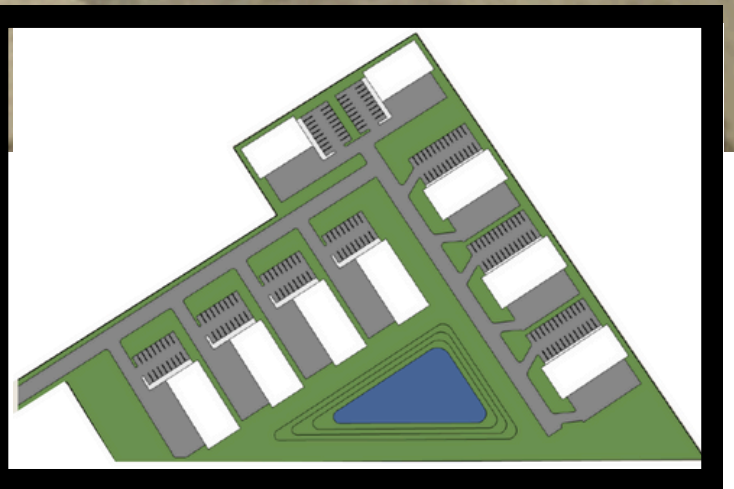
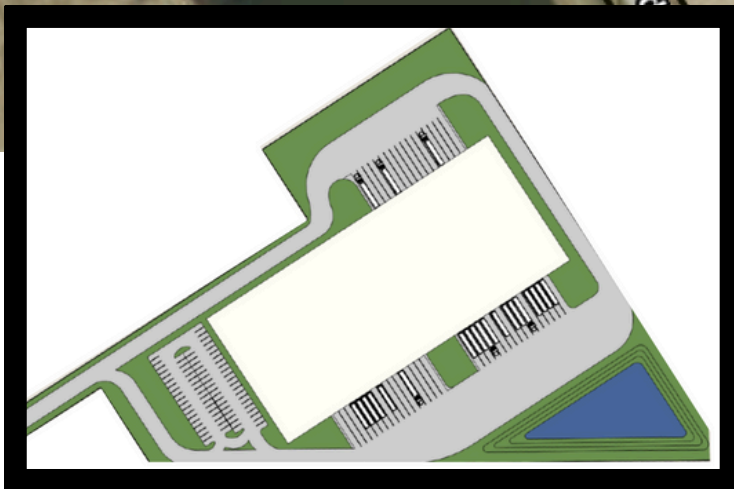


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Property Overview

This 12.5-acre industrial parcel offers a prime development opportunity. Zoned Manufacturing 2 (M-2), the flat topography makes it ideal for accommodating up to 200,000 square feet of industrial space. Located just 0.5 miles south of State Road 2 and 7 miles from the I-80/90 Toll Road, the site ensures excellent regional connectivity. Utilities, including city water and sewer, are available along Boyd Boulevard. The property is positioned for both local and regional distribution, with proximity to major transportation hubs—only 20 minutes to Michigan, 30 minutes to 1.5 hours from three major airports, and 1 hour and 30 minutes from Downtown Chicago.

PARCEL SIZE	12.50 Acres
ZONING	Manufacturing 2
PRICE	\$500,000
PRICE PER AC	\$40,000/ Acre
TOPOGRAPHY	Flat
CONDITION	Raw
APN	460731100033000053
BUILDING FOOTPRINT	Up To 200,00 SF
LOCATION	½ Mile From SR 2

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

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UTILITY MAP



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MAP



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STATE OF INDIANA INFOMATION



Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1

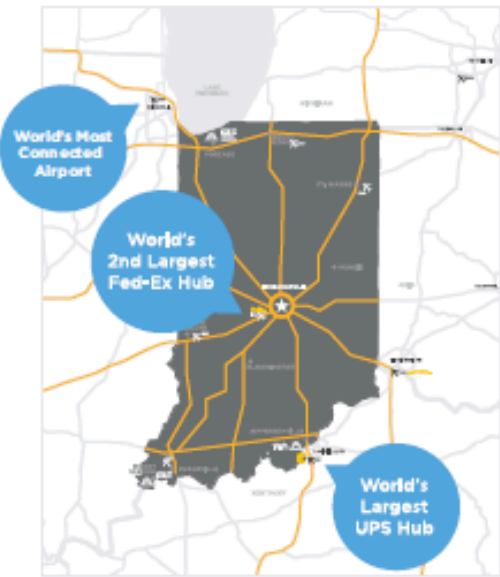
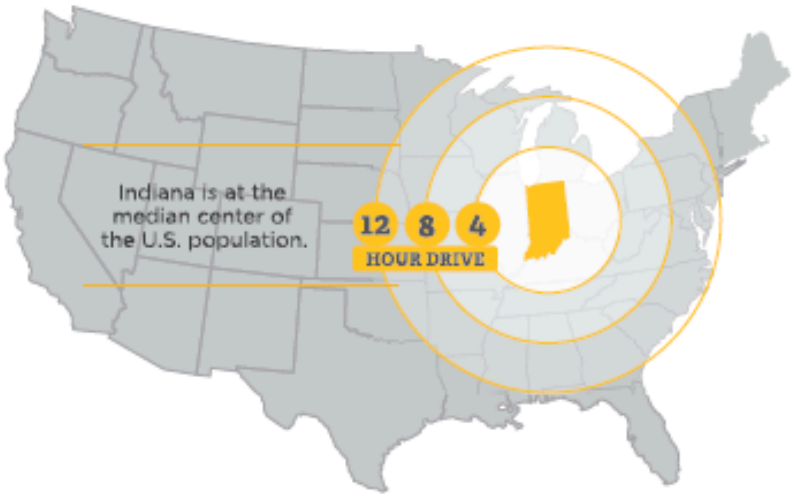
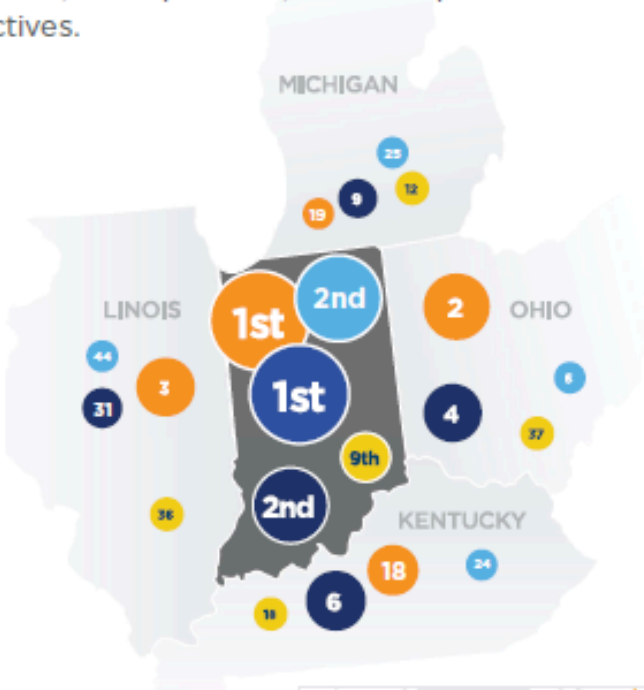
America's Top State for Business Infrastructure
(CNBC, 2022)
- 1

Best Place to Start a Business
(Forbes, 2025)
- 1

Property Tax Index Rank
(Tax Foundation, 2022)
- 2

Cost of Doing Business
(America's Top States for Business, CNBC, 2022)
- 9

State Business Tax Climate Index Score
(Overall Rank, 2023)



STATE OF INDIANA INFORMATION



CORPORATE INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 4.5% | IL: 4.95%

AAA **Indiana**
Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: BBB+
(Fitch, 2023)

UNEMPLOYMENT INSURANCE RATE: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

UI Tax for New Employers: \$238

WORKER'S COMPENSATION PREMIUM RATE RANK: 4th

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: NO | OH: NO | KY: YES | IL: NO

FOR MORE INFORMATION

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