

8000 Broadway, Merrillville, IN 46410

8000 Broadway



OFFERING SUMMARY

Available SF: 12,765 SF

Lease Rate: \$10 SF/yr (NNN)

Lot Size: 2.14 Acres

Building Size: 31,287

PROPERTY OVERVIEW

12,765sf warehouse available at the highly visible corner of 81st & Broadway, featuring three overhead dock doors—a rare find for this size. The space offers 20–25 ft clear ceiling heights and a powerful 600-amp, 240-volt, 3-phase electrical system, making it ideal for distribution and warehouse users. Existing racking can remain or be removed to suit tenant needs. This site benefits from strong co-tenancy with an 18,000 SF beauty supply

PROPERTY HIGHLIGHTS

- 12,765sf warehouse at signalized corner of 81st & Broadway
- 3 overhead dock doors – rare for this size space
- 20’–25’ clear ceiling heights for efficient storage & operations
- 600-amp, 240V, 3-phase power – supports heavy industrial use
- Flexible layout – existing racking can stay or be removed
- Ideal for distribution, warehouse, and light industrial users

*for more information***Neil Haleem**

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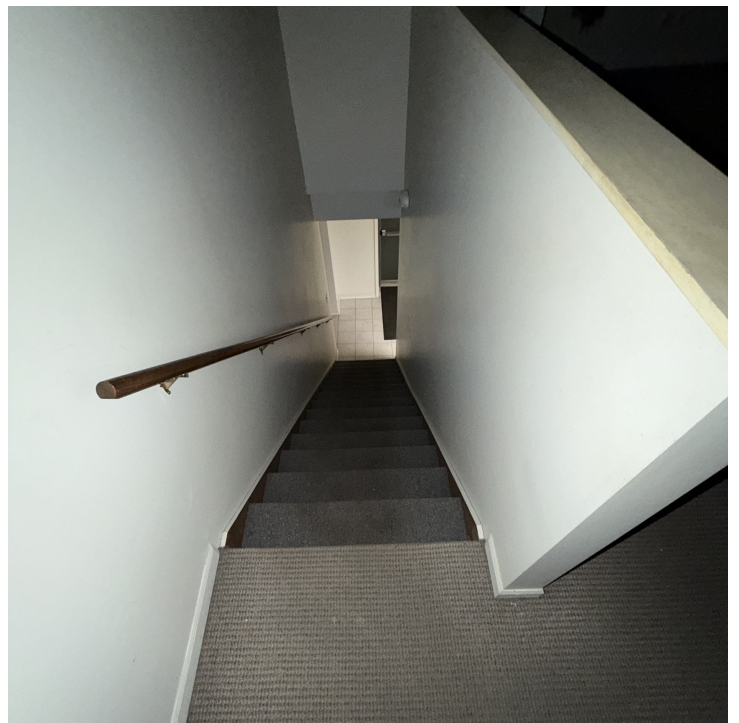
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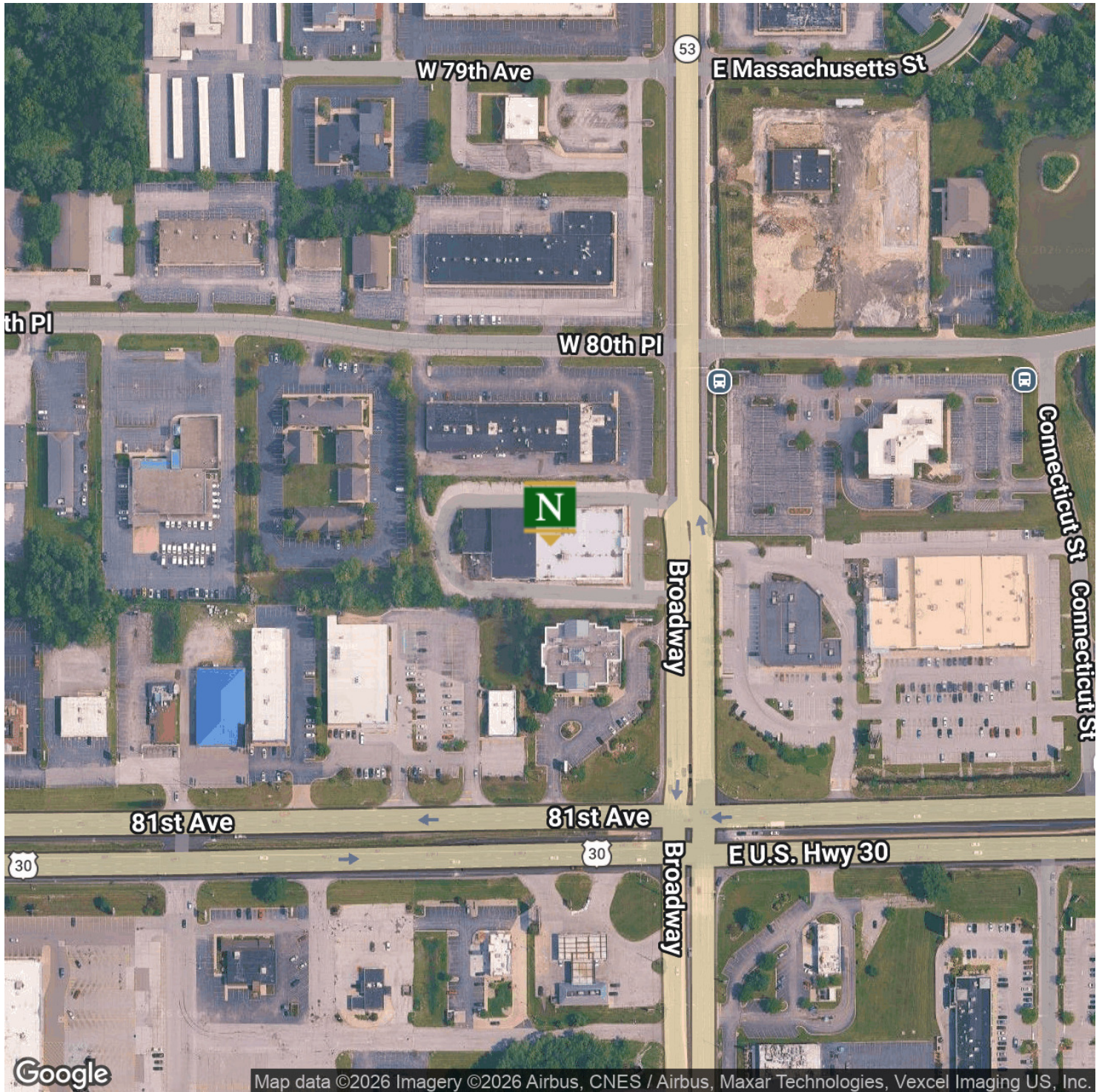
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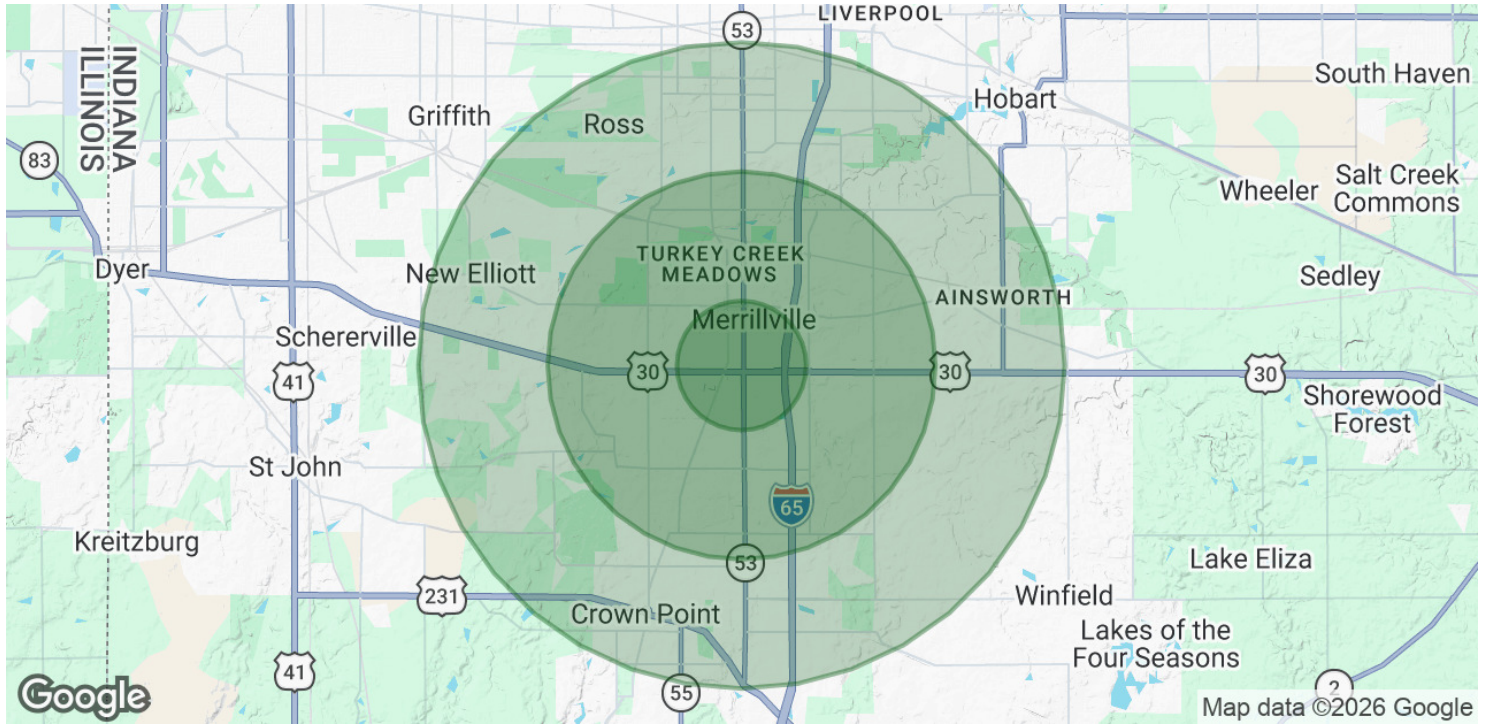
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,917	40,167	106,400
Average Age	46	42	41
Average Age (Male)	43	40	39
Average Age (Female)	48	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,666	16,579	42,254
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$72,198	\$84,844	\$91,284
Average House Value	\$210,481	\$236,432	\$250,817
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	15.6%	16.2%	15.2%
RACE	1 MILE	3 MILES	5 MILES

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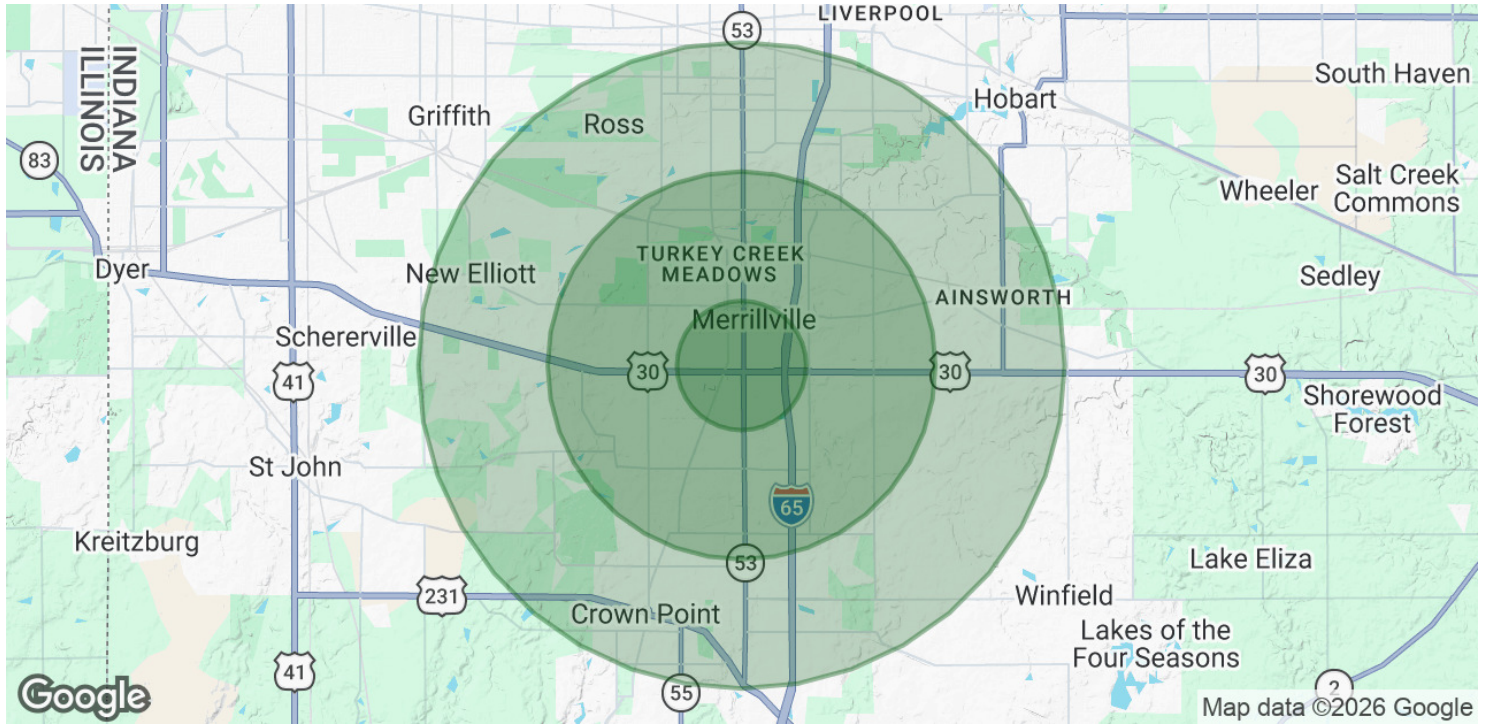
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Total Population - White	1,304	15,471	54,159
% White	33.3%	38.5%	50.9%
Total Population - Black	1,945	17,550	34,334
% Black	49.7%	43.7%	32.3%
Total Population - Asian	80	790	1,994
% Asian	2.0%	2.0%	1.9%
Total Population - Hawaiian	3	13	34
% Hawaiian	0.1%	0.0%	0.0%
Total Population - American Indian	14	229	602
% American Indian	0.4%	0.6%	0.6%
Total Population - Other	190	2,240	5,224
% Other	4.9%	5.6%	4.9%

Demographics data derived from AlphaMap

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