

NORTHWEST INDIANA LEASE OPPORTUNITY 80,000 SF AVAILABLE 4531 COLUMBIA AVENUE, HAMMOND, INDIANA



± 80,000
SF

8
DRIVE-IN
DOORS

20' - 30'
CLEAR
HEIGHT

ONE
5-TON
CRANE

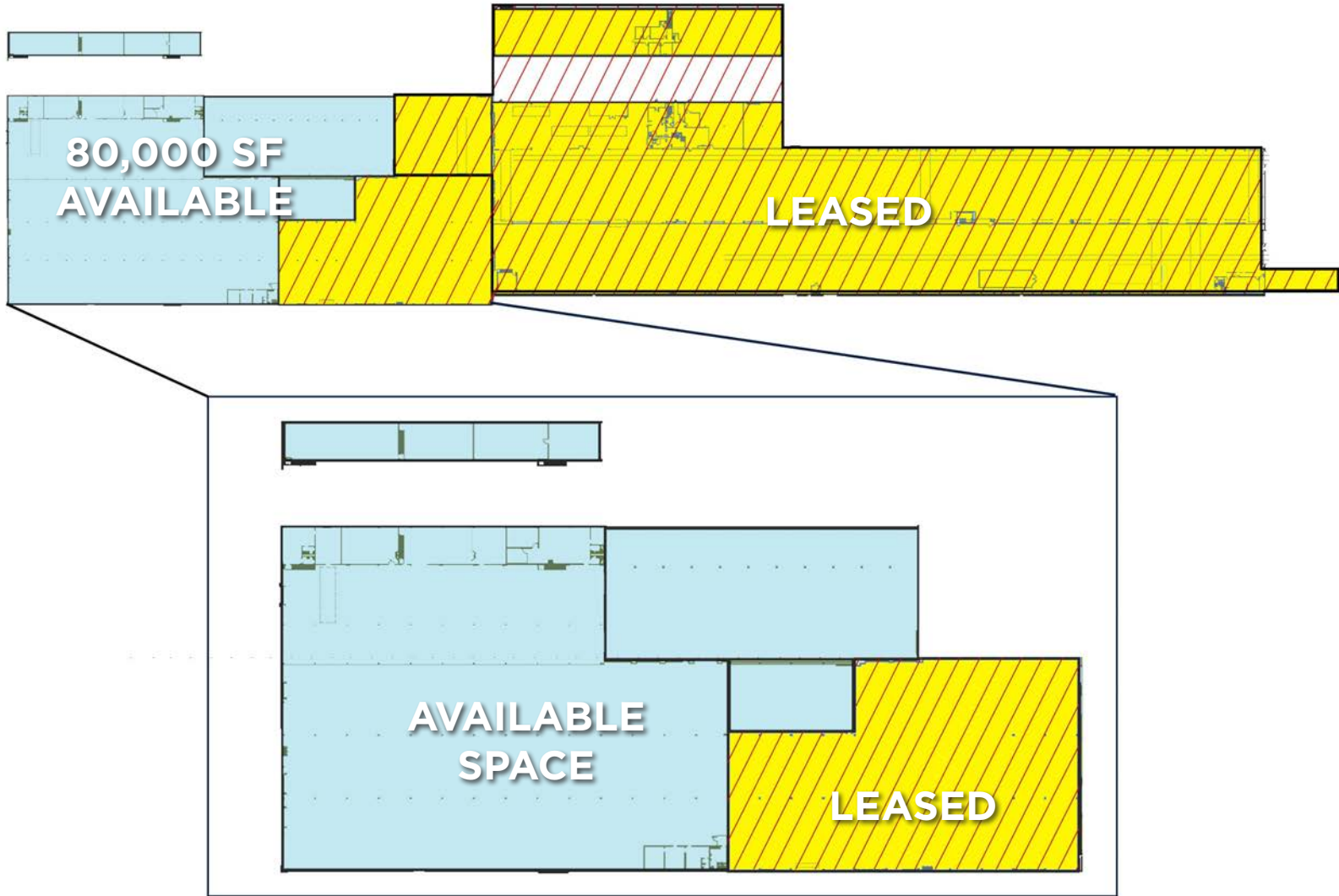
POTENTIAL
CSX RAIL
AVAILABLE

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DARWINPW
REALTY
CORFAC International

Site Plan



PROPERTY HIGHLIGHTS

- ±267,093 SF total building
- Office space available in freestanding office building
- CSX Rail potential
- Expenses: \$1.22 PSF
- Lease rate: \$3.00 PSF Net
- Professionally owned and managed by Industrial Realty Group, LLC






SPECS

- 80,000 SF Available
- 20'-30' Clear ceiling height
- Additional land available
- Heavy power
- (1) 5-ton overhead crane
- 8 Large drive-in doors

Photos



Distance & Interchange Map

-  To Indianapolis I-90/65 Interchange (14 miles)
-  To I-80/94 Interchange (4.5 Miles)
-  To State Border (1.5 Miles)
-  To Cline Ave. Route 20 & I-90 Interchange (5.5 Miles)
-  To I-90 Interchange via Calumet (2.2 Miles)




**4531 Columbia Ave
Hammond, IN**

GCIA
GARY/CHICAGO
INTERNATIONAL AIRPORT

Local Businesses



Lease Opportunity in Hammond, IN



NORTHWEST INDIANA MEANS...

- Immediate access to I-90/Cline Ave
- North America's freight capitol
- Major hub for all modes of transportation (rail, air, ports, interstates)
- Nation's largest trucking center - 67% of nation's freight moves through Chicago
- 3rd largest intermodal volume in the world
- 3rd largest labor pool in the U.S. with a total population of 9 million
- One day's driving distance to 46 million people
- Convenient access to O'Hare International and Midway Airports
- Low cost of doing business

NORTHWEST INDIANA LABOR MARKET HIGHLIGHTS



TAXES & FACTORS

Corporate Income Tax Rate

ILLINOIS

9.50%

INDIANA

4.90%

Individual Income Tax Rate

4.95%

3.23%

2021 Tax Foundation Property Tax Index Rank

48th

2nd

UNEMPLOYMENT RATE
5.5%

LABOR FORCE HAS GROWN BY OVER 7,000 OR 2% SINCE FEBRUARY 2018

CONSTRUCTION EMPLOYMENT HAS BEEN THE LARGEST INCREASE OF 11%, OR 1,600 JOBS SINCE FEBRUARY 2018

LARGEST GAIN LOCAL GOVERNMENT EDUCATIONAL SERVICES +1,200 JOBS

1st

BEST STATE FOR INFRASTRUCTURE

2nd

BEST STATE FOR PROPERTY TAX INDEX RANK

3rd

BEST STATE FOR WORKERS COMP PREMIUM RATE RANK

4th

BEST STATE FOR COST OF DOING BUSINESS

5th

BEST STATE FOR REGULATORY ENVIRONMENT

6th

BEST STATE FOR LONG TERM FISCAL STABILITY

9th

BEST STATE FOR TAX CLIMATE INDEX

TAXES & FACTORS	INDIANA	Illinois	Michigan	Ohio
Corporate Income Tax Rate (a)	5.25%	9.5%	6.0%	None
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor	Single Sales Factor	No State Income Tax
Individual Income Tax Rate	3.23%	4.95%	4.25%	0% - s4.797%
Local Average Individual Income Tax Rate (b)	1.56%	None	1.7%	2.5%
Local Average & Sales Tax Rate (c)	7.00%	6.25%	6.00%	5.75%
Unemployment Insurance Tax-New Employer (d)	\$238	\$398	\$243	\$243
Worker's Compensation Premium Rate Index (Per \$100 of Payroll)	\$0.77	\$1.46	\$1.14	\$1.11
Mean Hourly Wage (e)	\$23.57	\$29.87	\$26.35	\$24.80
Cost of Living Index	95.3	99.9	90.5	92.3
Right to Work	Yes	No	Yes	No



Indiana
A State that Works



DARWINPW

R E A L T Y

CORFAC International