

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.00/SF
Available SF:	11,800 SF
Lease Type:	MG
Expenses:	Utilities/Janitorial, Lawn/Snow
Building Size:	11,800 SF
Lot Size:	1.01 Acres
Zoning:	M-1

PROPERTY OVERVIEW

This is an immaculate steel framed, steel sided office warehouse building built in 2009 with gorgeous offices featuring mahogany wood trim throughout, French doors, decorative tin ceiling, and 3/4 fully tiled bath in master office suite which could also function as a conference room. Space also includes a break area with stainless steel appliances and beautiful built-in display cabinets. There is a large reception/open office area ideal for display, 2 additional private offices, restroom, and storage.

The warehouse has 16' clear height with three 12'x14' overhead doors. One of the overhead doors opens up to a loading dock with a leveler. There is some mezzanine storage and a shop restroom as well. The current zoning on the property is M-1, making this space ideal for several uses including office-warehouse for contractors, automotive, or light manufacturing and distribution. There is plenty of parking and the building is nicely landscaped.

LOCATION OVERVIEW

This building is located in BRS Industrial Park on the west side of Wright Street accessed via Whitcomb Street to 82nd Avenue just south of the Lexus dealership on US Highway 30. 4 miles west of the US Highway 30/I-65 interchange and 5 miles east of US Highway 41.

WAREHOUSE/YARD PHOTOS



OFFICE PHOTOS



AERIAL PHOTOS



For Information Contact:

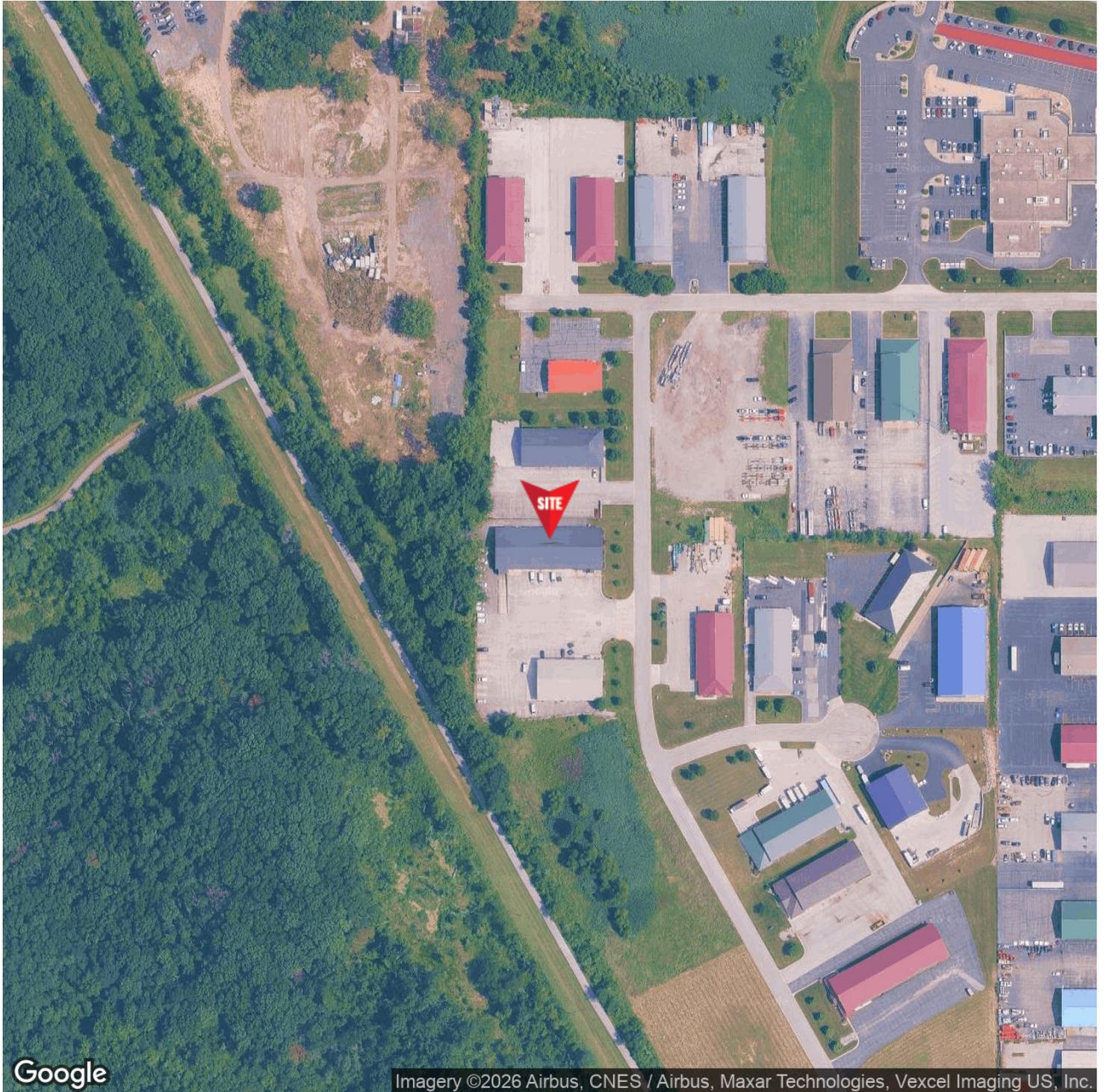
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LOCATION MAPS



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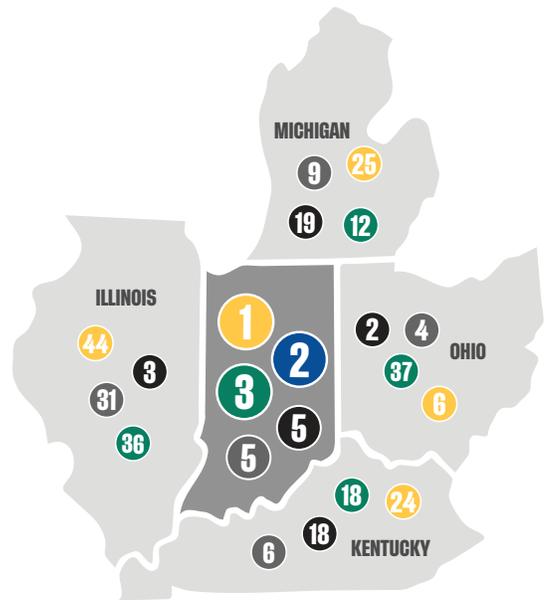
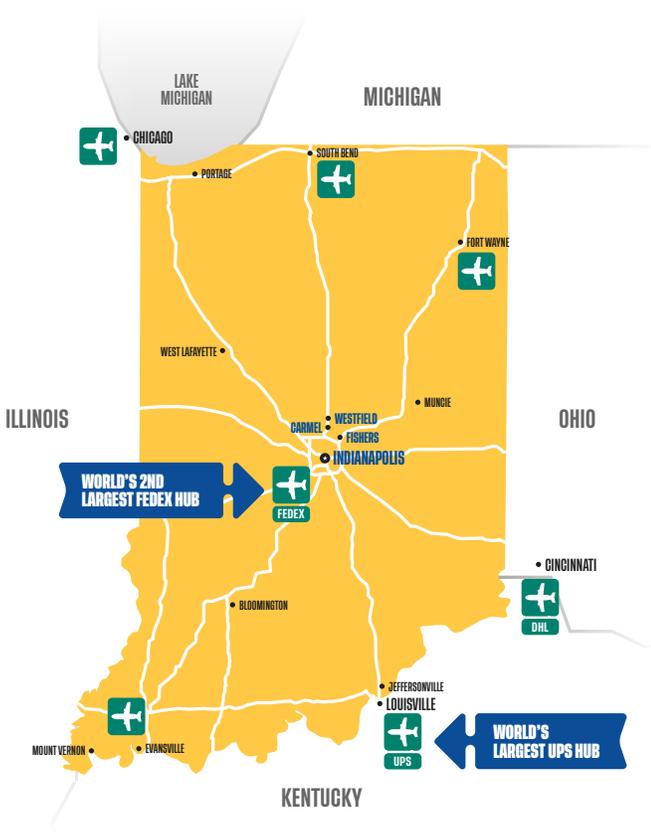
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INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

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** **PROPERTY TAX INDEX RANK**
(Tax Foundation, 2022)
- 2** **BEST PLACE TO START A BUSINESS**
(Forbes, 2024)
- 3** **STATE BUSINESS TAX CLIMATE INDEX SCORE**
(CNBC, 2023)
- 5** **COST OF DOING BUSINESS**
(CNBC, 2023)
- 5** **AMERICA'S TOP STATE FOR BUSINESS INFRASTRUCTURE**
(CNBC, 2023)



ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

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

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

3.0% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-
(Fitch, 2024)



2.5% UNEMPLOYMENT INSURANCE RATE

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.

\$238 UI TAX FOR NEW EMPLOYERS

4TH WORKER'S COMPENSATION PREMIUM RATE RANK

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

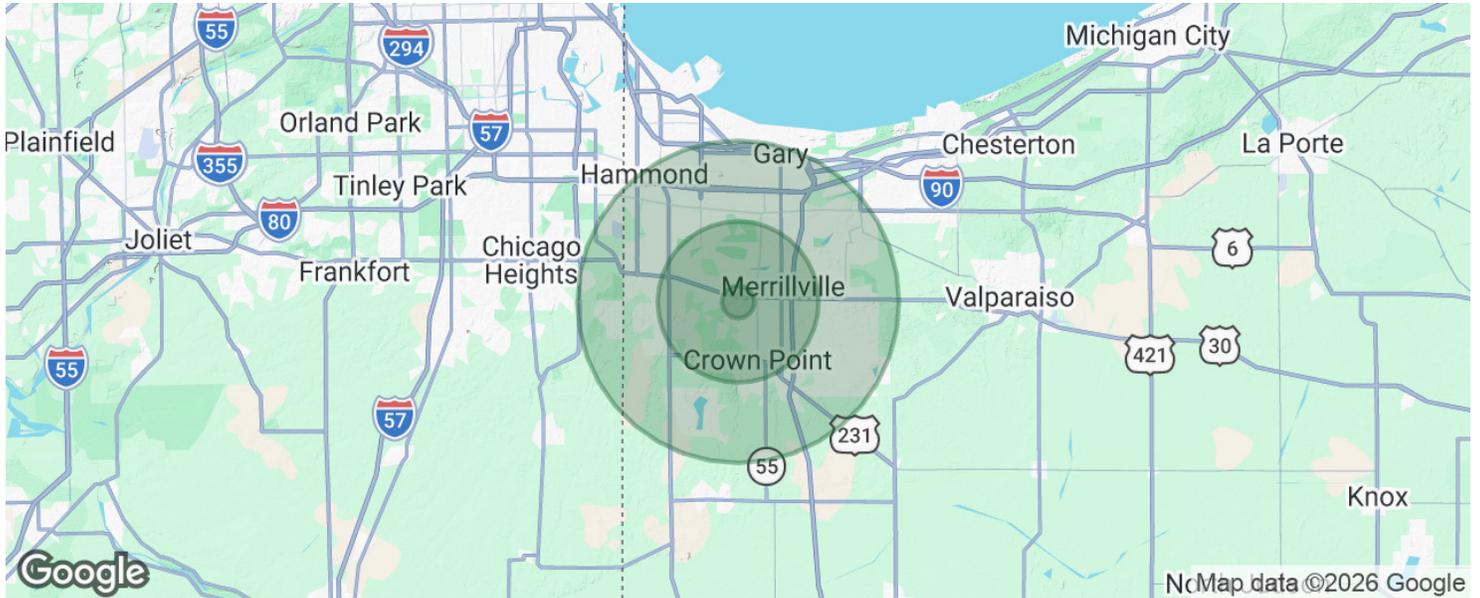
MI: 14th | OH: 5th | KY: 6th | IL: 33rd

BUILT FOR BUSINESS RIGHT TO WORK STATE

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

MI: No | OH: No | KY: Yes | IL: No

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	8,320	116,989	425,391
Median age	35.3	37.3	38.4
Median age (Male)	34.5	35.3	36.3
Median age (Female)	37.4	39.6	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	3,207	43,397	159,063
# of persons per HH	2.6	2.7	2.7
Average HH income	\$59,878	\$69,519	\$64,932
Average house value	\$140,137	\$192,461	\$190,712

* Demographic data derived from 2020 ACS - US Census