

FOR SALE

107 ACRES INDUSTRIAL LAND

US 20 At US 35/Rt 212, Michigan City, IN 46360



OFFERING SUMMARY

Sale Price:	\$2,354,000
Acres:	106.959
Price / Acre:	\$22,000
Zoning:	M-2
Zoning Description:	Manufacturing Industrial
Market:	Chicago - Naperville - Elgin
Submarket:	Northwest Indiana

PROPERTY OVERVIEW

107 acres of industrial development land on US 20 at US 35/Rt 212 interchange and 1.50 miles to I-94. US 20 serves as Northwest Indiana's Extra Heavy Duty Highway allowing for loads to 134,000 lbs. from Chicago to South Bend, SW Michigan via Rt. 39 and the major interstate highways of I-94/90/80/65.

PROPERTY HIGHLIGHTS

- Industrial Zoning
- Extra Heavy Load Highway
- Immediate Access to I-94
- Close Proximity to Chicago, South Bend, SW Michigan
- Low Taxes & Pro-Business Environment
- Municipal & State Support

MCCOLLY BENNETT COMMERCIAL ADVANTAGE

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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

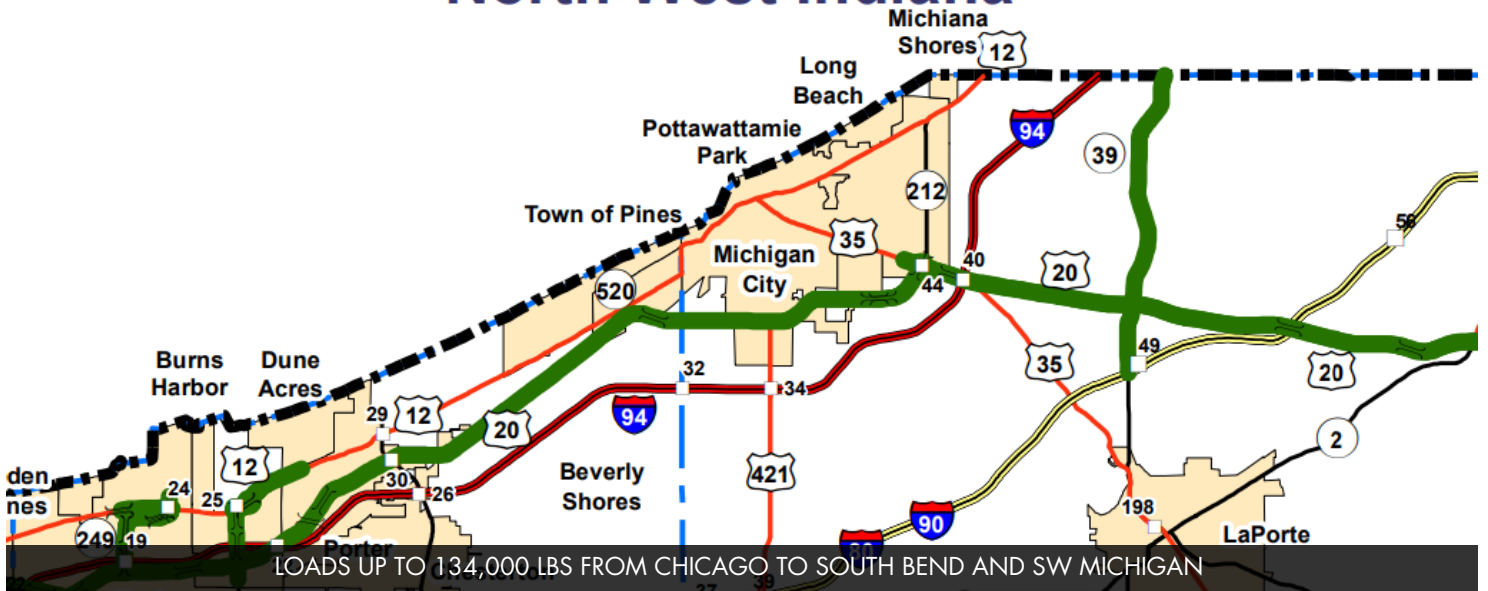
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INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



50 MILE RADIUS FROM SITE

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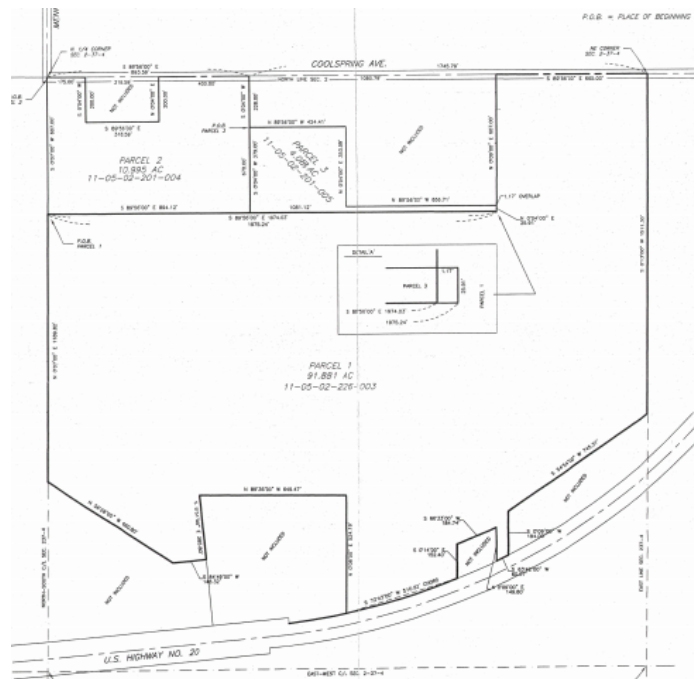
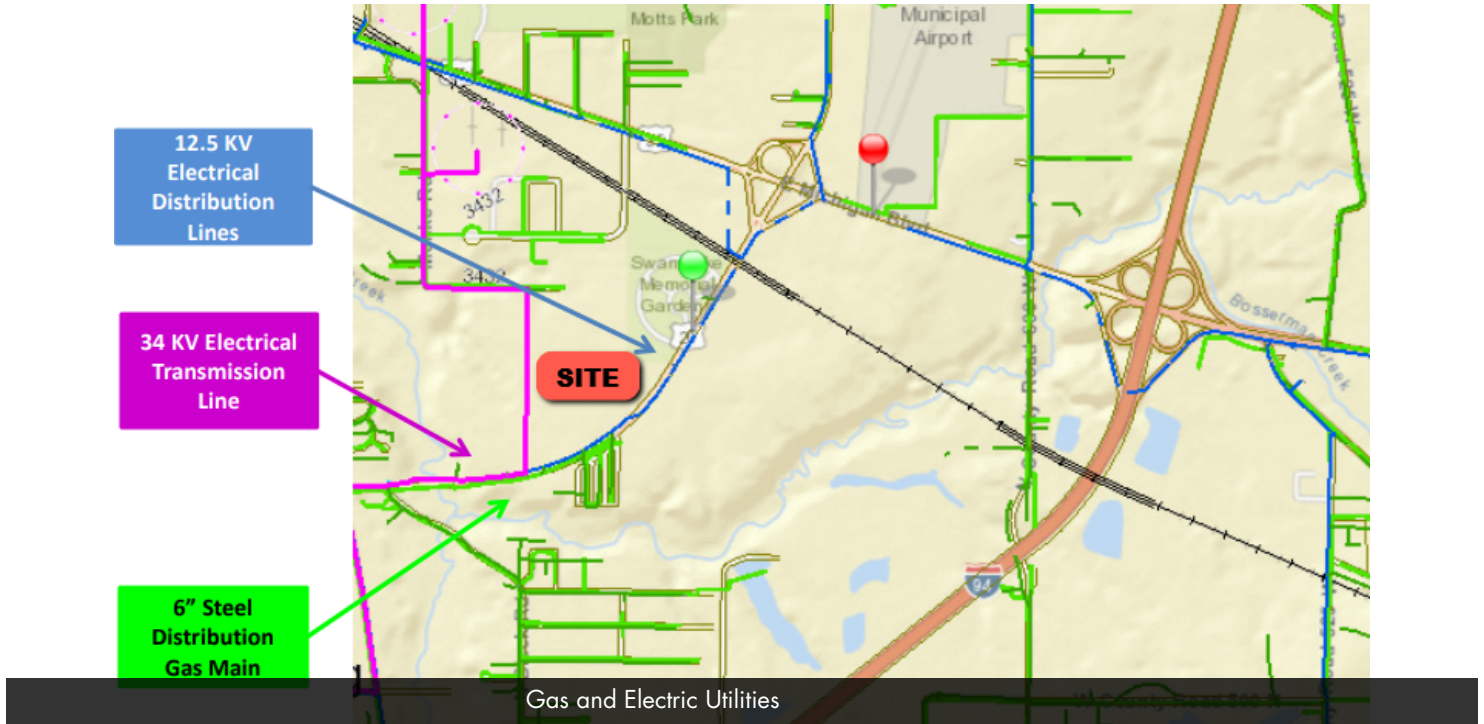
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Survey (3 Parcels)

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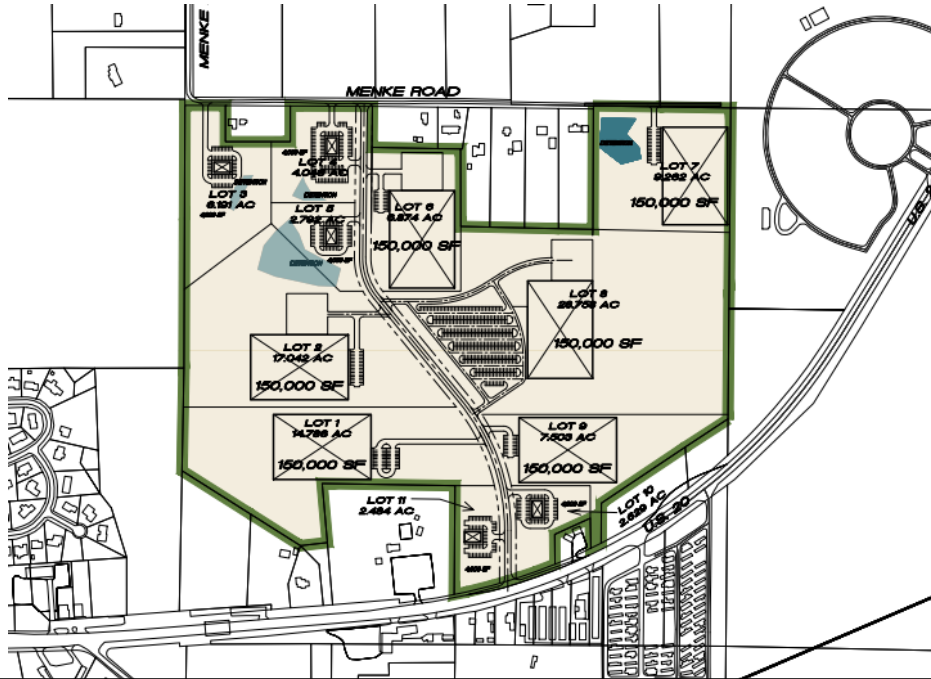
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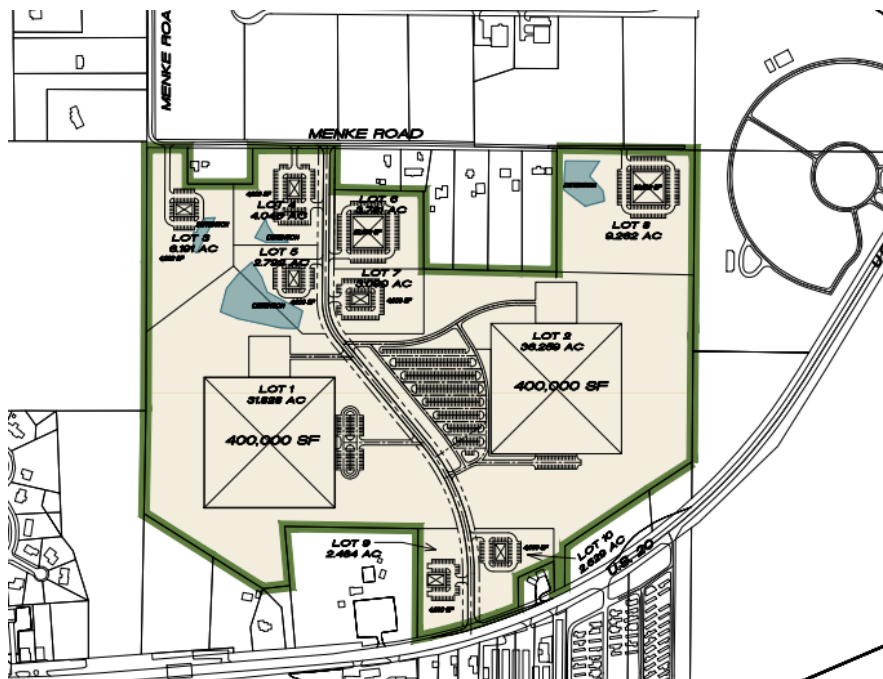
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Projected 150,000 SF Users



Projected 400,000 SF Users

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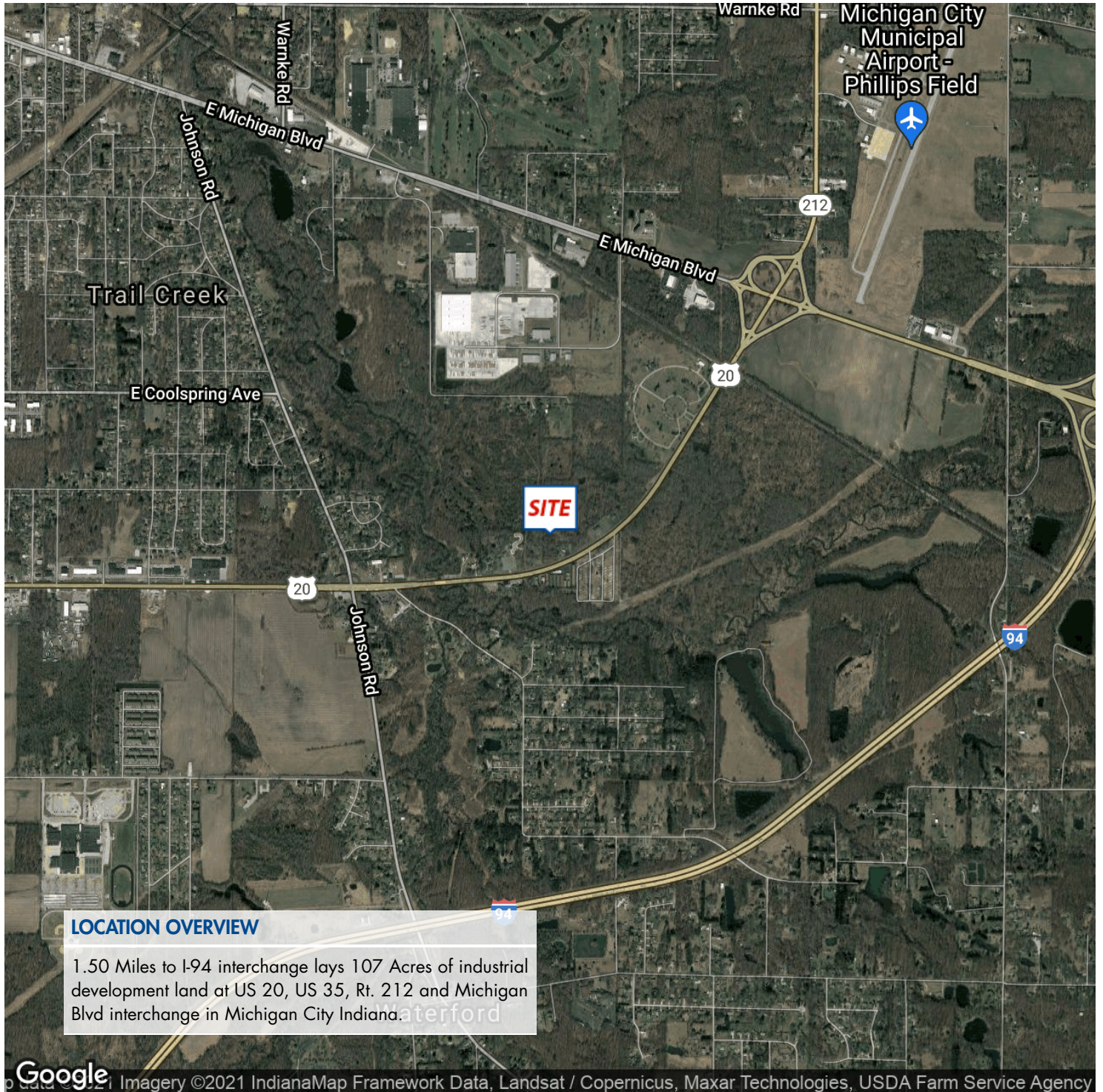
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