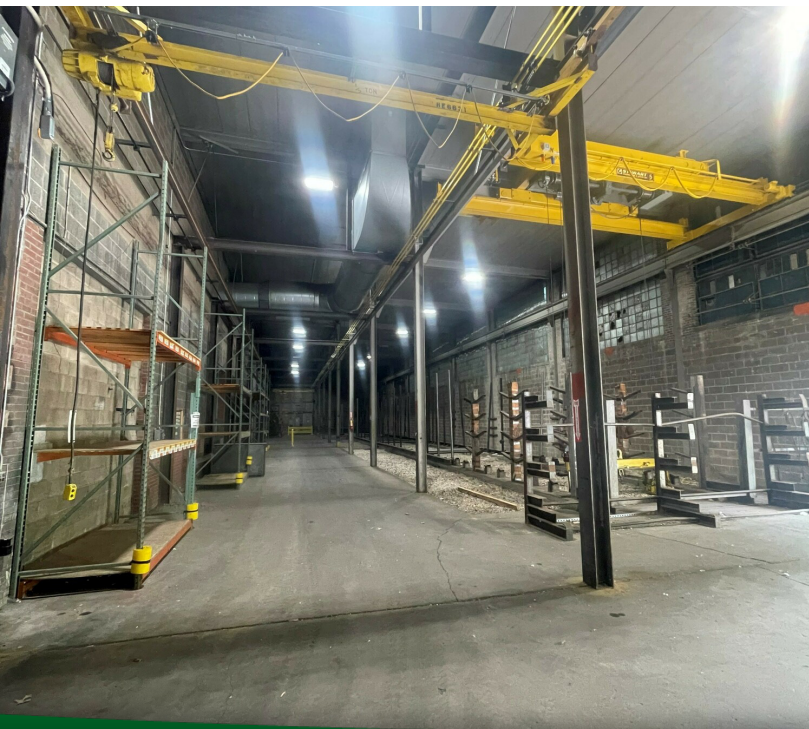


850 165TH STREET, HAMMOND, IN 46324



For more information, please contact:

MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com



LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

LATITUDECO.COM

850 165TH ST

850 165th Street, Hammond, IN 46324



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	32,398 SF
Lease Rate:	\$7.25 SF/yr (NNN)
Lot Size:	1.2 Acres
Year Built:	1960
Building Size:	32398 SF

PROPERTY HIGHLIGHTS

- 32,398 SF Industrial Building
- 1.4 Miles from Calumet & 80/94 Interchange
- 3 Overhead Drive-in Doors
- 2 Drive-in Dock Bays
- 2 Overhead Cranes (5 Ton and 1/2 Ton)
- 240-Volt 3 Phase 400A Power
- Very Clean Office Space and Kitchen/Break Room
- Fenced in Side & Back Paved Lot



MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com

850 165TH ST

850 165th Street, Hammond, IN 46324



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

32,398 SF Industrial Building for lease in Hammond, IN. Very clean building located just East of 165th & Calumet Ave. Building features 3 Overhead Drive-in Doors, 2 Drive-in Docks & 2 Overhead Cranes (5 Ton and 1/2 Ton.) 16' Clear height ceiling. Plenty of office space as well as kitchen/break room. Fenced in back & side paved lots. Parking for customers in front of building and employee parking lot in the rear. Located just 1.4 miles from the 80/94 & Calumet Ave interchange.

LOCATION DESCRIPTION

Hammond is a city in Lake County, Indiana. It is part of the Chicago metropolitan area, and the only city in Indiana to border Chicago. First settled in the mid-19th century, it is one of the oldest cities of northern Lake County. The 2020 population was 77,879, replacing Gary as the most populous city in Lake County. From north to south, Hammond runs from Lake Michigan down to the Little Calumet River; from east to west along its southern border, it runs from the Illinois state line to Cline Avenue. The city is traversed by numerous railroads and expressways, including the South Shore Line, Borman Expressway, and Indiana Toll Road. Notable local landmarks include the parkland around Wolf Lake and the Horseshoe Hammond riverboat casino. Part of the Rust Belt, Hammond has been industrial almost from its inception, but is also home to a Purdue University campus and numerous historic districts that showcase the residential and commercial architecture of the early 20th century.

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

JOHN O'MALLEY

Associate Broker
219.864.0200
jomalley@latitudeco.com

• 3 •

LATITUDECO.COM

850 165TH ST

850 165th Street, Hammond, IN 46324



ADDITIONAL PHOTOS



MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

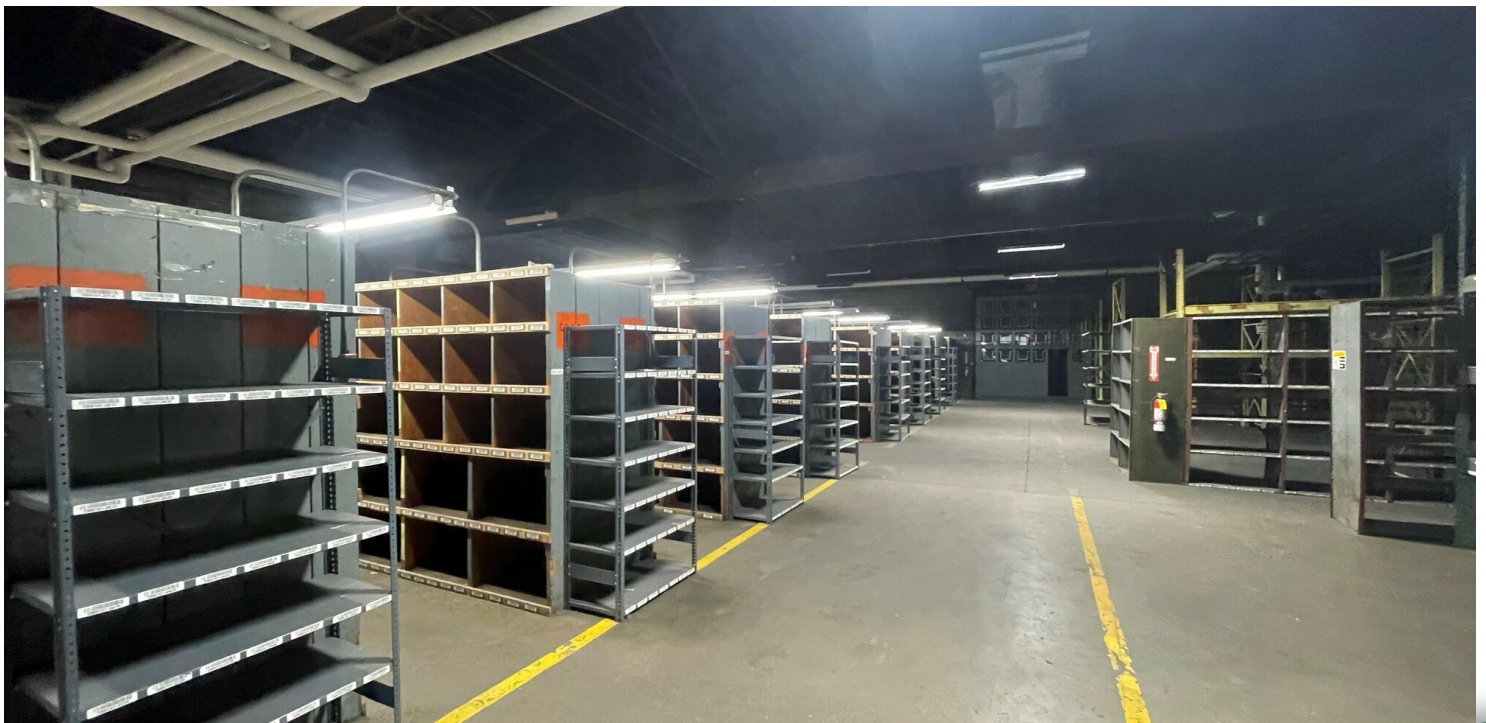
JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com

850 165TH ST

850 165th Street, Hammond, IN 46324



ADDITIONAL PHOTOS



MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

JOHN O'MALLEY

Associate Broker
219.864.0200
jomalley@latitudeco.com

• 5 •

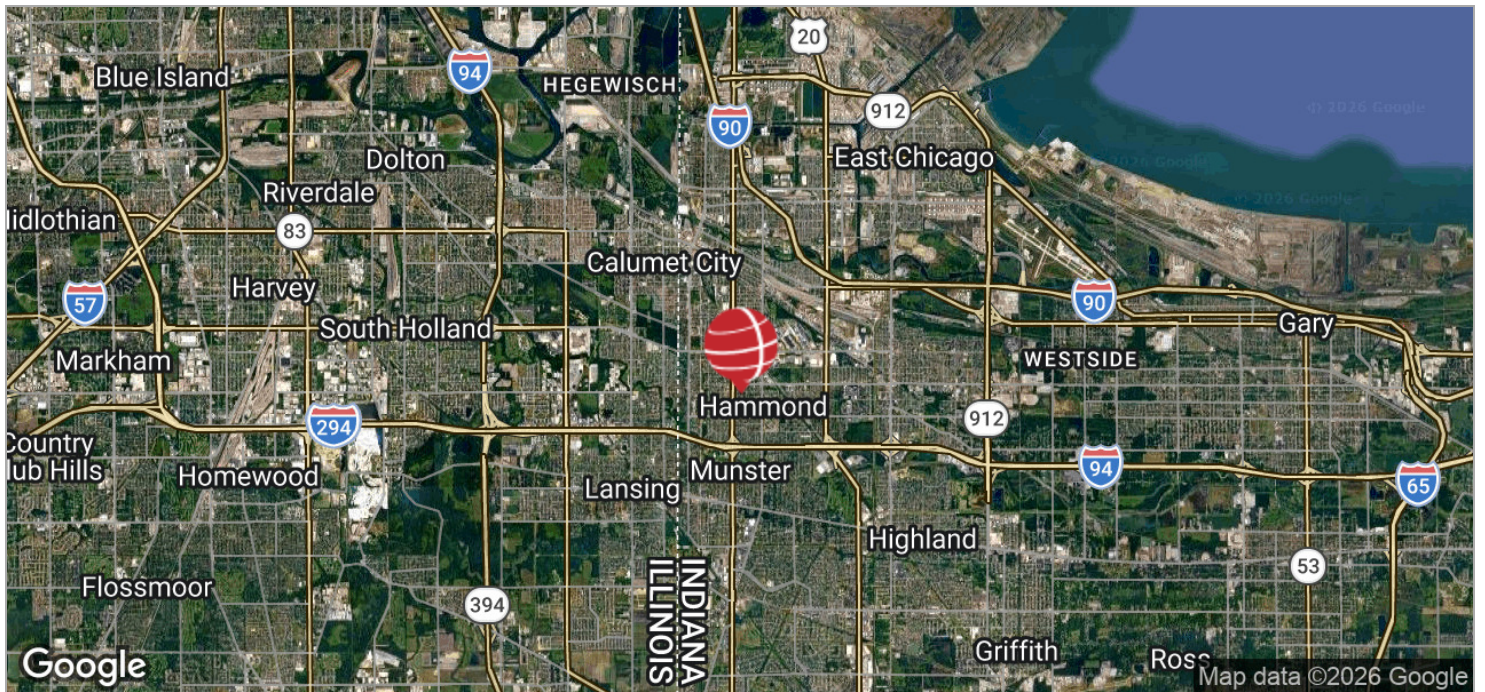
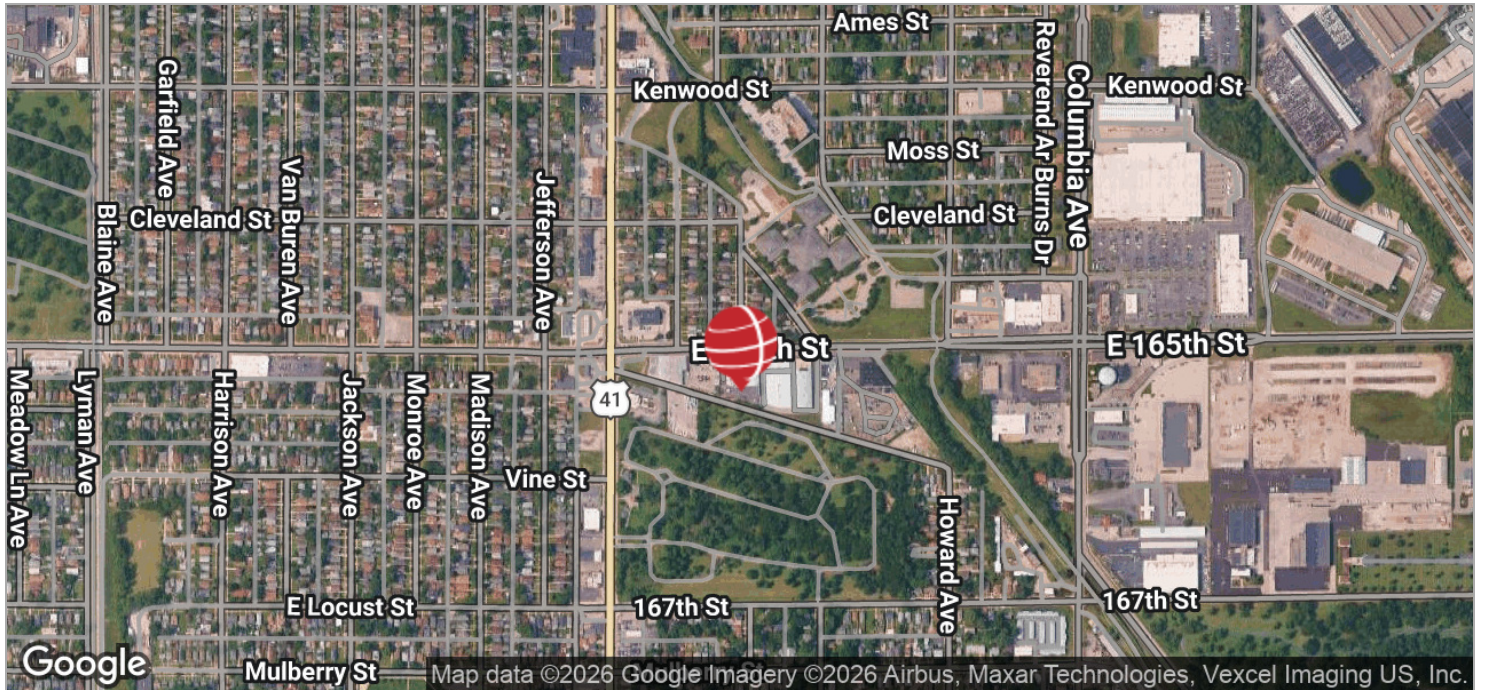
LATITUDECO.COM

850 165TH ST

850 165th Street, Hammond, IN 46324



LOCATION MAPS



MYLES RAPCHAK
Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

BRETT MCDERMOTT, CCIM
Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

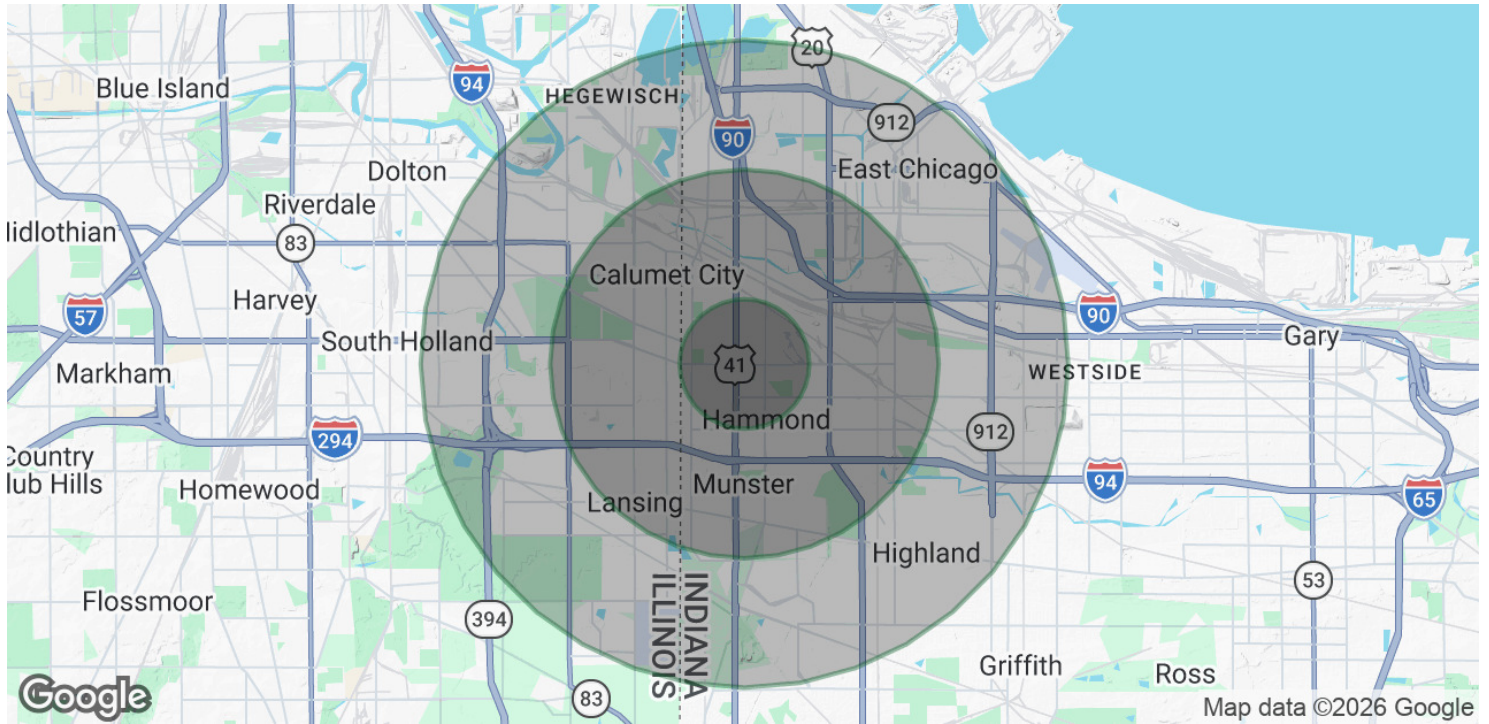
JOHN O'MALLEY
Associate Broker
219.864.0200
jomalley@latitudeco.com

850 165TH ST

850 165th Street, Hammond, IN 46324



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,577	112,482	244,617
Average Age	38	38	40
Average Age (Male)	37	37	39
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,868	42,214	95,290
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$57,935	\$72,248	\$80,019
Average House Value	\$162,411	\$186,177	\$203,873

2020 American Community Survey (ACS)

MYLES RAPCHAK

Principal/Vice President
219.864.0200
mrapchak@latitudeco.com

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President
219.864.0200
bmcdermott@latitudeco.com

JOHN O'MALLEY

Associate Broker
219.864.0200
jomalley@latitudeco.com