475 SUPERIOR AVENUE

FOR LEASE OR SALE

451,240 SF
Available

Chicago
Northwest Indiana

475 Superior Avenue
Munster, IN 46321

LINK | LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OVERVIEW

475 Superior Avenue
Munster, IN 46321

PROPERTY SPECIFICATIONS

Available SF	451,240 SF
Office SF	±6,056 SF
Site Size	21.46 Acres
Clear Height	30'
Dock Doors	65
Loading Doors	1
Rail Doors (Triple Spur)	15
LED Lighting	Yes
Parking	64 Trailer, 53 Auto
Fire Protection	Wet
RE Taxes	$1.34 PSF

45TH AVENUE

SUPERIOR AVENUE

INDIANA PARKWAY

64 TRAILER SPOTS

180'

65 DOCK DOORS | 1 DRIVE-IN DOOR

OFFICE
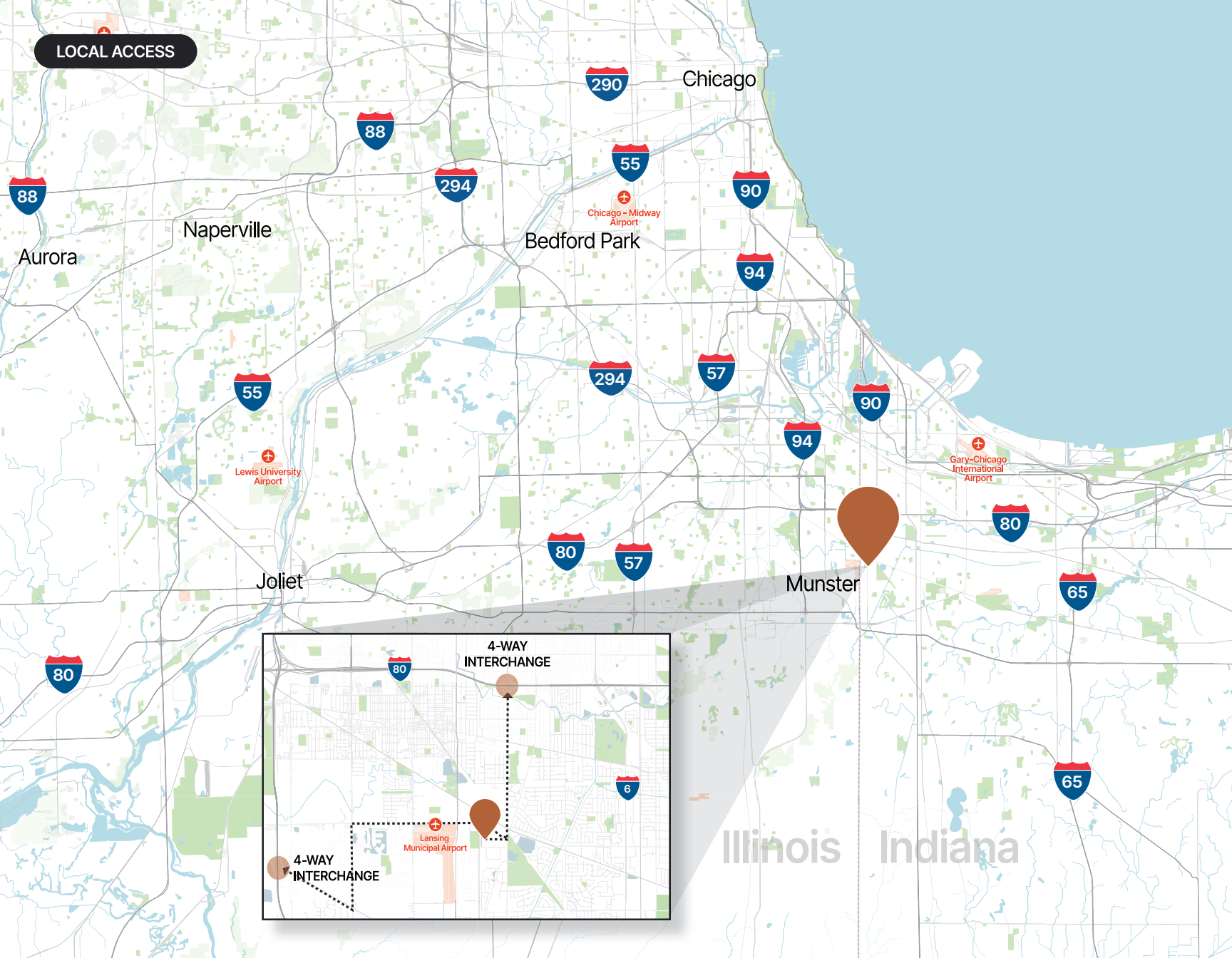6,056 SF

UNIT A01
451,240 SF
30' CLEAR HEIGHT

15 RAIL DOORS

→ Active CSX Rail, Triple Spur, full building length ±1,050'

→ Power: 1,200 Amps 277/480V Services

→ 65 Dock Doors; 64 Trailer Parking Spots

Chicago

Naperville

Aurora

Bedford Park

Chicago – Midway Airport

Joliet

Lewis University Airport

Munster

Gary–Chicago International Airport

Illinois   Indiana

4-WAY INTERCHANGE

4-WAY INTERCHANGE

Lansing Municipal Airport

CHICAGO
30.4 MILES

MILWAUKEE
125 MILES

INDIANAPOLIS
160 MILES

DETROIT
266 MILES

CINCINNATI
273 MILES

LOUISVILLE
275 MILES

ST. LOUIS
293 MILES

CLEVELAND
327 MILES

COLUMBUS
397 MILES

Milwaukee

Chicago

Detroit

Cleveland

Columbus

Indianapolis

Cincinnati

St. Louis
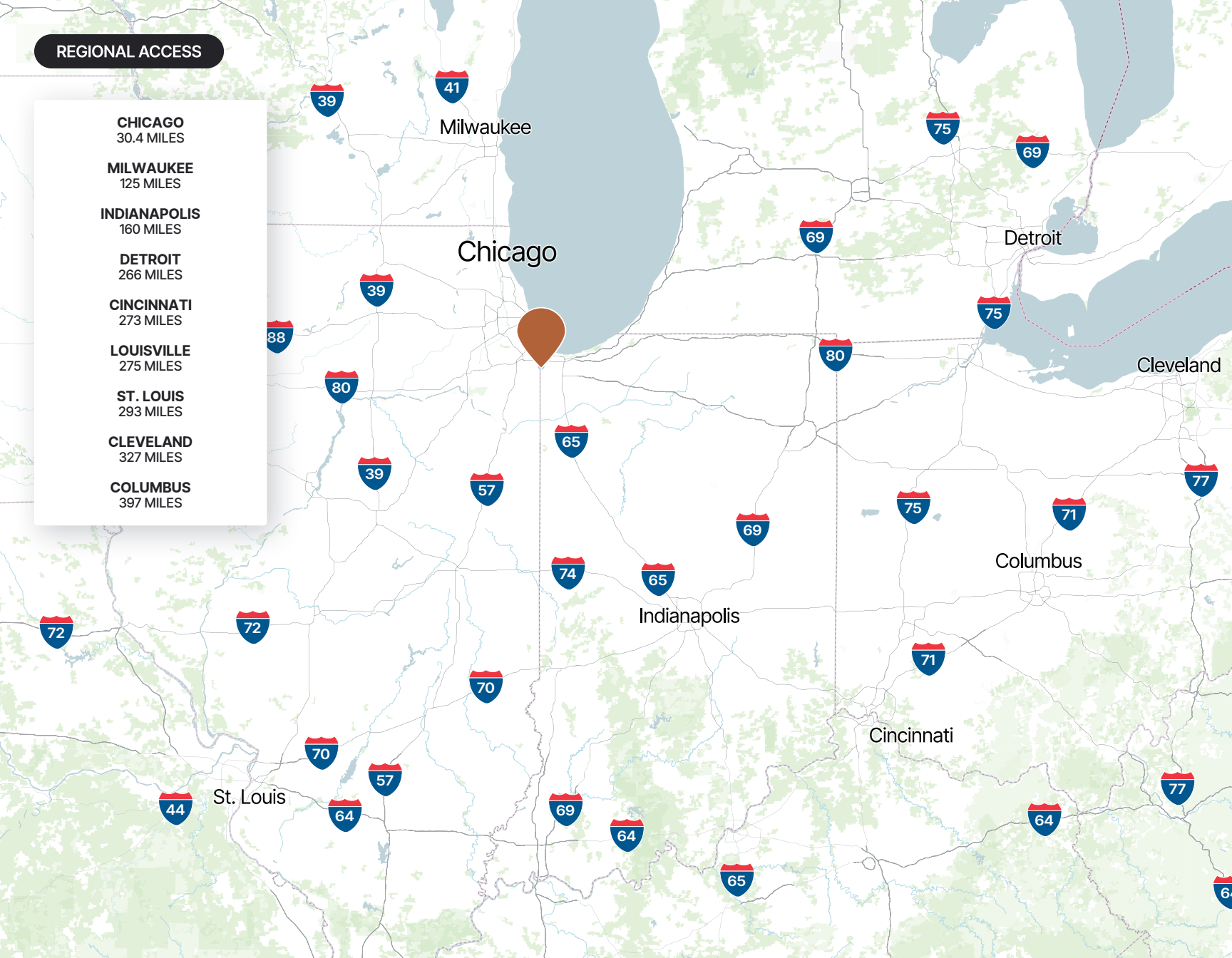
THE INDIANA ADVANTAGE

FASTER DELIVERY

FIRST

in shortest distance to median center of U.S. population

INFRASTRUCTURE DEVELOPMENT

$1.2B

Per year allocated through 2024 for transportation infrastructure projects

$1B

In new infrastructure investments to assure continued global connectivity

COMPETITIVE TAX CLIMATE

4.9%

Corporate Income Tax Rate

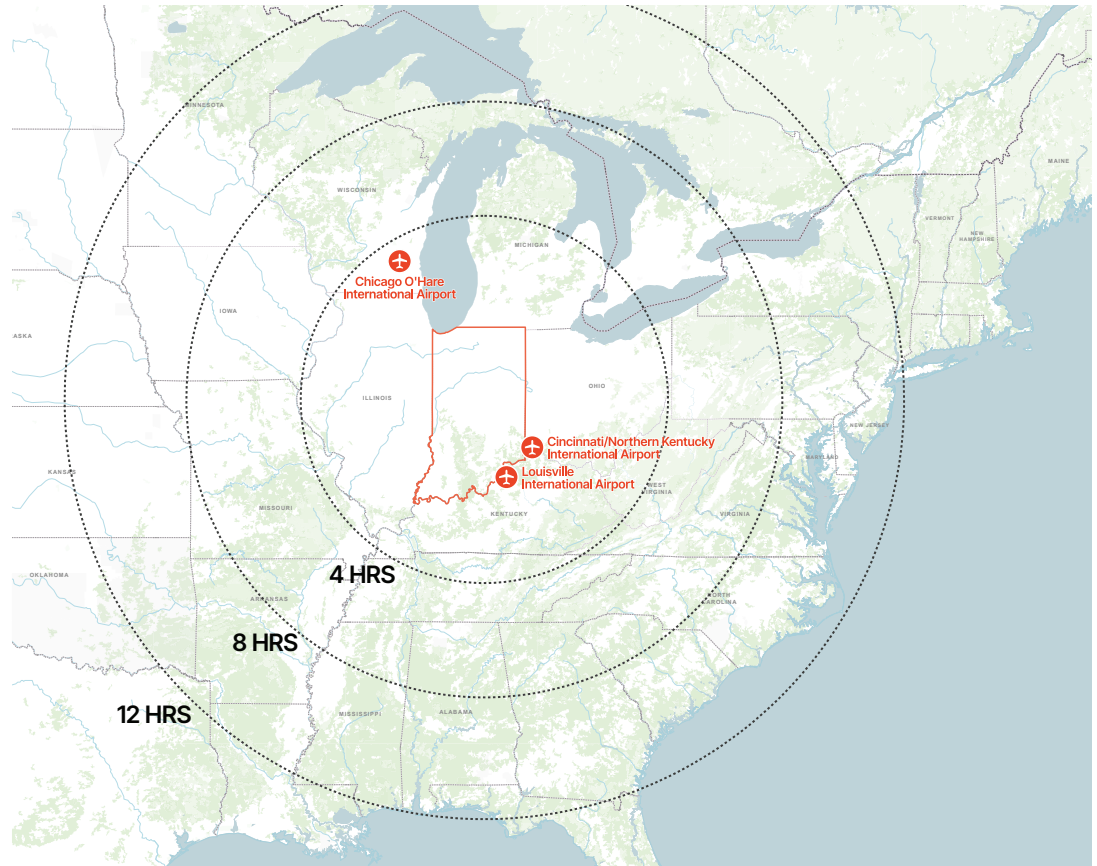## 1–3%

Capped Property Taxes

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.

3.05%

Individual Income Tax Rate

AAA

Indiana Bond Rating

Chicago O'Hare International Airport

Cincinnati/Northern Kentucky International Airports

Louisville International Airport

4 HRS

8 HRS

12 HRS

TRANSPORTATION INFRASTRUCTURE

Indiana is 1st in pass-through highways, and located at median center of the U.S. population, making shipping hassle-free—and makes Indiana a prime location to be the defining hub for the U.S. supply chain. Proximity to World's 4th Busiest Airport (O'Hare).

RIGHT TO WORK

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

CSX RAIL SYSTEM

Major Terminal

— CSX Rail Service

- - - CSX Operating Agreement

CONTACT
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