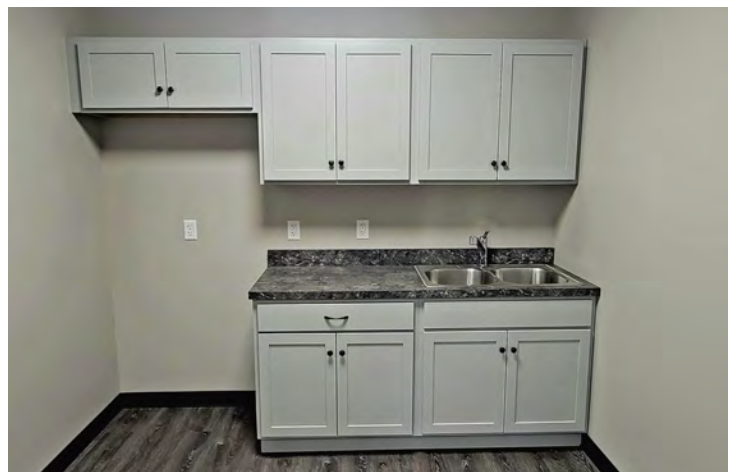
### PROPERTY OVERVIEW

Brand new 12,000 SF Warehouse space containing 1,800 SF premium office space and 10,200 warehouse space. Amenities include 4-5 office spaces, an open reception/meeting area, kitchen with a double bowled sink along with a refrigerator and microwave. This warehouse has three 14' overhead doors along with fencing all around the property. Electric service 240-3 Phase, with LED lighting. Approximately 100' of turnaround space in the rear of the building.

### LOCATION OVERVIEW

Located in the NEW Railside Business Park in Cedar Lake. 30 minutes away from U.S. 30 via U.S. 41/ Wicker Avenue. 15 minutes to Illinois border via U.S. 231. 1 hr. southwest of Chicago IL via I-94. This property is right off of the Indiana Harbor Belt Railroad with rail access.

## REPRESENTATIVE PHOTOS





## WAREHOUSE PHOTOS





## AERIAL PHOTOS





## RETAILER MAP



For Information Contact:

Allen Bartley

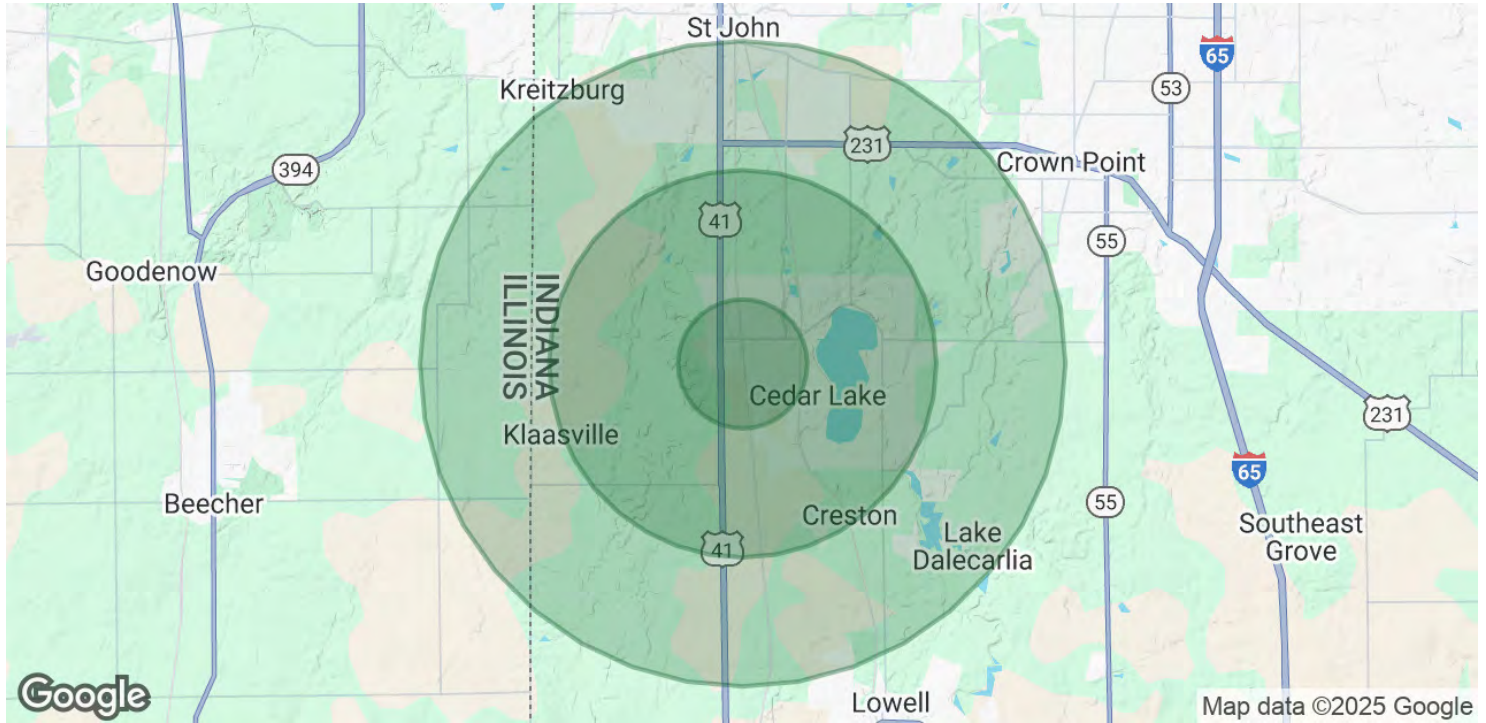
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,780	18,051	43,551
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,475	6,846	16,114
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$101,435	\$107,930	\$124,489
Average House Value	\$326,445	\$332,668	\$375,248

*Demographics data derived from AlphaMap*