

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$14.00 SF

Available SF: 12,000

Lease Type: Modified Gross

Expenses: Lawn, snow,
utilities/janitorial

Lot Size: 1.22 Acres

Zoning: I-1

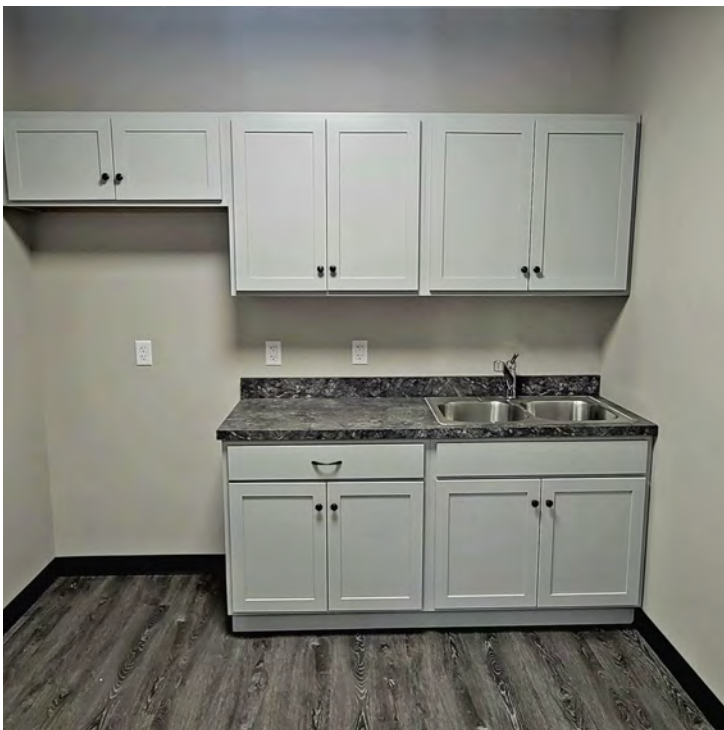
PROPERTY OVERVIEW

This is a 12,000 SF building in the Crown East Business Park. Equipped with the following features: 1,920 SF of office with 4 offices, reception/open area, bathroom, storage closet and IT closet. 10,080 SF of warehouse with R19 insulation in the walls, R42 insulation in the ceilings, 200 AMP*, T8 lighting and 3-14'x14' overhead doors, 16' clear and fully fenced yard. Tenants pay utilities, trash, snow removal, lawn maintenance and increase in taxes over base year. *480 AMP 3 Phase is available for an additional charge. Zoned I-1 Industrial.

LOCATION OVERVIEW

Well located in Crown East Business Park. The building site is located between 110th and 113th Street on the south side of E 110th Street. This is an ideal location for retail/showroom, office, contractors as well as light industrial uses. ¼ mile west of the I-65/109th Avenue interchange and ¼ mile east of Broadway (S.R. 53). Walking distance to Off Square Brewing, McDonalds, Taco Bell, Buona Beef, Rainbow Cone and Texas Roadhouse. Near Beacon Hill shopping center anchored by Stack & Van Til Grocery store. Convenient to many restaurants, grocery, banks, the Crown Point Sports Complex and the historic downtown Crown Point Square and walking distance to the new Off Square Brewery. Delaware Street is planned for extension north at the stoplight intersection of Delaware Parkway and 109th linking to AmeriPlex at the Crossroads. See attached PDF on Why Indiana, IEDC State marketing for all the great reasons to consider the move or expansion to this property.

INTERIOR PHOTOS



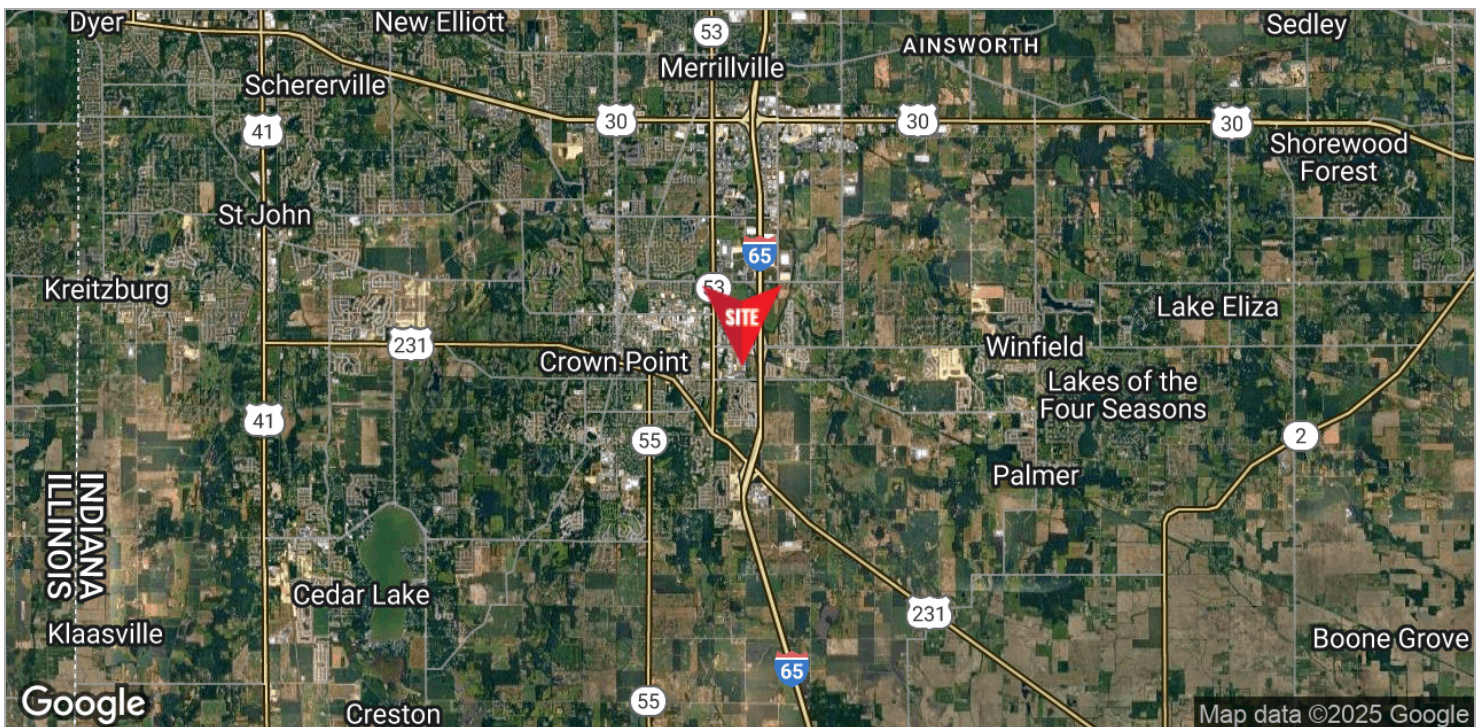
WAREHOUSE FENCED YARD PHOTOS



ADDITIONAL PHOTOS



LOCATION MAPS



For Information Contact:

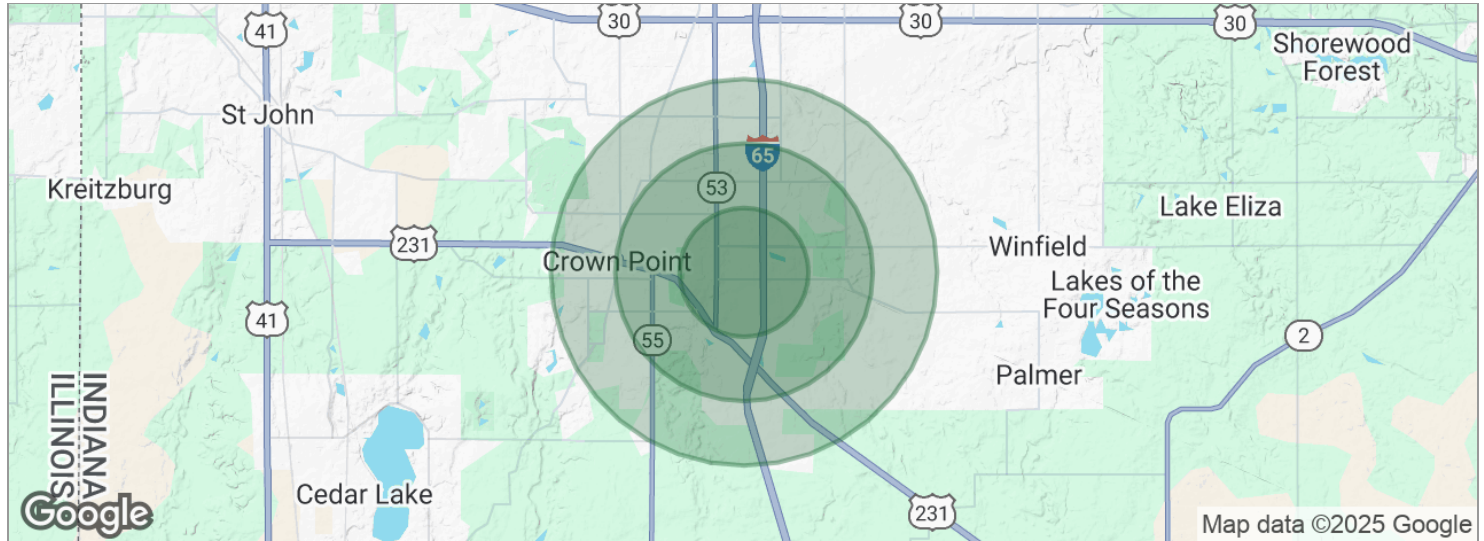
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DEMOGRAPHICS MAP



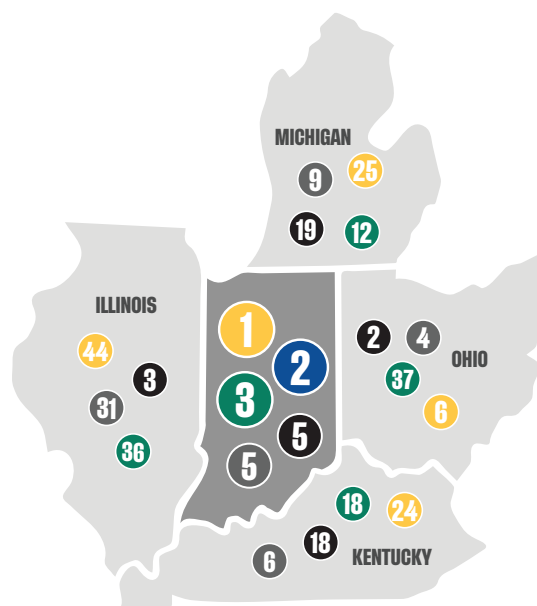
POPULATION	1 MILE	2 MILES	3 MILES
Total population	2,585	14,130	29,192
Median age	43.6	40.4	41.3
Median age (Male)	39.6	39.1	39.2
Median age (Female)	44.2	40.3	42.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	1,047	5,327	11,196
# of persons per HH	2.5	2.7	2.6
Average HH income	\$98,443	\$91,189	\$90,272
Average house value	\$215,036	\$215,307	\$214,764

** Demographic data derived from 2020 ACS - US Census*

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%

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

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%

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

AAA INDIANA BOND RATING

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

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

