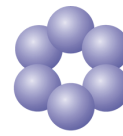


INDUSTRIAL/FLEX SPACE FOR LEASE

THE AVANTI BUILDING

503 E. 98TH AVE., MERRILLVILLE, IN



AMERIPLEX
AT THE CROSSROADS



HOLLADAY
PROPERTIES



PROPERTY FEATURES

- Located within a 386-acre master-planned business park
- High-speed, high-capacity fiber optic telecom
- All municipal utilities and off-site stormwater detention in place
- Flexible/economical building designs
- Positioned at a true crossroads, just 30 minutes away from downtown Chicago
- Surrounded by convenient support services, attractions, and amenities
- Broadway & Mississippi St fully improved truck access to I-65 at US 30 & 109th Ave in 6 minutes
- Tax abatement available



CONTACT US

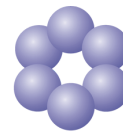
219-764-3104

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BUILDING SPECIFICATIONS

SIZE: 51,000 SF situated on 4.73 acres | Divisible to 7,500 SF

- **REMAINING SPACE AVAILABLE:** Suite D - 14,100 SF

DIMENSIONS: 340' length by 150' depth

COLUMN BAYS: End: 50' x 50' Interior: 40' x 50'

CEILING HEIGHT: 20' clear

CONSTRUCTION: Precast insulated core panel with EPDM roof

FLOOR: 4" reinforced concrete slab at front bays, 6" reinforcement concrete slab at rear bay

DOCKS: 4 dock doors with recessed leveler, bumpers, weather seal

DRIVE-IN DOORS: 4 doors, 12' x 16'

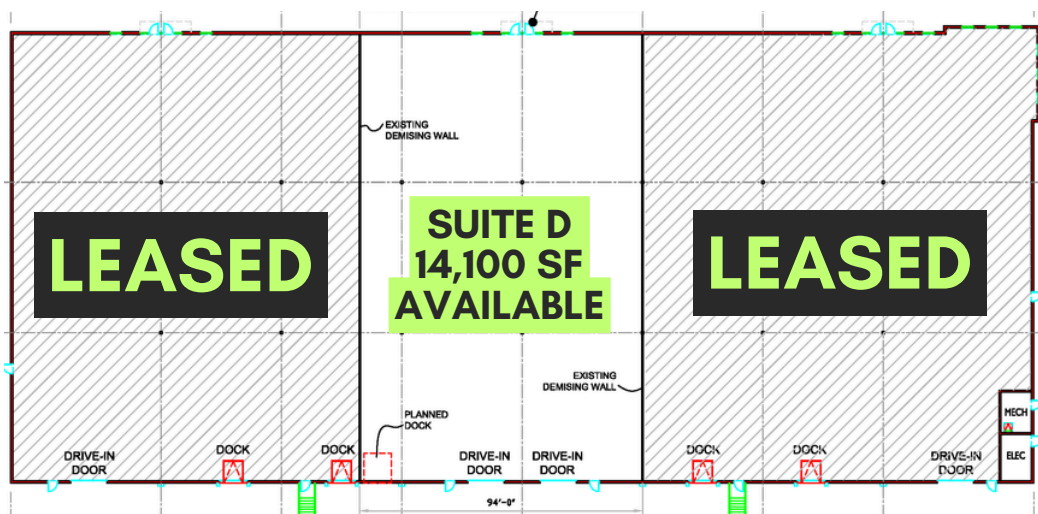
CAR PARKING: 114 auto parks

LIGHTING: LED throughout

HVAC: Roof-top units controlled by individual suite

FIRE PROTECTION: Wet pipe, ESFR sprinkler system

POWER: To suit



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