

SOUTHLAKE
MALL

LOWES
Home Improvement Warehouse



Colorado St



Utah St

Industrial Land For Sale or Built To Suit

8203 Colorado Street | Hobart, IN

A Project of Wylie Capital
& The Missner Group

For More Information:

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PROPERTY OVERVIEW

8203 Colorado Street is a 19.21 acre prime development site with M-1 zoning and is situated in the heart of Northwest Indiana's primary commercial corridor. The surrounding area is home to many retail, restaurant, office, hospitality and light Industrial buildings.

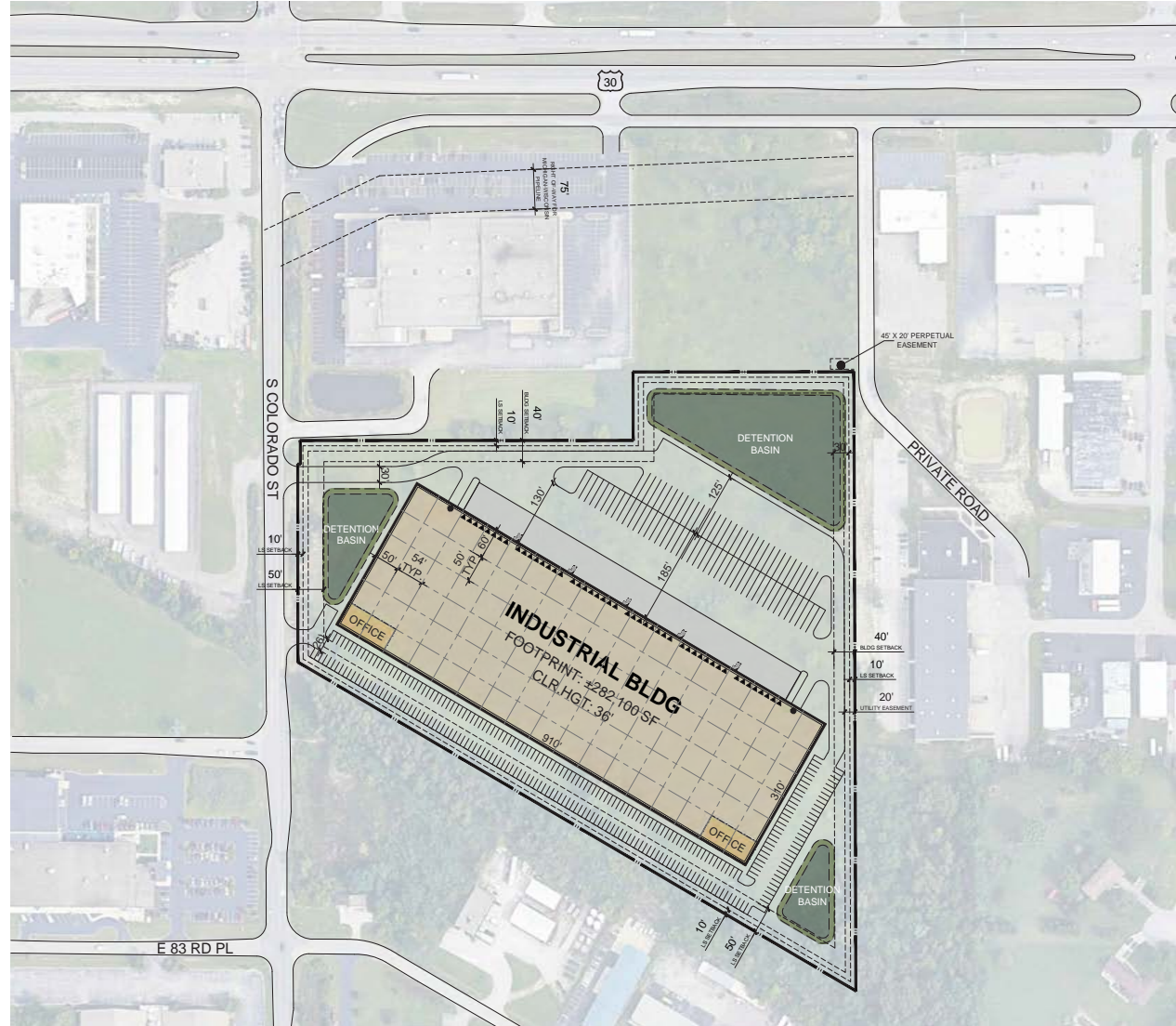
Option A:

Site Details- A Maximum Building Footprint

LOT SIZE:	19.21 ACRES
SITE AREA:	835,603 SF
SALE PRICE:	SUBJECT TO OFFER
LEASE RATE:	SUBJECT TO OFFER
ESTIMATED CONSTRUCTION DATE:	2023
ESTIMATED DELIVERY DATE:	2024
BUILDING SF:	282,100 SF
CURRENT ZONING:	M-1
BUILDING DIMENSIONS:	910'X310'
CLEAR HEIGHT:	36'
DOCK DOORS:	48
TRAILER PARKING:	77
NUMBER OF PARKING SPACES:	300
UTILITIES:	ALREADY ON SITE

Zoning Details: M-1

[CLICK HERE](#)



ALTERNATIVE SITE PLAN OPTION B

30

RIGHT-OF-WAY FOR
MICHIGAN/MISSOURI
PERMITS
75'

INDUSTRIAL BLDG

FOOTPRINT: ±25,000 SF

CLR.HGT: 32'

45' X 20' PERPETUAL
EASEMENT

S COLORADO ST

PRIVATE ROAD

DET.

DETENTION

+/-42 CARS

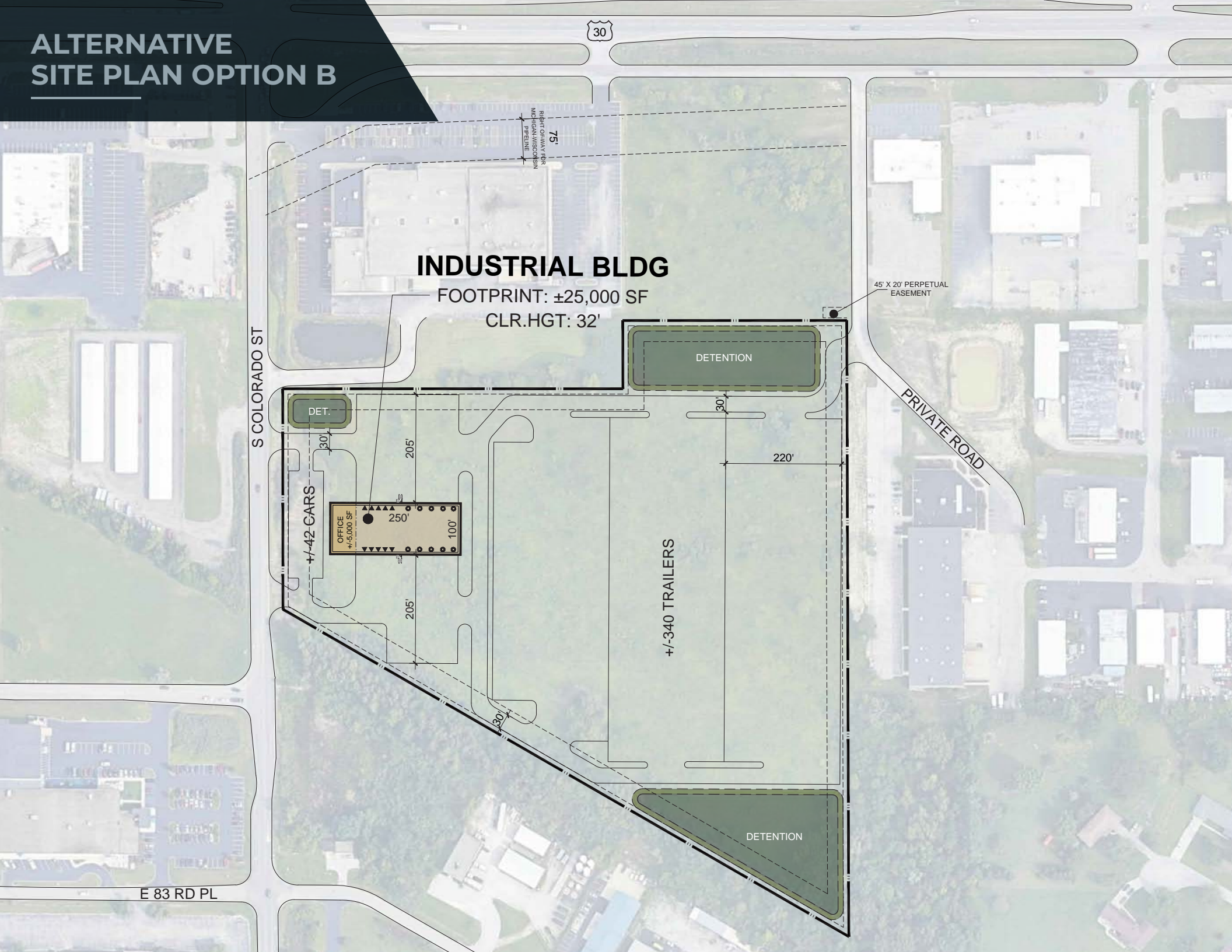
OFFICE
±5,000 SF
250'
100'

+/-340 TRAILERS

220'

DETENTION

E 83 RD PL



ALTERNATIVE SITE PLAN OPTION C

30

RIGHT-OF-WAY FOR
MICHIGAN/WISCONSIN
PIPELINE
75'

TERMINAL BLDG

FOOTPRINT: ±81,200 SF

45' X 20' PERPETUAL
EASEMENT

S COLORADO ST

PRIVATE ROAD

DET.

DETENTION

+/-73 TRAILERS

+/-54 CARS

OFFICE +/-10,000 SF

890'

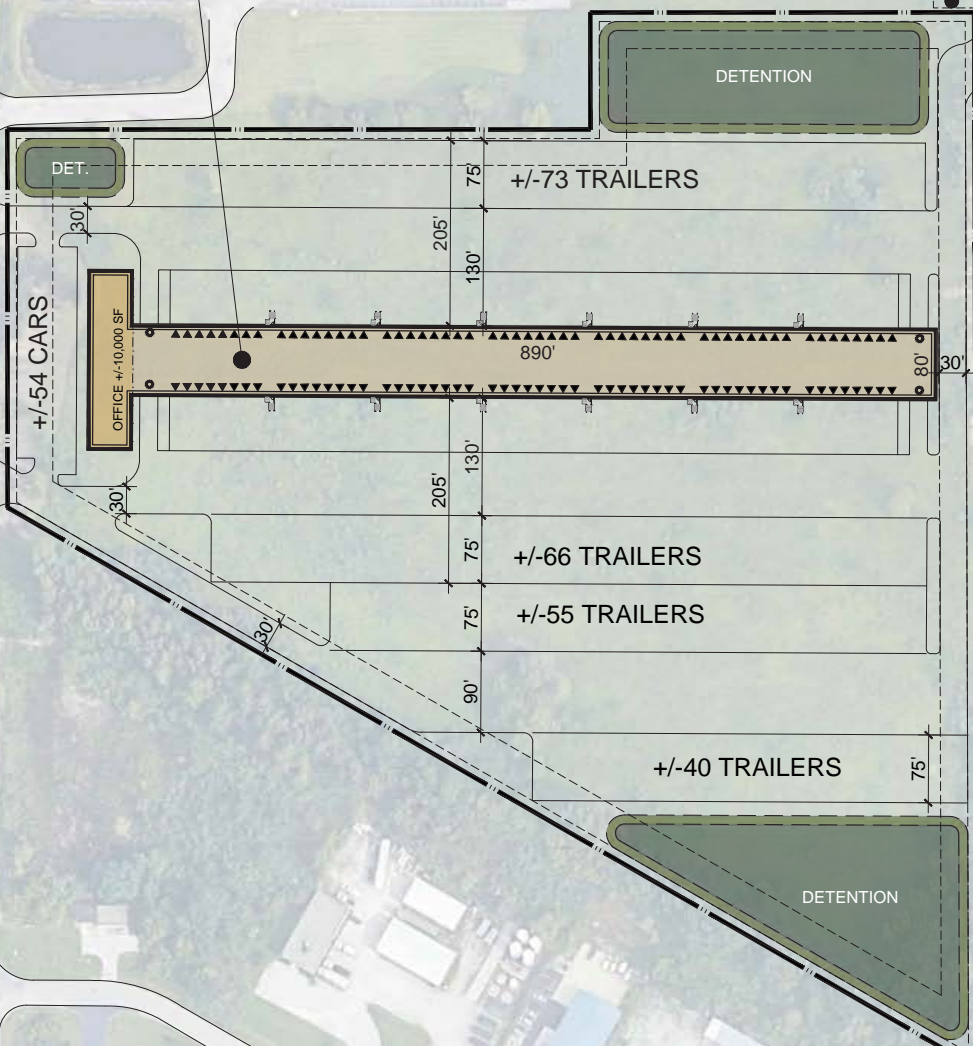
+/-66 TRAILERS

+/-55 TRAILERS

+/-40 TRAILERS

DETENTION

E 83 RD PL

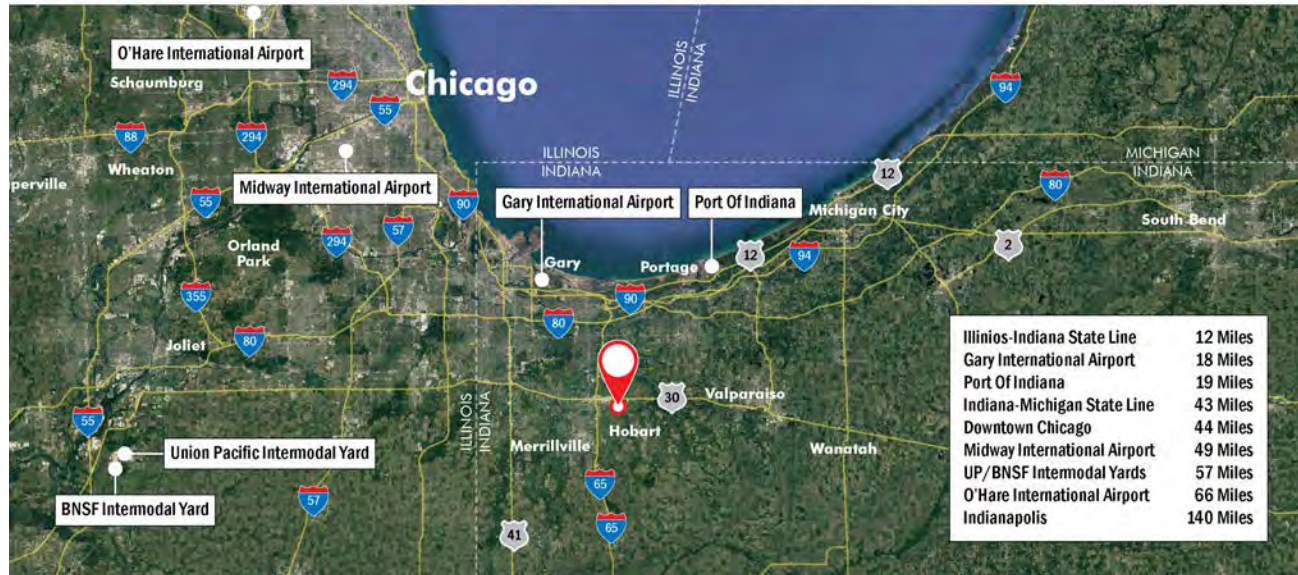
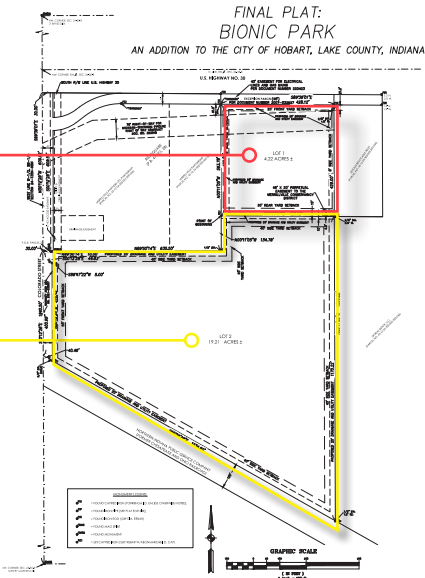


LOCATION OVERVIEW

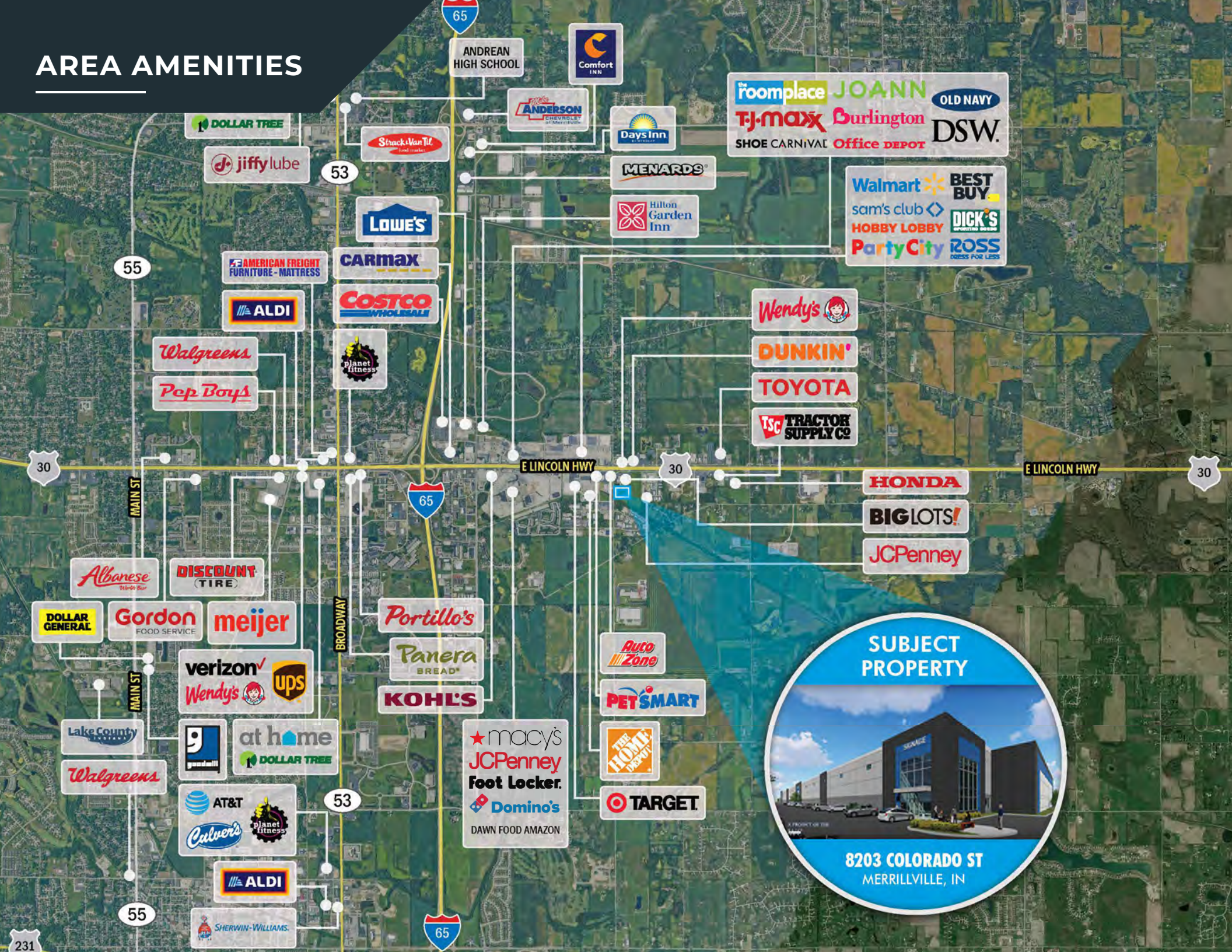
8203 Colorado Street is .5 miles from Interstate 65 via US 30 offering exceptional accessibility and connectivity to Interstates 80, 90, & 94.

4.22 Acre Site
Not Included but
Available

19.21 Acre Site



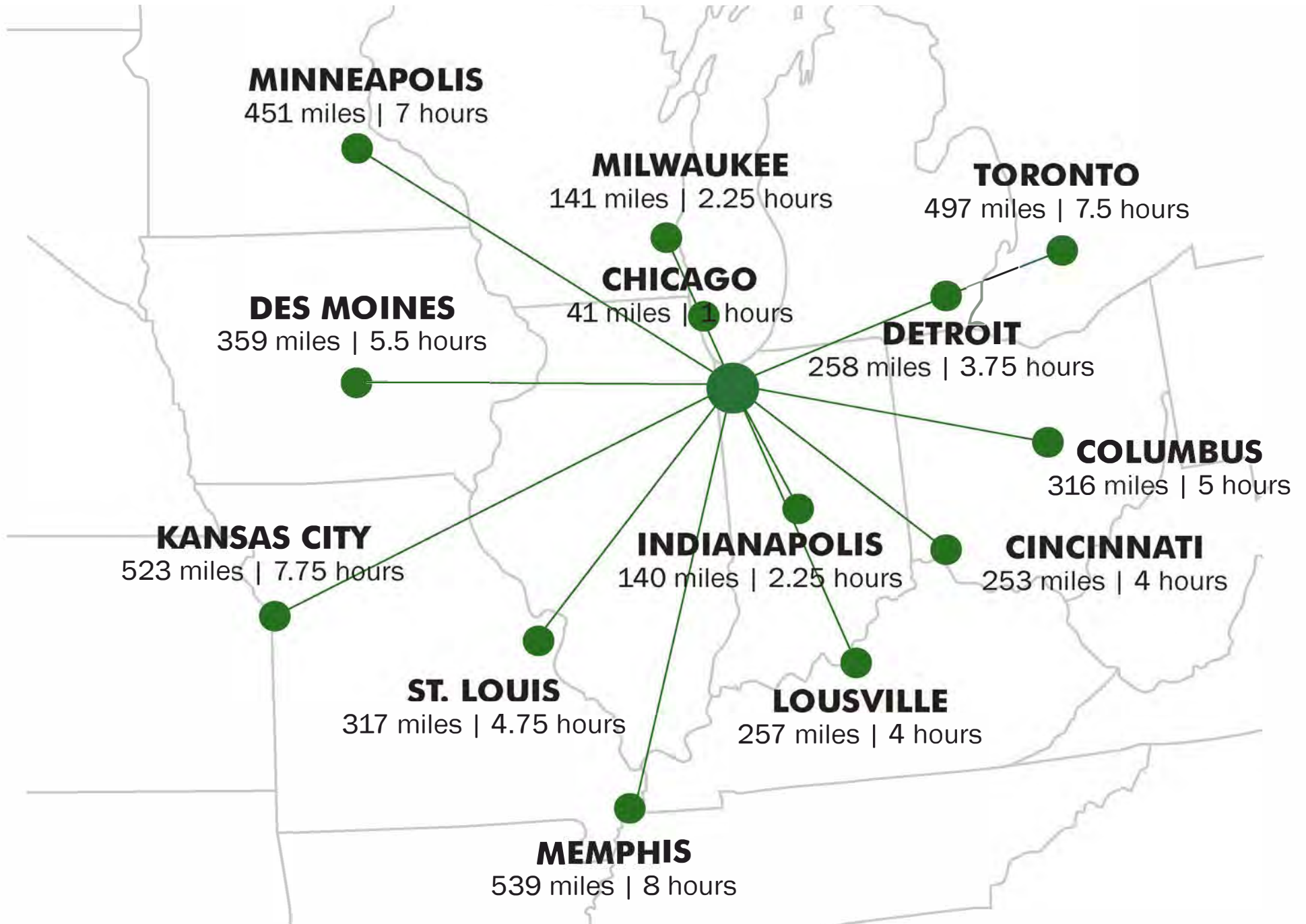
AREA AMENITIES



SUBJECT PROPERTY

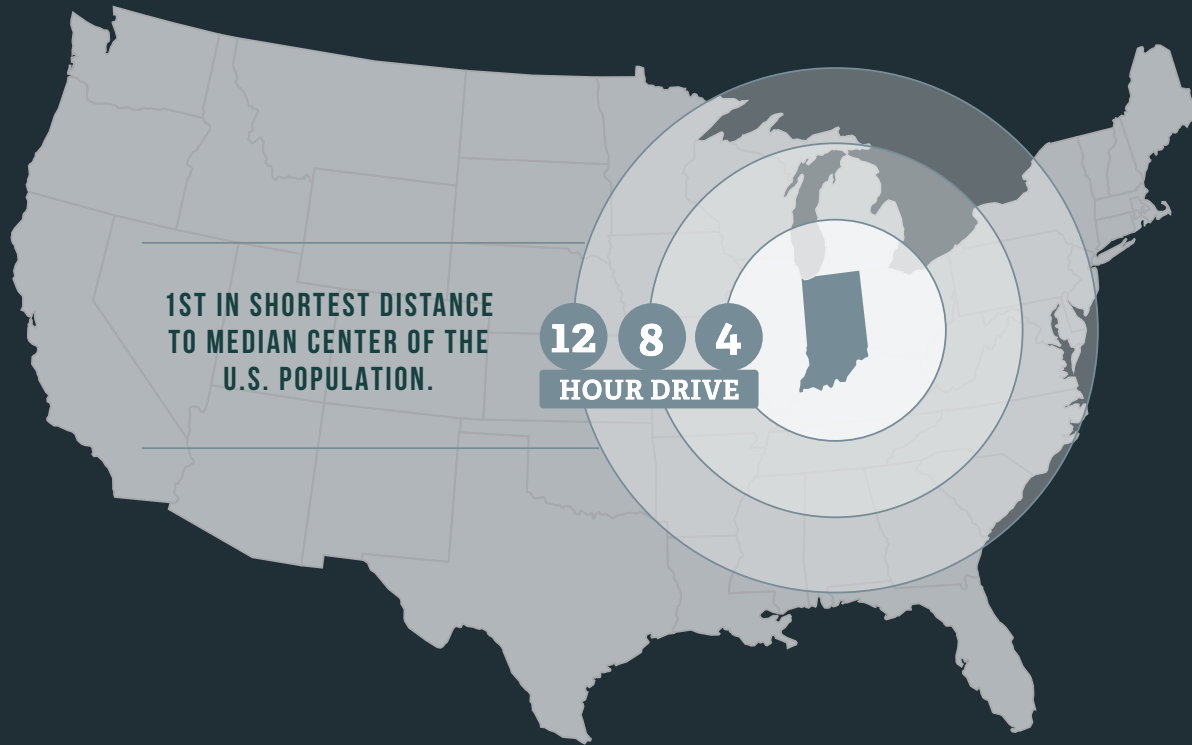
**8203 COLORADO ST
MERRILLVILLE, IN**

DRIVE TIME ANALYSIS



WHY INDIANA?

TAKE YOUR FUTURE TO THE NEXT LEVEL IN A STATE THAT WORKS.



DRIVE TIME - POPULATION REACHED	
4 hours	31,684,178
8 hours	75,088,006
12 hours	153,581,448

RANKED
#1

STATE INFRASTRUCTURE

(CNBC 2022)

RANKED
#1

PROPERTY TAX

(TAX FOUNDATION 2022)

RANKED
#1

REGIONAL WORKFORCE DEVELOPMENT

(SITE SELECTION MAGAZINE 2022)

RANKED
#2

COST OF DOING BUSINESS

(AMERICA'S TOP STATE FOR DOING BUSINESS, CNBC 2022)

RANKED
#9

STATE BUSINESS TAX CLIMATE INDEX SCORE

(OVERALL RANK 2023)

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M.A.I.

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