

1190 ERIE CT, CROWN POINT, IN 46307



For more information, please contact:

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1190 ERIE COURT

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$2,650,000

Price / SF: \$138.74

Lot Size: 1.03 Acres

Year Built: 1995

Building Size: 19100 SF

Zoning: I-1

PROPERTY HIGHLIGHTS

- 19,100 SF modern industrial building
- Current Tenant Lease ends 8/31/27 w/no Options
- 18' Ceiling Heights in Warehouse
- 2 Dock Doors & 2 Drive-in Doors
- Taxes: \$25,650/Annually
- Constructed in 1995
- Desirable I-1 zoning
- Strategic location in Crown Point less than 1 Mile from I-65 & 109th



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PROPERTY DESCRIPTION



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Discover an exceptional opportunity for Industrial and Manufacturing investment with this impressive property. Boasting a sizable 19,100 SF building, the facility offers ample space to accommodate a variety of operations. Constructed in 1995, the building features modern amenities and efficient infrastructure, ready to meet the demands of today's industrial needs. With a desirable I-1 zoning, the property is positioned to support a range of industrial activities. Located in the sought-after Crown Point area, this property provides a strategic advantage with its proximity to key transportation routes and a skilled labor force. Don't miss this chance to secure a valuable asset for your industrial enterprise.

LOCATION DESCRIPTION

Conveniently situated in Crown Point, IN, the location offers a prime opportunity for Industrial and Manufacturing investors. Crown Point is centrally located, providing easy access to major transportation arteries, including Interstates 65, 80, and 90, enhancing logistics and distribution efficiency. The area boasts a skilled labor force and a supportive business environment. Nearby, the property benefits from proximity to Crown Point's historic downtown square, which features a variety of dining, entertainment, and retail options for employees and visitors. Additionally, the area is in close proximity to recreational parks and Lake County Fairgrounds, providing a balanced work-life environment for employees.

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ADDITIONAL PHOTOS



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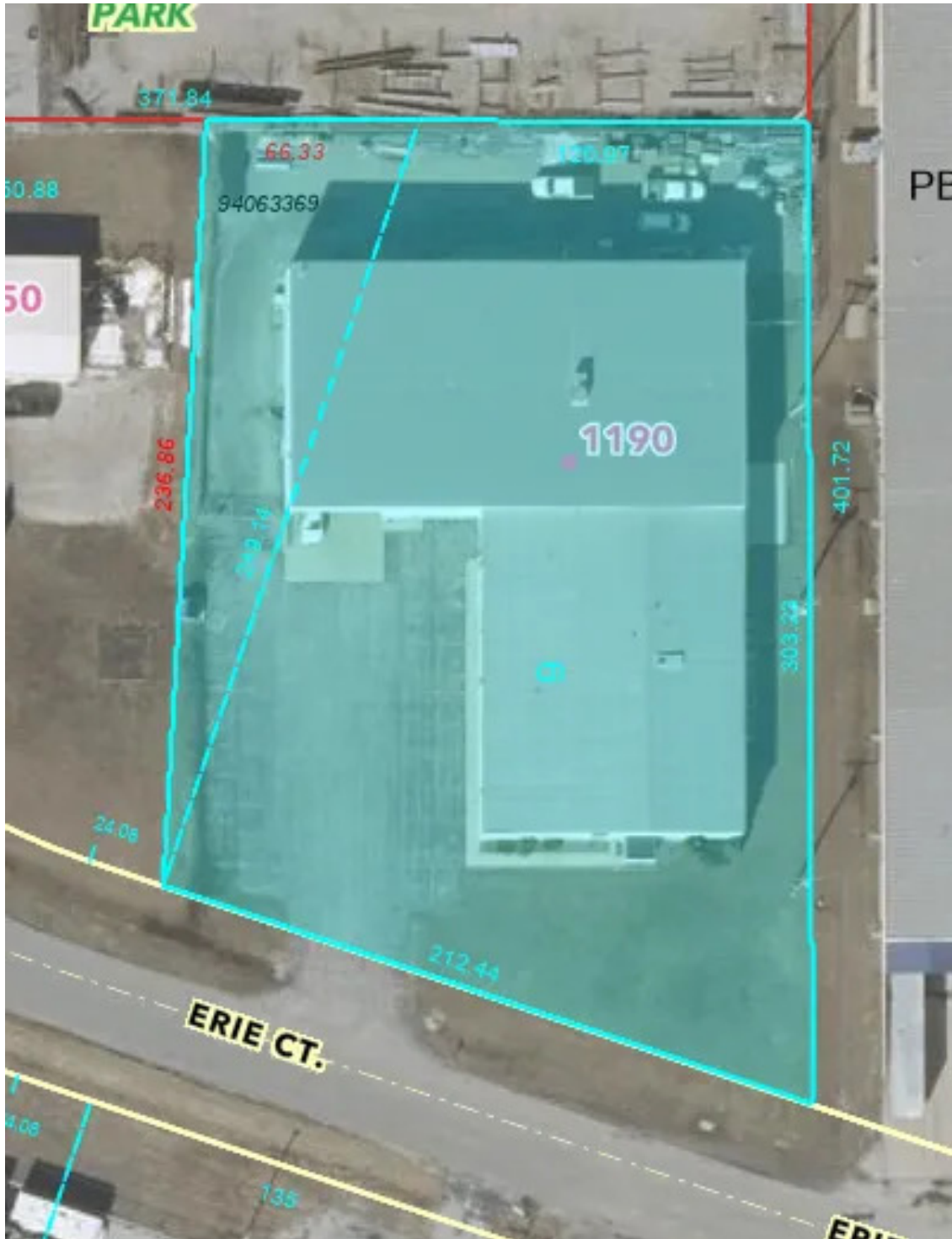
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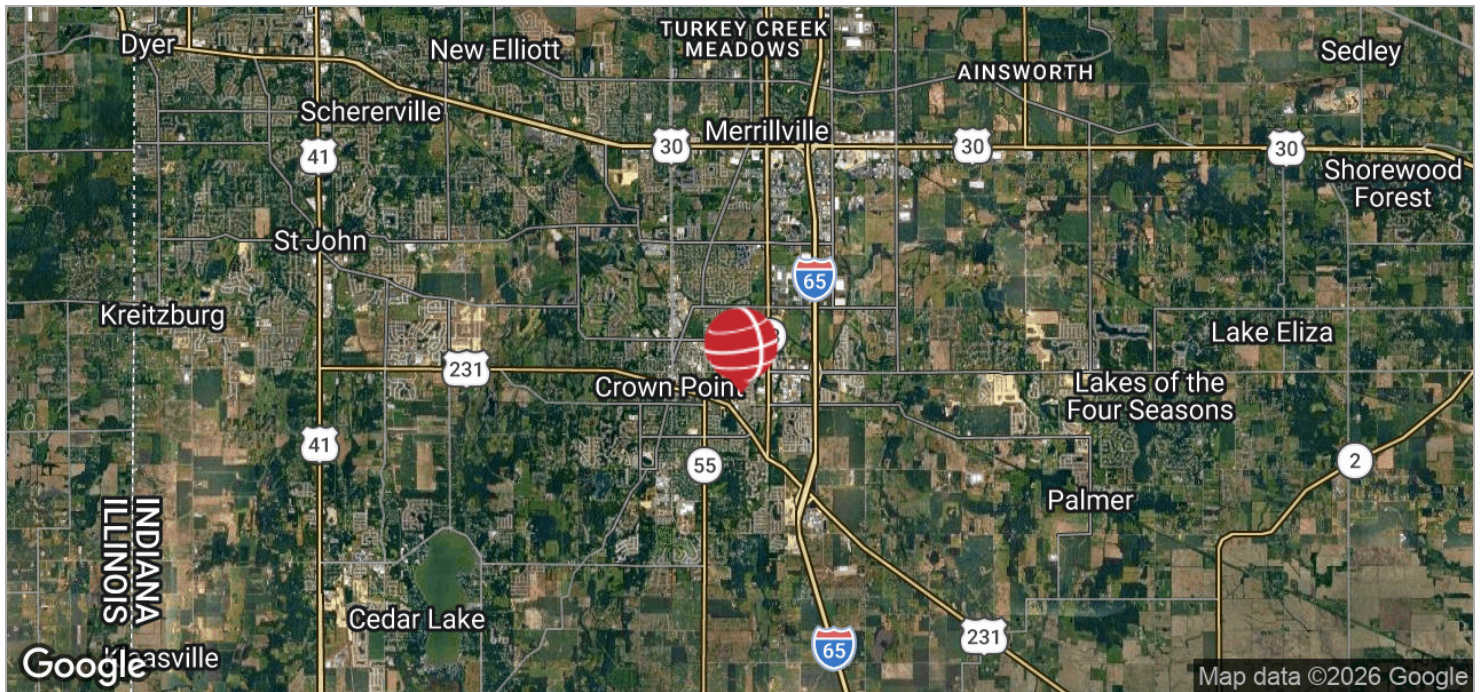
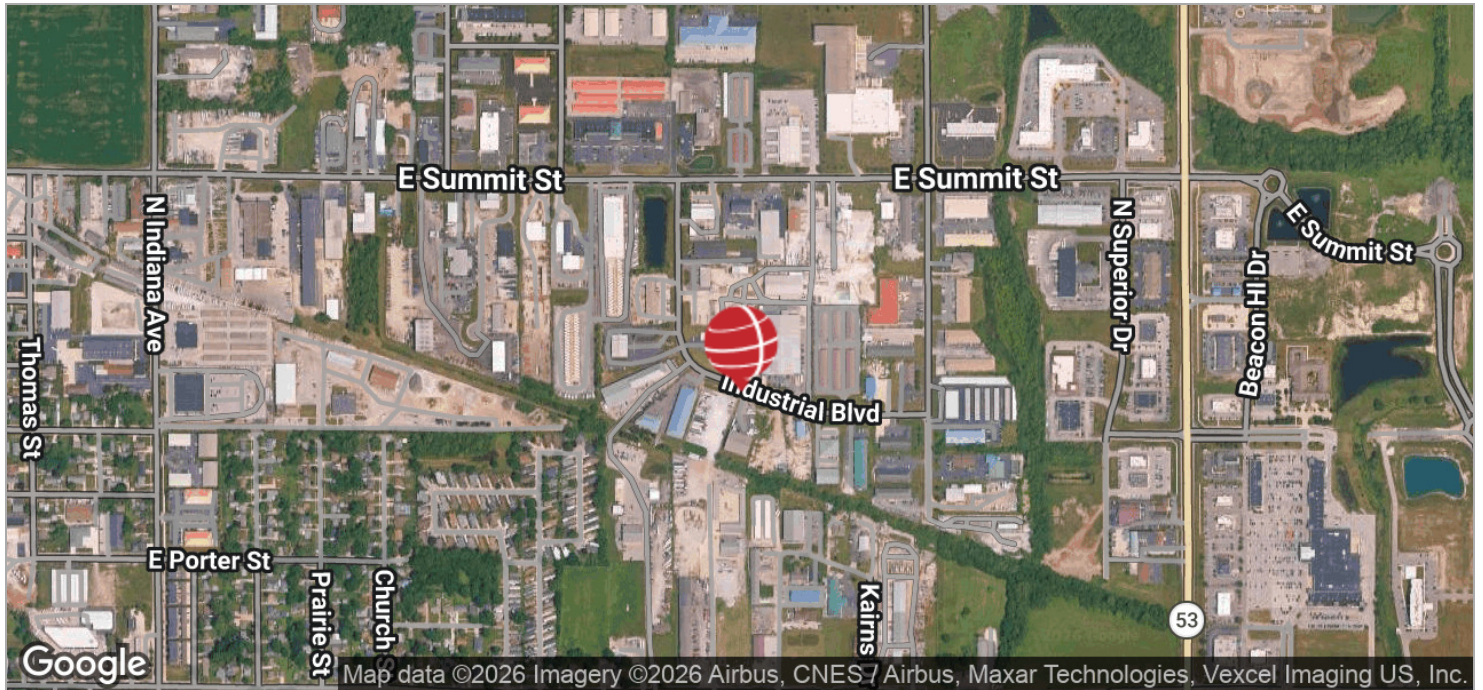
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LOCATION MAPS



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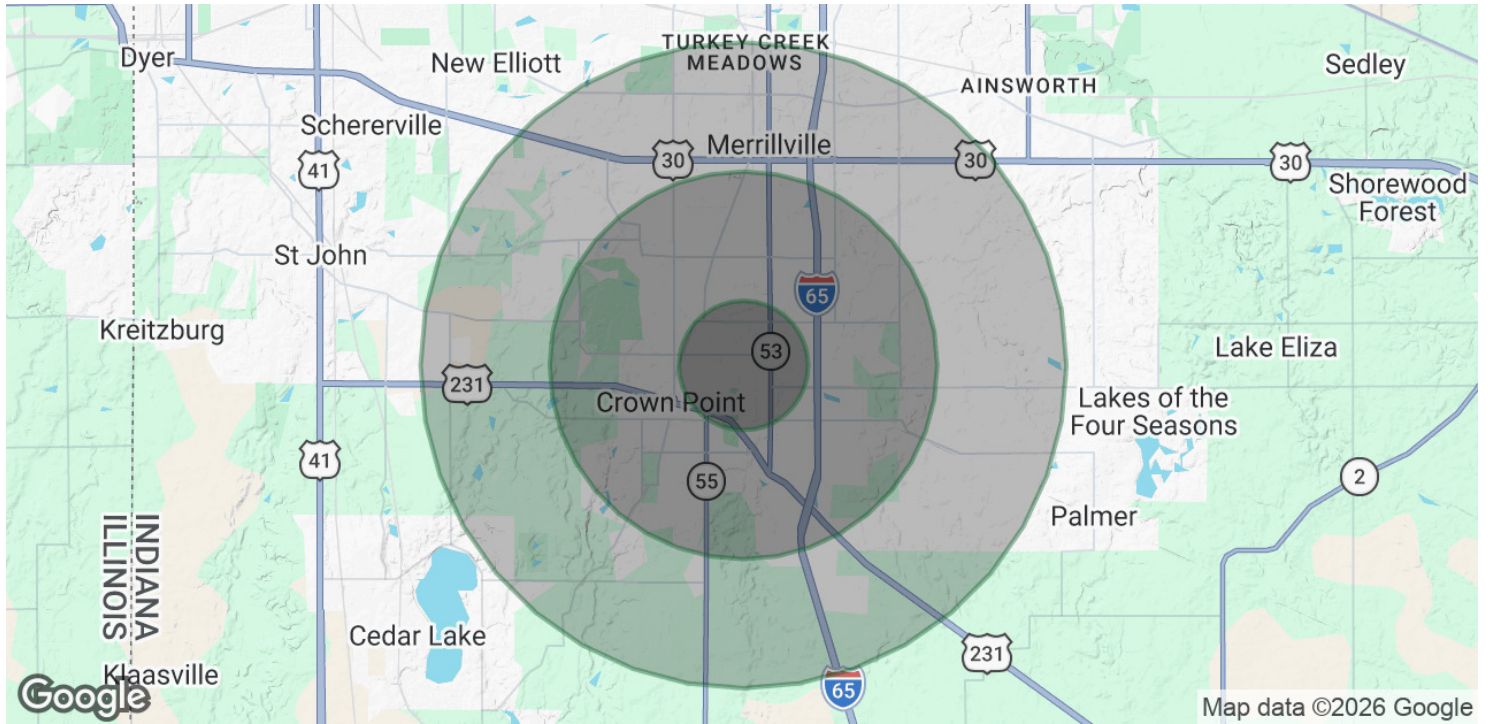
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,472	38,875	81,626
Average Age	42.7	41.1	41.0
Average Age (Male)	43.6	40.4	38.9
Average Age (Female)	41.2	42.4	42.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,230	14,811	31,120
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$91,364	\$107,434	\$102,443
Average House Value	\$233,466	\$290,759	\$288,097

2023 American Community Survey (ACS)

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