

645 65TH AVENUE, SCHERERVILLE, IN 46375



For more information, please contact:

ANTONY MIOCIC
Director of Office Group
219.864.0200
amiocic@latitudeco.com

CHANDLER KIMMEL
219.864.0200
ckimmel@latitudeco.com



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LEASING SCHERERVILLE WAREHOUSE

645 65th Avenue, Schererville, IN 46375



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,400 SF

Lease Rate: \$12 SF/yr (MG)

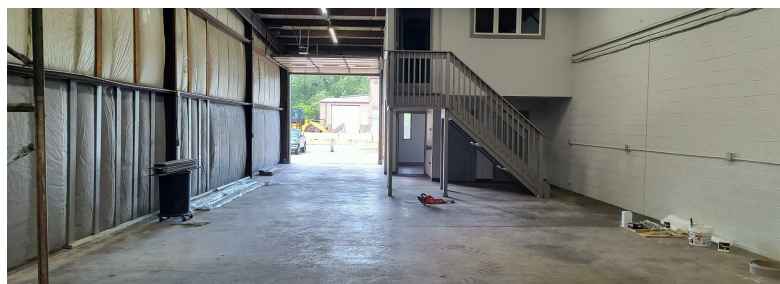
Lot Size: 0.74 Acres

Building Size: 12000 SF

Zoning: Industrial

PROPERTY HIGHLIGHTS

- 2400sf of warehouse space for lease in Schererville
- Located within minutes of the US 30/Indianapolis Blvd intersection
- 20ftx80ft space with 14ft garage door and 16ft clearance
- Two restrooms and 3 individual offices located in the front of the space
- Well maintained building with a new roof from 2024



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PROPERTY DESCRIPTION



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Introducing a prime leasing opportunity at 645 65th Avenue in Schererville. This 2400 square foot warehouse space offers a spacious layout, featuring a 20ftx80ft area with a 14ft garage door and 16ft clearance, ideal for various commercial uses. Boasting the convenience of two restrooms and three individual offices located at the front of the space, it's designed to cater to diverse business needs. Situated within a well-maintained building with a new roof from 2024, this property presents a compelling blend of functionality and contemporary amenities for your business ventures.

LOCATION DESCRIPTION

This property is located in Schererville just east of Indianapolis Boulevard and approximately a mile north of the US 30/Indianapolis Blvd intersection, the Schererville is a town in St. John and Center townships in Lake County. The population was 29,646 at the 2020 census. It is a suburb of Chicago, located 30 miles south of the city.

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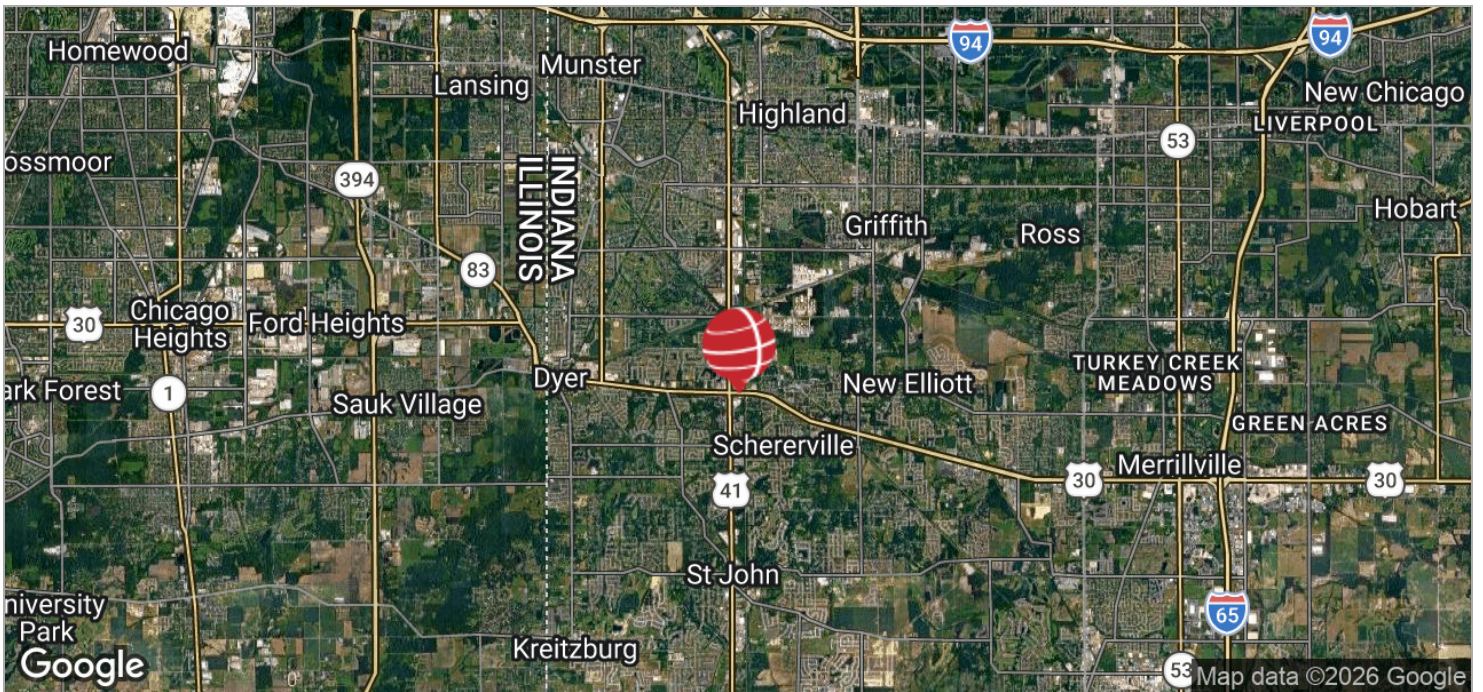
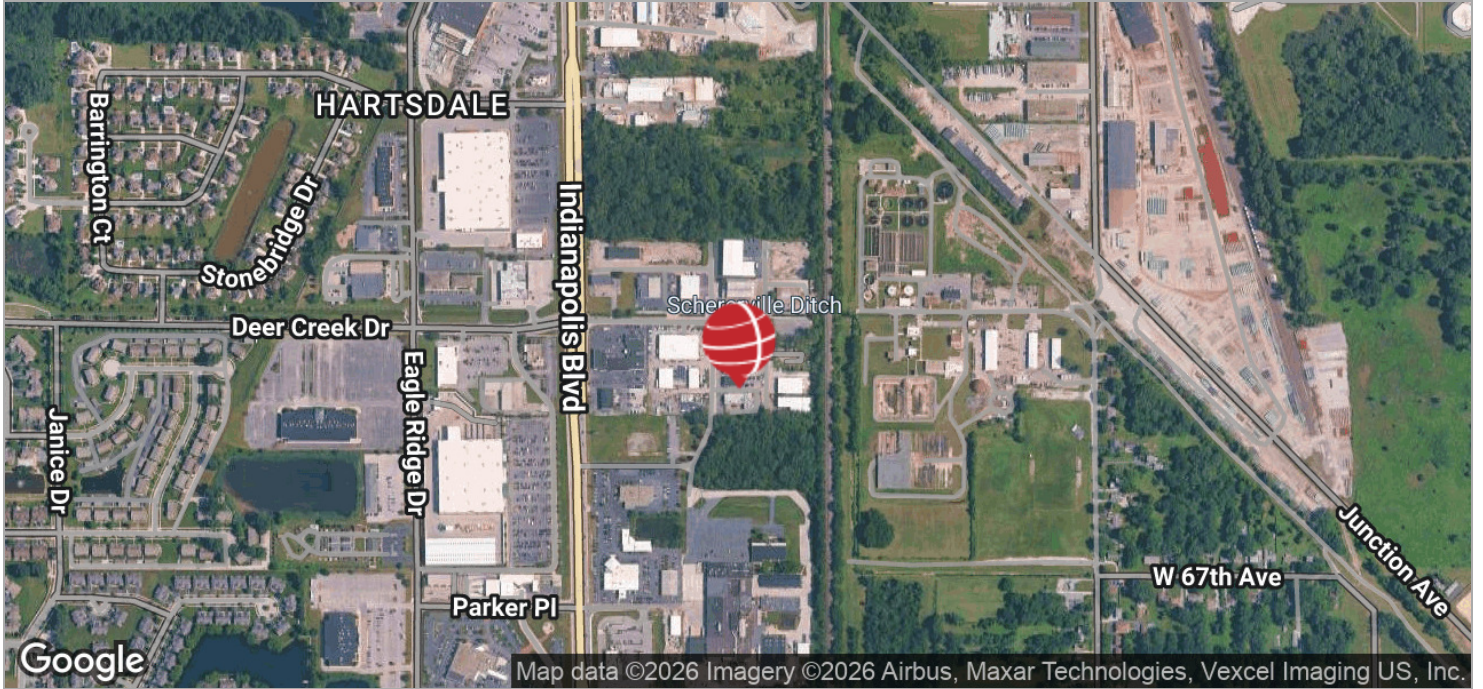
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LOCATION MAPS



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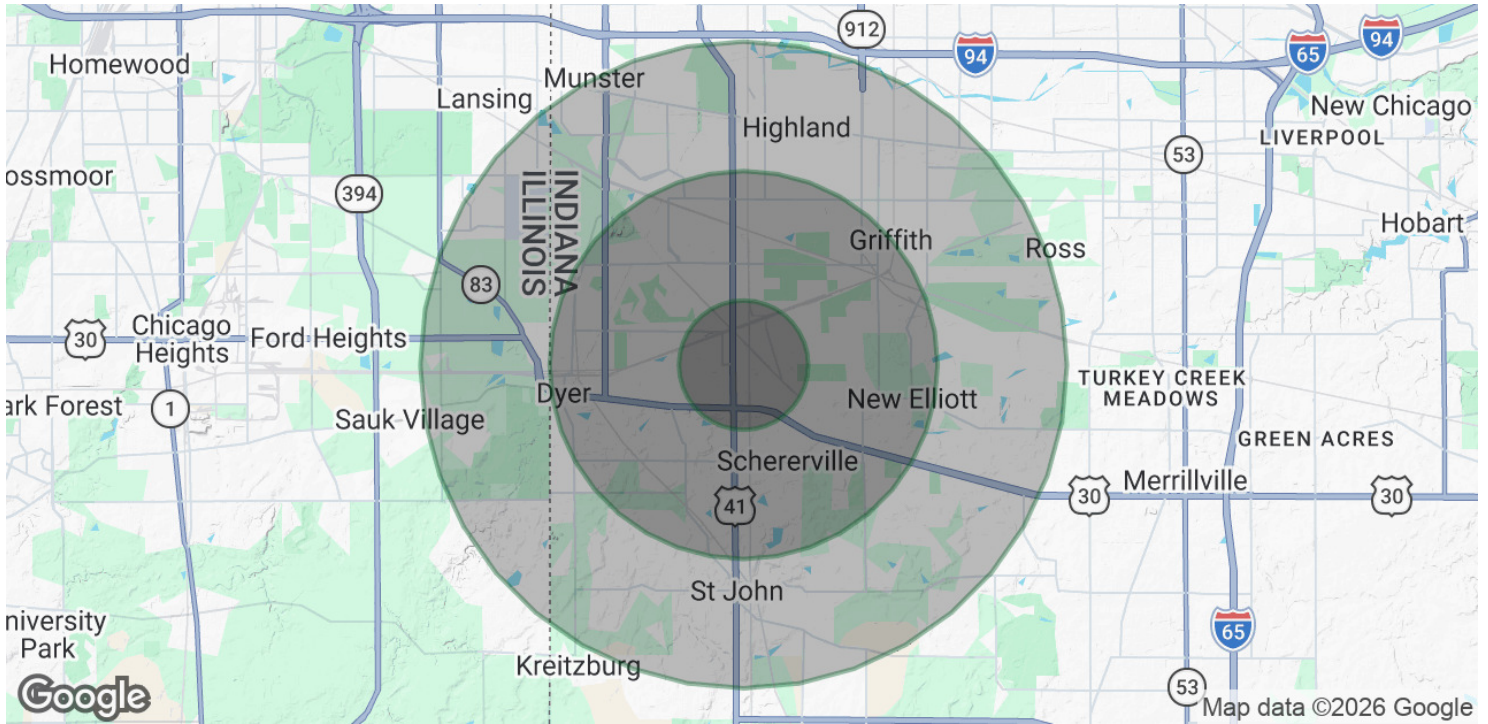
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,097	56,895	155,000
Average Age	49.6	45.8	43.1
Average Age (Male)	48.3	44.4	41.6
Average Age (Female)	50.0	47.1	44.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,113	23,398	60,799
# of Persons per HH	1.9	2.4	2.5
Average HH Income	\$98,948	\$119,874	\$112,901
Average House Value	\$278,409	\$316,071	\$284,464

2023 American Community Survey (ACS)

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