

FOR LEASE

EAST CHICAGO INDUSTRIAL BUILDING ON 10 ACRES

4505 Euclid Avenue, East Chicago, IN 46312



Rendering. View upon completion of property improvements to be completed in 2025.

OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	93,600 SF
Available SF:	93,600 SF
Lot Size:	10 Acres
Outside Storage	8 Acres
Zoning:	M-2
Truck Level Docks	2 Interior
Overhead Doors	5
Clear Ceiling Height	16'

PROPERTY OVERVIEW

Rail users can take advantage of Patriot Rail trans-loading services offered directly across the street at their 30-acre facility. 5-Year Minimum Lease. Available in Q1 2025.

PROPERTY IMPROVEMENTS TO BE COMPLETED BEFORE OCCUPANCY

NEW LED INTERIOR LIGHTING.

NEW MU AIR UNITS FOR HEATING.

NEW PLUMBING SYSTEM AND FIXTURES.

4" OVERLAY CONCRETE FLOOR THROUGHOUT THE SPACE OVER THE EXISTING 6-8" CONCRETE FLOOR.

NEW FIRE ALARM SYSTEM.

NEW LED LIGHTING ON THE EXTERIOR OF THE BUILDING AND NEW POLES FOR YARD LIGHTING.

1.75 PAVED AREAS AROUND THE WEST END OF THE BUILDING FOR VEHICLE PARKING AND 6.3 ADDITIONAL ACRES FOR YARD STORAGE.

MCCOLLY BENNETT COMMERCIAL ADVANTAGE

850 Deer Creek Drive, 2nd Floor
Schererville, IN 46375
P: 219.736.0014
mccollycre.com

DON WAGENER BROKER

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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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LOCATION DESCRIPTION

1 Mile from Cline Ave
3 Miles from I-90
4 Miles from Gary/Chicago International Airport
5 Miles from I-94
12 Miles from I-65
40 Minutes from Downtown Chicago

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JOIN OTHER NOTABLE COMPANIES IN THE AREA

- Ford Motor Assembly Plant
- FedEx
- Kapital Steel
- Toyota Lift
- Indiana Harbor Belt Railway
- BP
- Lear Corporation
- Cleveland Cliffs
- Walmart Distribution
- Citgo
- Marathon
- Anco Steel
- National Material L.P.
- Ivy Technical College

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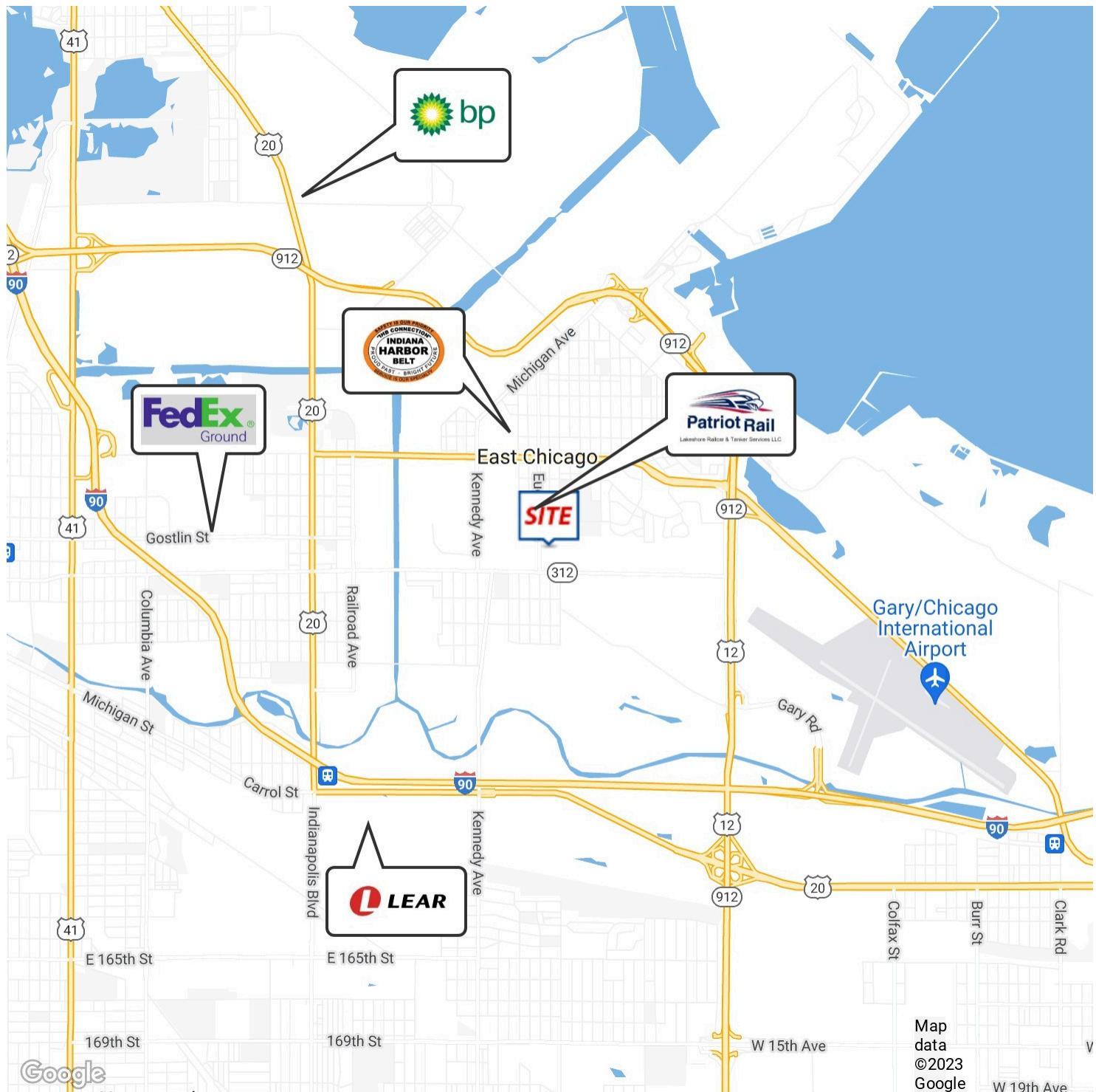
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FOR LEASE

EAST CHICAGO WAREHOUSE ON 10 ACRES

4505 Euclid Avenue, East Chicago, IN 46312

McCOLLY BENNETT
COMMERCIAL *advantage*



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