

NEW CONSTRUCTION IN HAMMOND

4925 SOHL AVENUE

HAMMOND, IN 46327



A 15.7-ACRE / 266,475 SF BUILDING DEVELOPMENT - ±1.0 MILE FROM ILLINOIS / INDIANA STATE LINE



BUILDING SPECIFICATIONS:

SITE SIZE:	15.7 acres
OFFICE:	To suit
BAY SIZE:	50' x 52'
CLEAR HEIGHT:	40'
LOADING:	› 40 exterior docks (expandable) › 2 drive-in doors
CONSTRUCTION:	Insulated precast
SPRINKLER:	ESFR
PARKING:	› 312 cars › Trailers (to suit)
POWER:	2,400 amps @ 480 volts
LEASE RATE:	Subject to Proposal
SALE PRICE:	\$4,800,000 (\$7.00 PSF) - site only
COMMENTS:	› Scheduled for Q1 2026 delivery › Parcel # 45-02-36-227-001.000-023 # 45-02-36-227-002.000-023 # 45-02-36-227-003.000-023 › 30 minutes to Downtown Chicago › 3.8 miles to 4-way I-80/I-94 interchange › 1.7 miles to 4-way I-90 interchange

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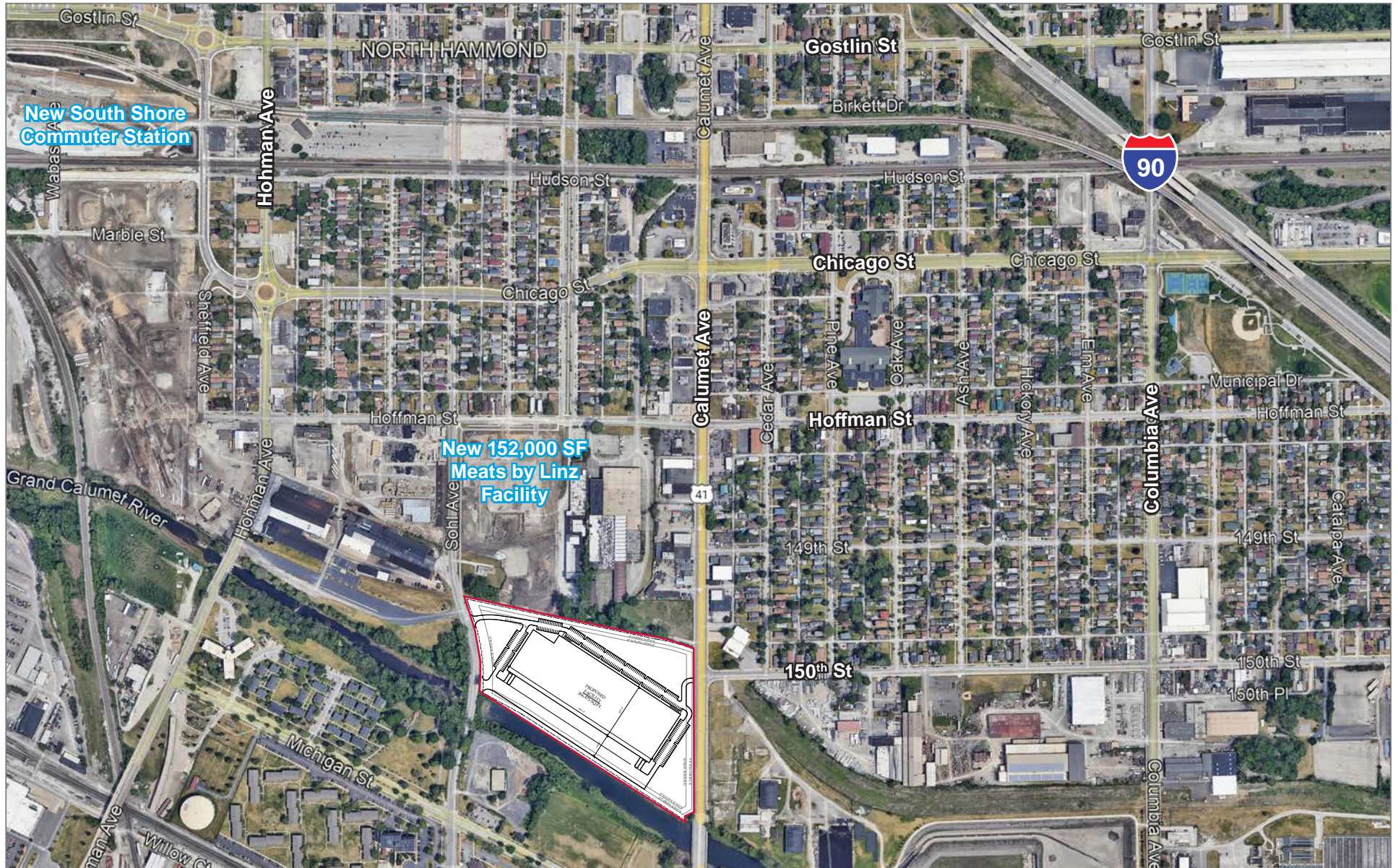
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INFILL LOCATION LESS THAN 1 MILE FROM NEW COMMUTER STATION

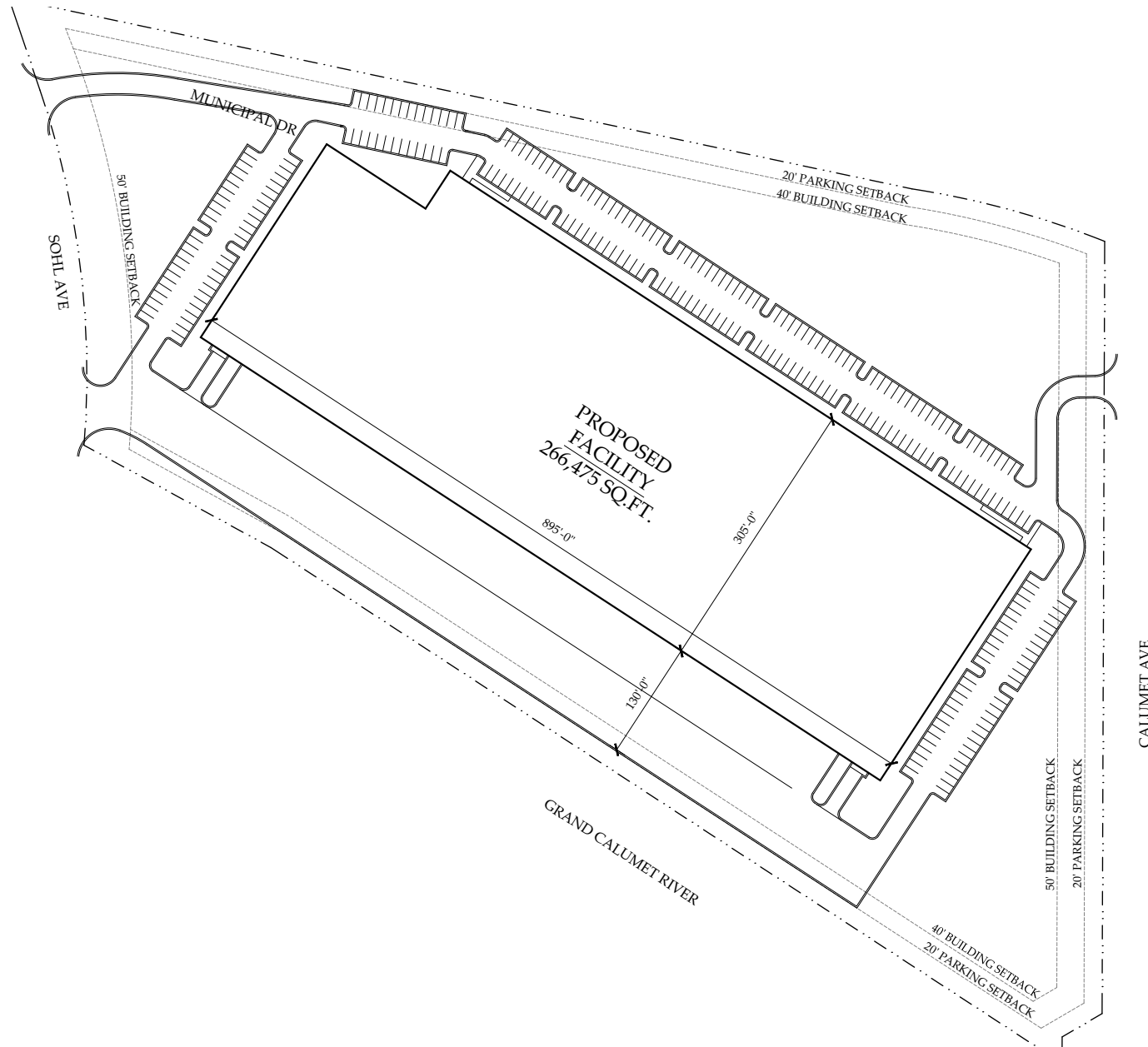
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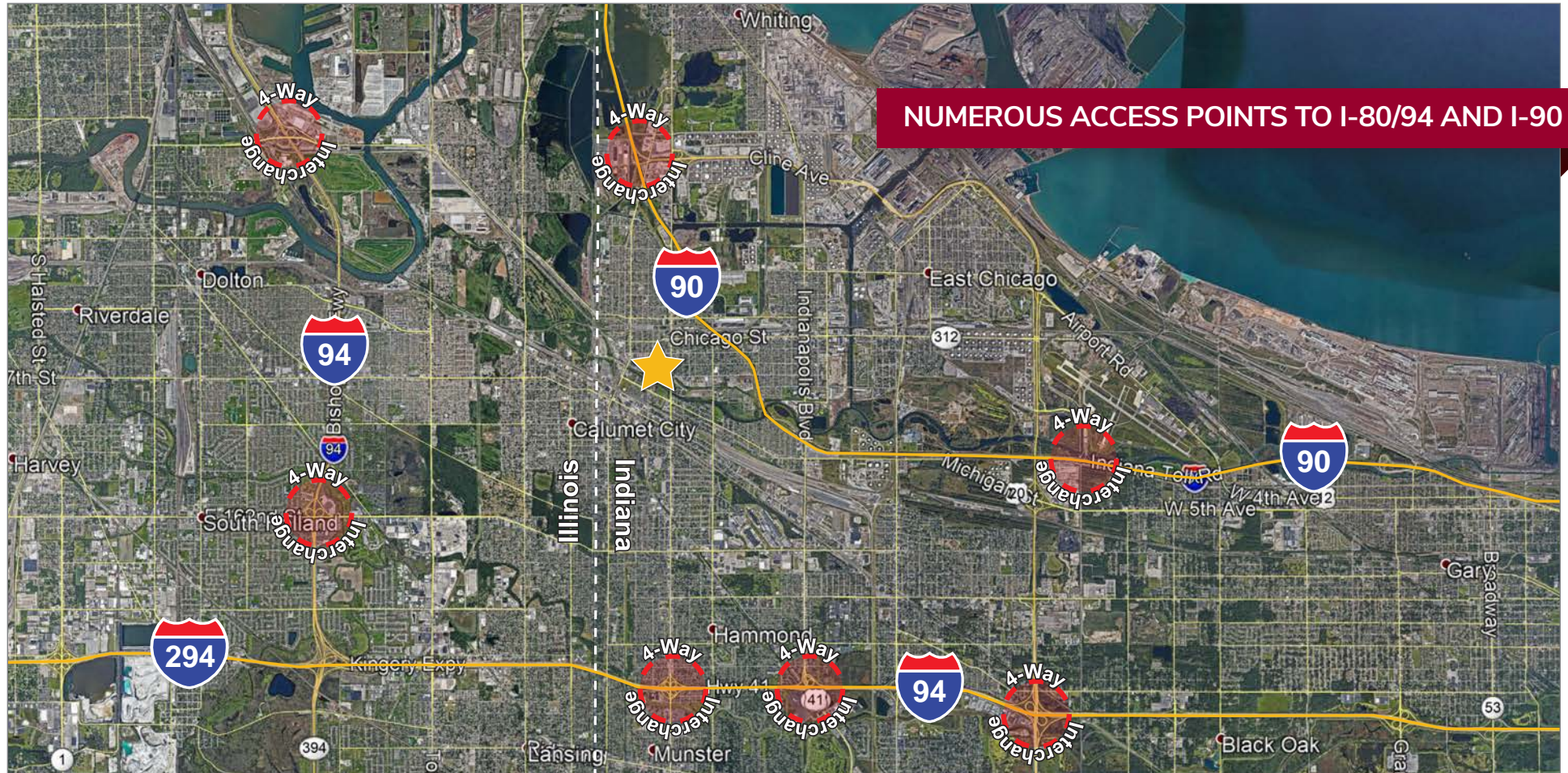
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WITH STATE / MUNICIPAL FINANCIAL INCENTIVES AVAILABLE



266,475 SF DIVISIBLE TO 75,000 SF
4925 SOHL AVENUE
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