

**Ready for Occupancy!**



### Building Details

Building Size	263,444 SF
Land Site	23.25
Office Size	To suit
Clear Height	32' clear
Docks	35 docks (expandable)
Drive-in doors	2 - 12' X 14'
Bay Size	52' X 50'
Speed Bay	60'
Auto Parking	327 surface car spaces
Trailer Parking	60 spaces
Power	3,000a/480/277v/3p 4-wire
Sprinklers	ESFR

For more information, please contact:

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**Zeke Rowan**

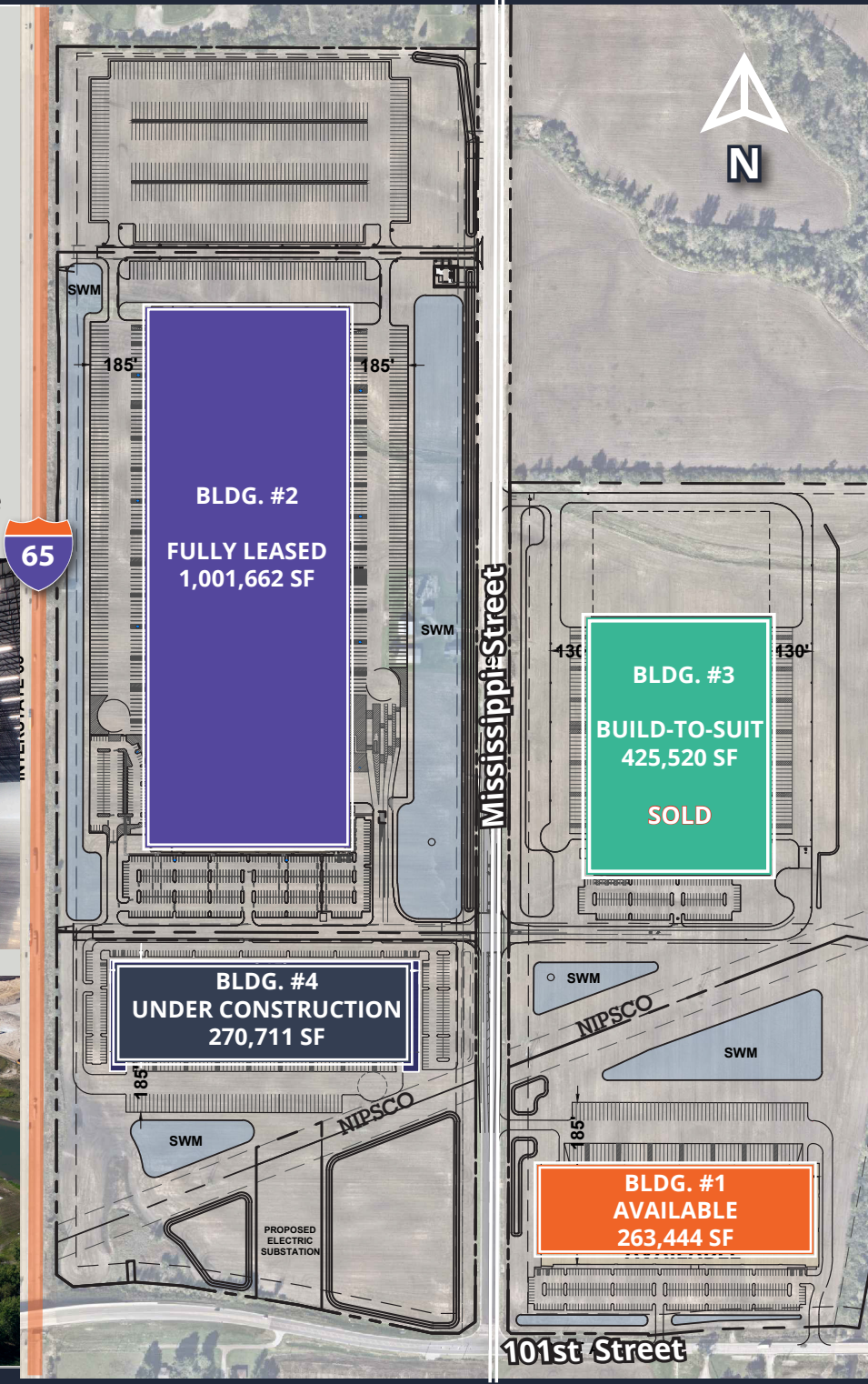
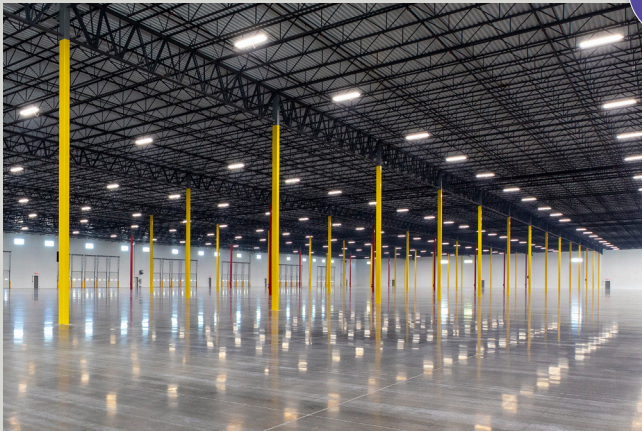
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**Nick Fazio**

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9997 Mississippi St. | Building 1

- Building Size: 263,444 SF
- Site Size: 23.25 acres
- Clear Height: 32'
- Loading Docks: 35 docks (expandable)
- Drive-in Doors: 2 - 12' X 14'
- Bay Size: 52' X 50'
- Speed Bay: 60'
- Auto Parking: 327 spaces
- Trailer Parking: 60 spaces
- Power: 3,000a/480/277v/3p 4-wire



10 Year Tax Abatement Program in place

Clerestory windows on all building sides

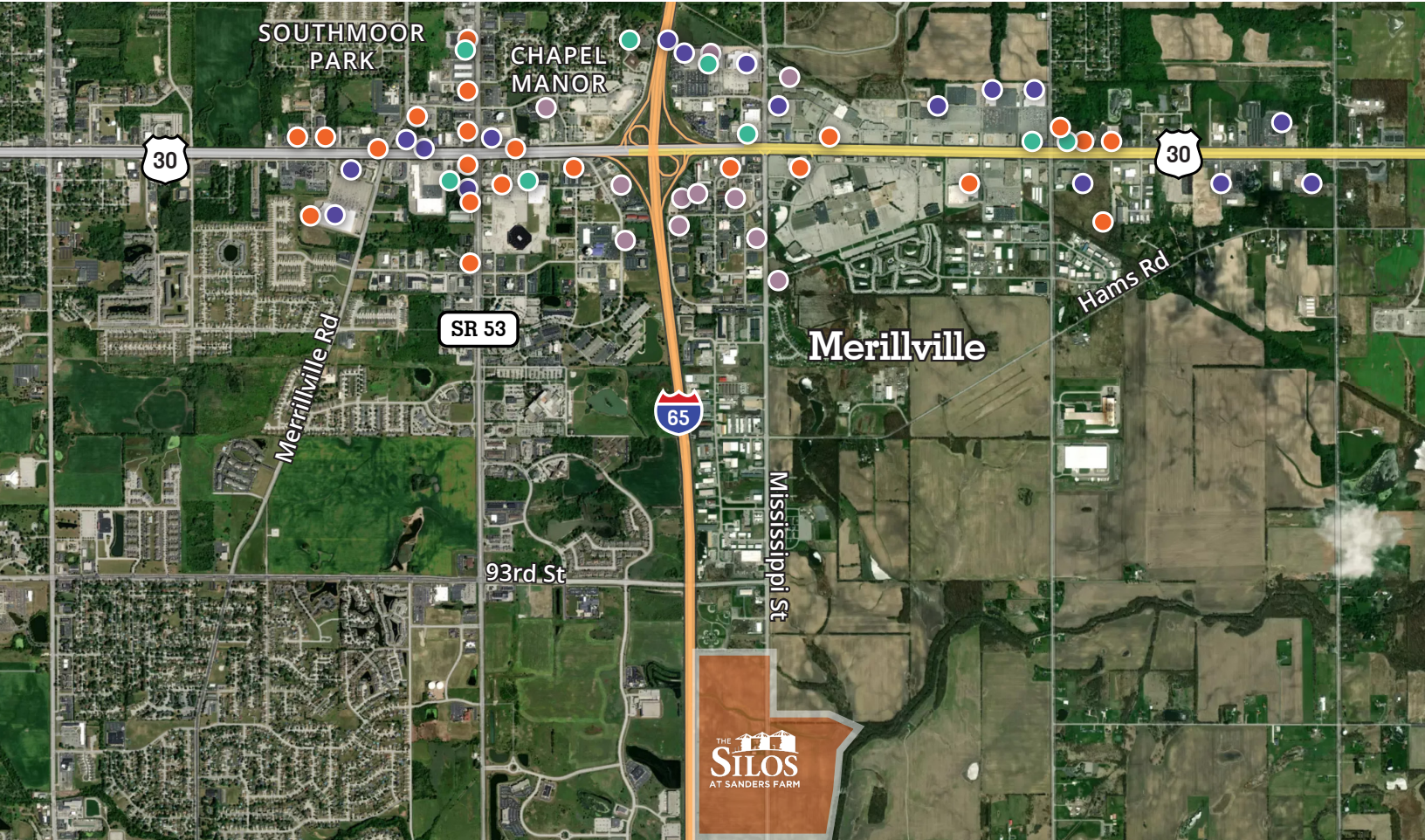
I-65 visibility with over 65,000 cars per day

Lower costs on unemployment insurance, workers comp and hourly wages



# Local Amenities

263,444 SF  
99997 Mississippi Street  
Merrillville, IN



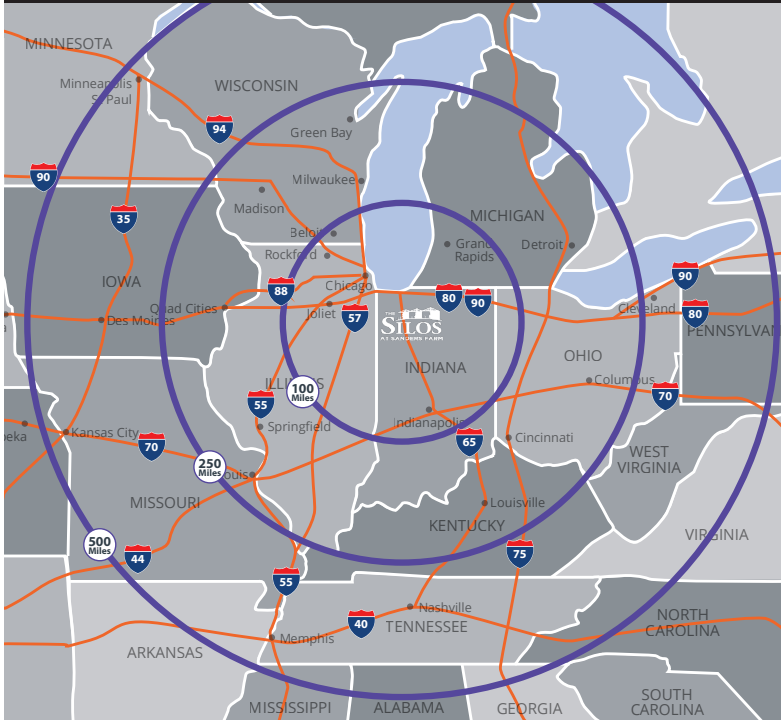
- Restaurants
- Gas stations
- Hotels
- Shopping

## Area Highlights

The Silos at Sanders Farm is a 195-acre, master-planned class A business park located in the exploding Northwest Indiana submarket. Located only 40 miles from Chicago, The Silos remaining space can accommodate users from 60,000 to 270,000 square feet. With more than 3,700 linear feet of frontage along I-65 and access to multiple interstates via the 4-way interchange at US Route 30, the park is truly a prime midwest distribution location and home to corporate neighbors such as:

- Amazon
- Purdue Technology Center
- Prefab Sheetmetal
- Lamar Advertising
- S&S Truck Parts
- Winland Foods (Quality Pasta )
- Wabtec Corp.
- Big Lots!
- Fortified Packaging
- Domino's Pizza
- Dawn Food Products
- Modern Forge Indiana
- Crown Packaging
- Albanese Candy
- Panduit Corp.
- NFI Industires
- Penske

## ONE DAY DELIVERY MAP



## A Transportation & Shipping Hub



Chicagoland is home to the largest switching terminal in the U.S. and six of the seven Class 1 rail lines



O'Hare International and Indianapolis International airports represent the 4th and 6th highest volume air freight ports in the U.S.



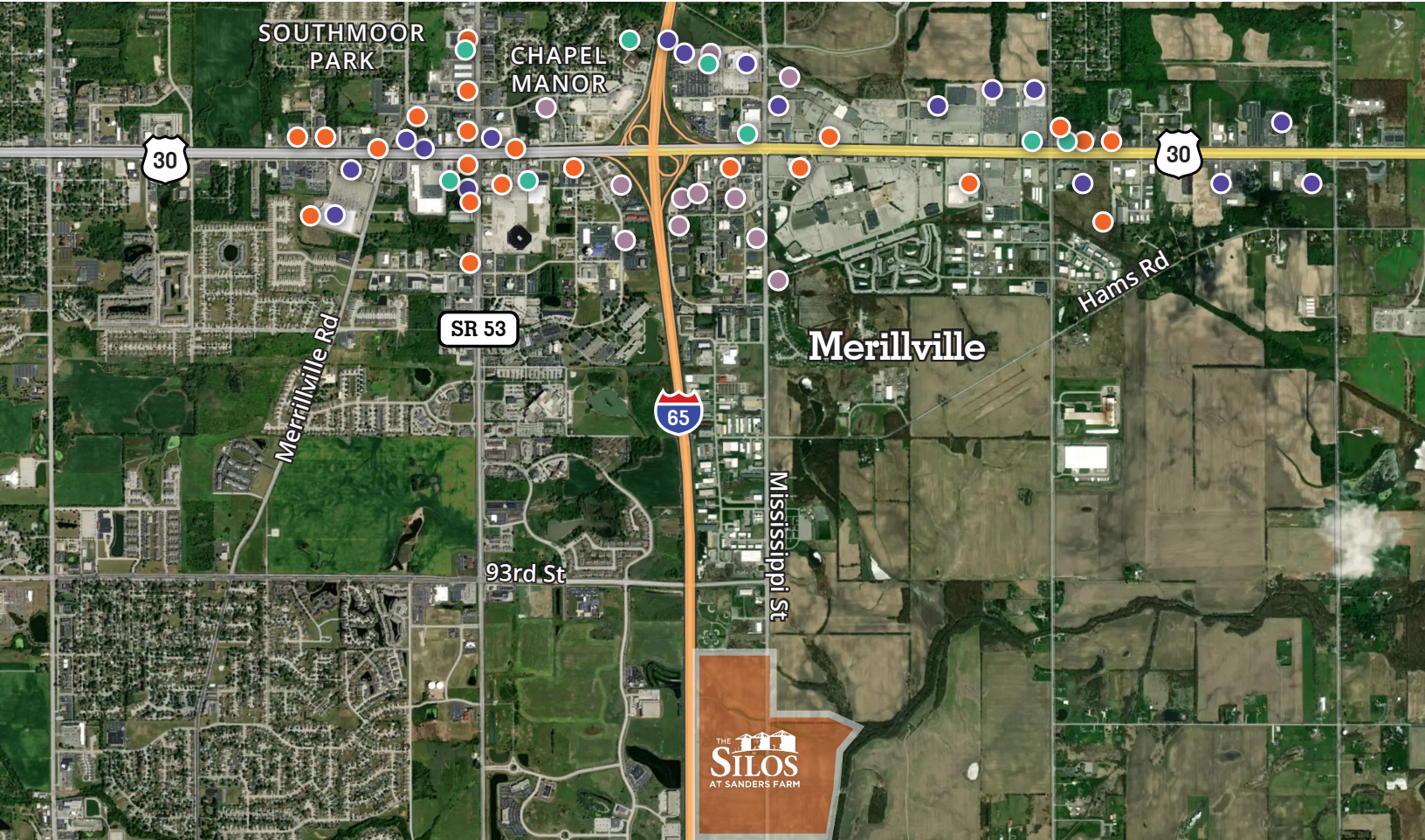
Indiana is the national leader in pass-through interstates and first in shortest distance to the median center of U.S. population

## NORTHWEST INDIANA & CHICAGO MAP



# Local Amenities

263,444 SF  
9997 Mississippi Street  
Merrillville, IN

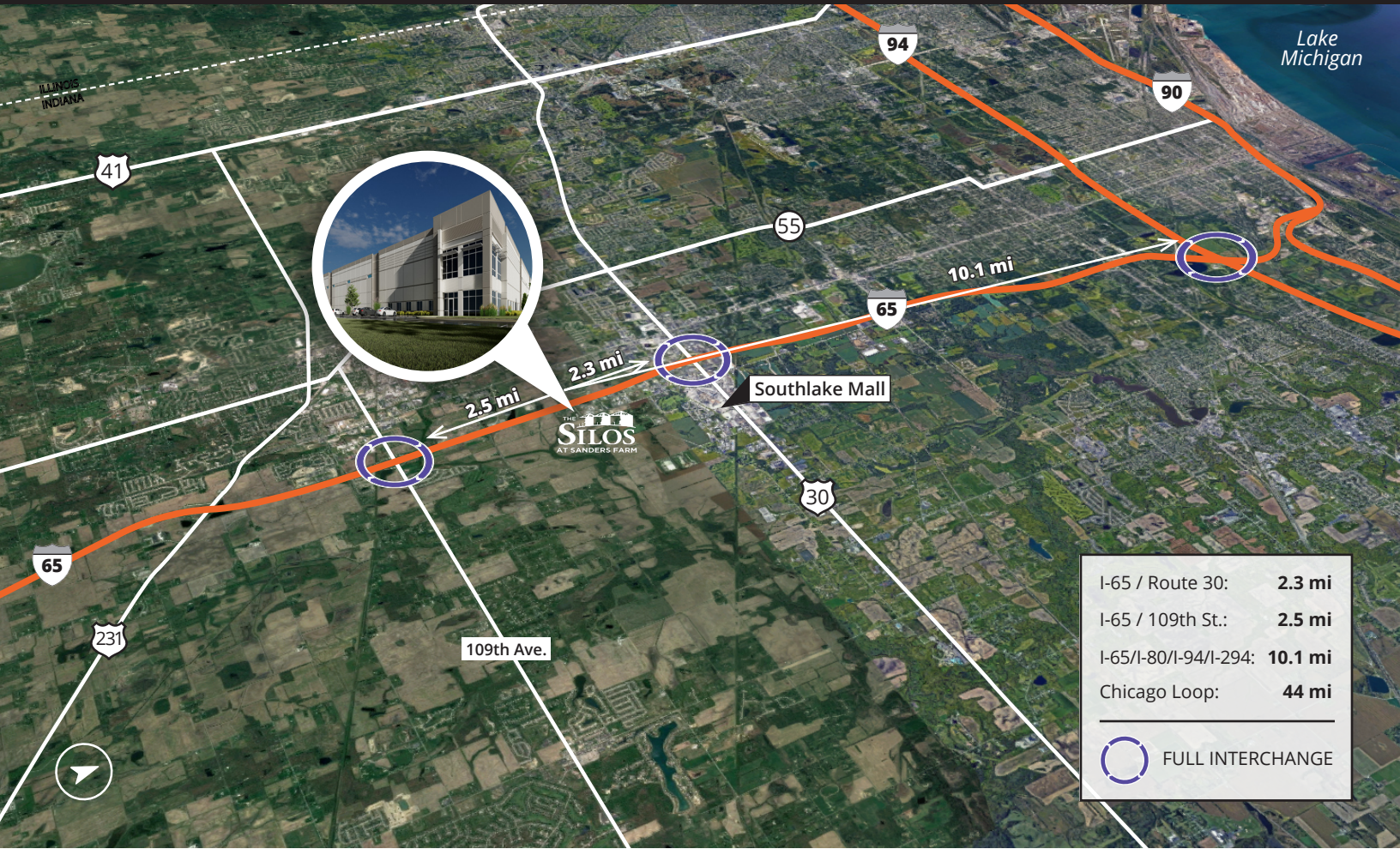


- Restaurants
- Gas stations
- Hotels
- Shopping

## Area Highlights

The Silos at Sanders Farm is a 195-acre, master-planned class A business park located in the exploding Northwest Indiana submarket. Located only 40 miles from Chicago, The Silos remaining space can accommodate users from 60,000 to 270,000 square feet. With more than 3,700 linear feet of frontage along I-65 and access to multiple interstates via the 4-way interchange at US Route 30, the park is truly a prime midwest distribution location and home to corporate neighbors such as:

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Developed by:

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