

INDUSTRIAL BUILDING

LaPorte, IN 46350



OFFERING SUMMARY

Base Lease Rate:	Subject To Terms
Building Size:	150,000 SF
Available SF:	75,000 - 150,000 SF
Lot Size:	23 Acres
Delivery Date:	Q3 2024
Zoning:	I-2

PROPERTY OVERVIEW

Planned construction for industrial lease to be delivered Q3 of 2024. 30' clear height, 6 docks with levelers (expandable) . The developer will finish to suit tenant specific needs.

*Subject to change based on client's requirements.

LOCATION OVERVIEW

This site has easy access to I-94 and I-80/90 toll road and is located within a TIF District making it eligible for tax abatement and other incentives.

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SITE INFORMATION

Site Acreage	23 AC
Add'l Land Available	YES
Zoned	I-2
Rail	Accessible

GENERAL INFORMATION

Condition	NEW
Property Type	Industrial

BUILDING INFORMATION

Building Info:	75,000 - 150,000 sf or more
Office Sq. Ft.	Build to Suit
Dock Doors	6 - with levelers Expandable to 10
Grade Level Doors	1 - 15' x 15' Insulated

TRANSPORTATION

I-94	8 miles
I-80/90	4 miles
IN-20	1 mile
South Chicago	50 miles
Ft. Wayne	100 miles
Indianapolis	150 miles

STRUCTURAL INFORMATION

Construction	Pre-engineered Metal with insulated panels
Roof	Center Pitched/Standing Seam
Floor	6" concrete
Ceiling Height	30' Clear
Bay Spacing	50' x 60'

MECHANICAL INFORMATION

Heating System	(5) Thermo - cyclor GTR- 4807
Fire Suppression	ESFR - Wet System
Lighting	High Efficiency LED

OPERATING INFORMATION

Electrical source	NIPSCO (1200amps)
Natural Gas Source	NIPSCO
Water & Sewer	Municipal
Internet	Fiber Optics

INDUSTRIAL BUILDING

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PROPERTY HIGHLIGHTS

- 150,000 SF second phase of industrial pre-engineered metal building
- 30' clear height
- Cross docking capabilities: 6 docks doors/levelers and 1-grade level expandable to 15 dock doors and 3 grade level to accommodate tenant/owner needs.
- Rail is available for this site
- Steel frame, insulated metal panel exterior, masonry wainscot.
- Attractive architectural entry to accommodate 2-story office build-out
- ESFR fire suppression system
- Windows for day lighting and aesthetics
- Property has potential for a graduated multi-year tax abatement.
- 5 – Thermo-cycler GTR-4807 heating systems
- Fiber Optics will be available



COMMUTING PROFILE

TOP 5 COUNTIES SENDING/RECEIVING WORKERS INTO/FROM MICHIGAN CITY-LA PORTE, IN (MSA)

Data Source: 2016 STATS.INDIANA.EDU

COUNTY/LOCATION OF WORKERS	PORTER	LAKE	ST. JOSEPH (IN)	STARKE	MICHIGAN	ILLINOIS	TOTAL
# WORKERS INTO LA PORTE COUNTY	3,202	949	856	551	552	-	6,110
# WORKERS OUT OF LA PORTE COUNTY	3,654	1,737	2,231	-	777	722	9,121

HOUSEHOLD COMMUTING TIMES

MICHIGAN CITY-LA PORTE, IN (MSA)

AVERAGE TRAVEL TIME (MINUTES)	NUMBER OF HOUSEHOLDS	% OF COUNTY
Less than 5	1,667	3.7%
5-9	7,378	16.4%
10-14	8,639	19.2%
15-19	5,961	13.3%
20-24	5,540	12.3%
25-29	2,589	5.8%
30-34	4,459	9.9%
35-39	1,182	2.6%
40-44	1,478	3.3%
45-59	3,327	7.4%
60-89	1,866	4.2%
90+	876	1.9%



21.8 MINUTES
COUNTY AVERAGE
COMMUTE TIME

Compared to National Average
Commute Time of 25 Minutes

DID YOU KNOW?

The most common method of travel for workers in Michigan City-La Porte, IN MSA was "Drove Alone" (84.3%), followed by those who "Carpooled" (8.1%) and those who "Work at Home" (3.41%). Additionally, 1.95% of the workforce in La Porte County have "super commutes" in excess of 90 minutes.

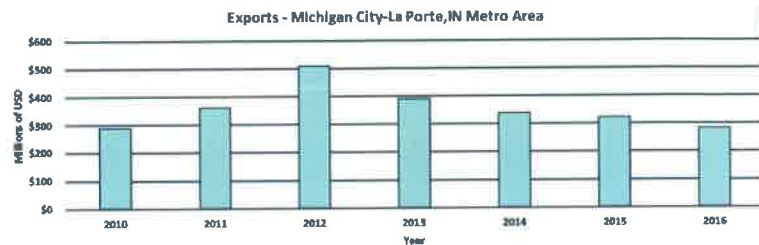
Data Source: 2016 DATA USA



The Michigan City-La Porte, IN MSA is strategically situated within one-day's drive of half of the population of the United States, with 22 major markets located within 600 miles of the MSA.

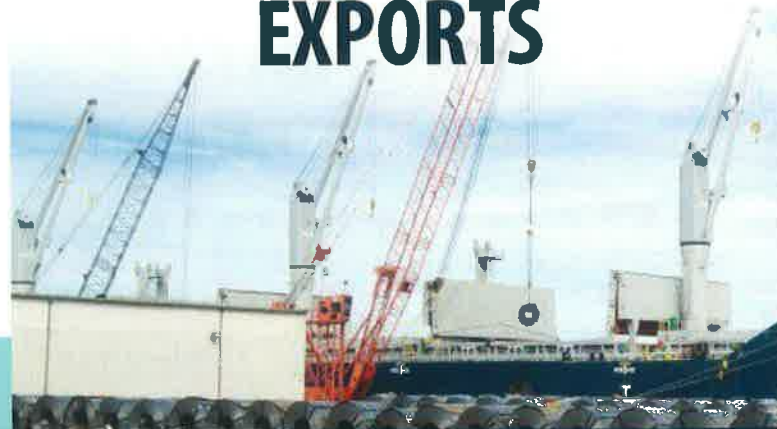


LEADING LOCAL INDICATORS



Data Source: International Trade Administration (ITA), U.S. Department of Commerce

\$283,400,000
EXPORTS



NEAREST MAJOR MARKETS

LOCATED WITHIN ONE DAY OF MICHIGAN CITY-LA PORTE, IN (MSA)

CITY	PROXIMITY (MILES)	CITY	PROXIMITY (MILES)
BUFFALO	479	LANSING	162
CHICAGO	55	LOUISVILLE	271
CINCINNATI	250	MEMPHIS	557
CLEVELAND	285	MILWAUKEE	144
DES MOINES	387	MINNEAPOLIS	486
DETROIT	200	NASHVILLE	463
EVANSVILLE	297	PITTSBURGH	432
FORT WAYNE	117	PORT OF INDIANA	23
GRAND RAPIDS	121	SOUTH BEND	34
INDIANAPOLIS	150	ST. LOUIS	318
KANSAS CITY	569	TOLEDO	150

NO GROSS RECEIPTS TAX

NO INVENTORY TAX

TRANSPORTATION & INFRASTRUCTURE

9

U.S. NATIONAL HIGHWAYS

40

MOTOR FREIGHT CARRIERS

7

AIRPORTS

10

RAIL & PUBLIC TRANSIT CARRIERS

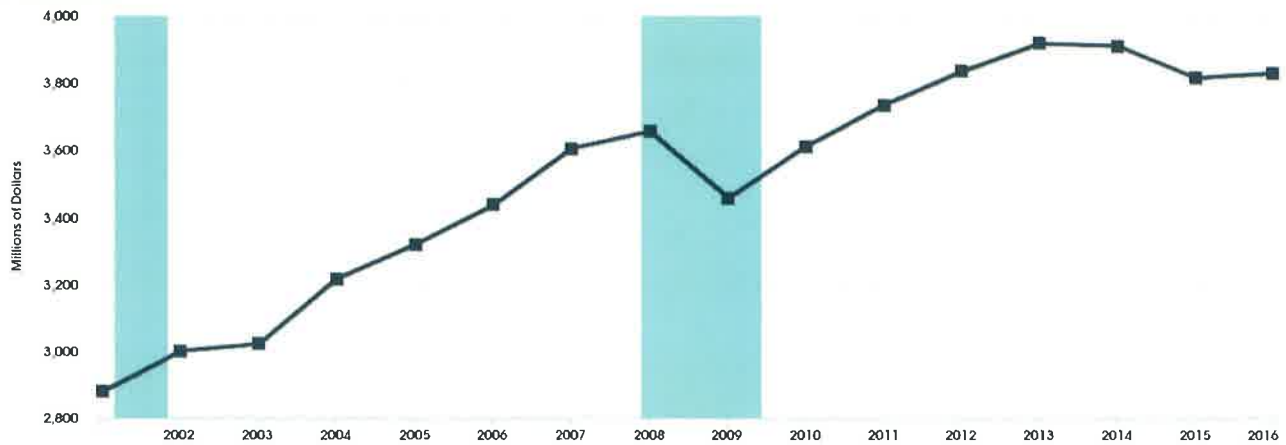
22 MAJOR MARKETS

LOCATED WITHIN ONE-DAYS DRIVE

1 GLOBAL PORT

BURNS HARBOR

Data Source: 2016 DATA USA



Shaded areas indicate U.S. recessions

Source: U.S. Bureau of Economic Analysis

myf.red/g/4TV

TRANSPORTATION BY CLASSIFICATION

HIGHWAYS

- I-94
- I-80/90 Tollway
- U.S Highway 6
- U.S. Highway 12
- U.S. Highway 20
- U.S. Highway 30
- U.S. Highway 35
- U.S. Highway 421

PUBLIC TRANSIT

- Michigan City Transit
- TransPorte
- Amtrak (National)
- South Shore Line (Chicago-Northwest Indiana-South Bend)

RAIL

- Canadian National
- Chesapeake & Indiana Railroad
- Chicago, Fort Wayne & Eastern Railroad
- Chicago, Southshore & South Bend Railroad (Local)
- CSX Transportation Inc
- Norfolk Southern

WATER

- Port of Indiana - Burns Harbor

AIR

- Michigan City Airport
- La Porte Municipal Airport
- Porter County Regional Airport
- Gary-Chicago International Airport
- South Bend International Airport
- Chicago Midway International Airport
- O'Hare International Airport



\$3,800,000,000
GROSS DOMESTIC
PRODUCT

DID YOU KNOW?

Northwest Indiana accounts for nearly 1/10th of the state's economy, and is part of the country's 3rd largest economy —a metro area with a larger economic output than big industrialized countries like Argentina, Poland or Taiwan.



Michigan City-La Porte's pro-business environment has much to offer businesses and industry. From a skilled labor force to targeted tax incentives, from educational and training pipelines to competitive market rates—the area is a central gateway for companies looking to establish community roots located at the center of a major economic region.

LARGEST 20 PRIVATE EMPLOYERS MICHIGAN CITY-LA PORTE, IN (MSA)

COMPANY NAME	INDUSTRY	EMPLOYEES
Blue Chip Casino	Entertainment	1,800
Franciscan St. Anthony Health	Healthcare	1,450
IU Health La Porte Hospital	Healthcare	1,199
Wal-Mart	Retail	635
Meijer	Retail	566
Arconic Power & Propulsion	Manufacturing	550
Howmet	Manufacturing	500
Alpha Baking Company	Food	500
Horizon Bancorp	Financial	484
Sullair, LLC	Manufacturing	430
A-1 Electrical Service	Electrical	400
Physicians Network	Healthcare	400
Aero Metals Inc.	Manufacturing	400
Hearthside Food Solutions	Food	400
New York Blower Company	Manufacturing	400
Dwyer Instruments Inc.	Manufacturing	350
Tonn & Blank	Construction	300
Ryan Thomas Do-Ortho & Spine	Healthcare	300
TP Orthodontics, Inc.	Medical Equipment	300
NICTD (South Shore Rail)	Transportation/Rail	279



TOP EMPLOYMENT BY INDUSTRIES



MANUFACTURING & UTILITIES
23.5%



PROFESSIONAL SERVICES
21.5%



RETAIL & WHOLESALE TRADE
13.4%



HEALTHCARE & SOCIAL SERVICES
13.2%



ARTS & ENTERTAINMENT
11.2%



EDUCATIONAL SERVICES
7%



CONSTRUCTION SERVICES
5.8%



TRANSPORTATION & WAREHOUSING
4.4%



EMPLOYMENT & BUSINESS

**16TH MOST POPULATED
COUNTY (In Indiana)**

**53,386
TOTAL EMPLOYEES**

**5.75%
CORPORATE TAX RATE**

**4.3%
UNEMPLOYMENT RATE**

**\$45,890 AVERAGE
EARNINGS PER JOB**

**7.00%
INDIANA SALES TAX**



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CHICAGO SOUTH SHORE & SOUTH BEND RAILROAD

NETWORK

182 route miles, operating in northern Illinois and Indiana

COMMODITIES HANDLED

- Building materials
- Chemicals
- Coal
- Food grade products
- Grain
- Manufactured products
- Paper
- Pig iron
- Steel

SERVICES

- Transloading
- Industrial development
- Industrial switching
- Interchange switching

CONNECTIONS

PORT

- Illinois International Port – Calumet Harbor, Chicago

RAIL

- | | | | |
|--------|--------|--------|--------|
| • BNSF | • CN | • GRW | • SCIH |
| • BOCT | • CP | • IAIS | • UP |
| • BRC | • CRL | • IHB | • WSOR |
| • CF&E | • CSXT | • INRD | |

EMPLOYEES/EQUIPMENT/CAPACITY

- 55 Employees
- 12 Locomotives
- 500 Freight cars, including:
 - Covered coil (both insulated and regular)
 - Plain gondolas
 - Flat cars
 - Trough gondolas
- Annual volume: 50,000 carloads



CHICAGO SOUTH SHORE & SOUTH BEND RAILROAD



THE RIGHT LOCATION

The Chicago South Shore & South Bend Railroad (CSS) is in the right location for your North American manufacturing or distribution facilities.

We've successfully operated for more than a quarter century in one of the world's most dynamic business markets—Chicago and Northwest Indiana—the third largest economic region in the United States.

CSS connects markets and delivers value with reliable service, daily Class I interchanges, and unique partnerships with transload and warehouse experts.

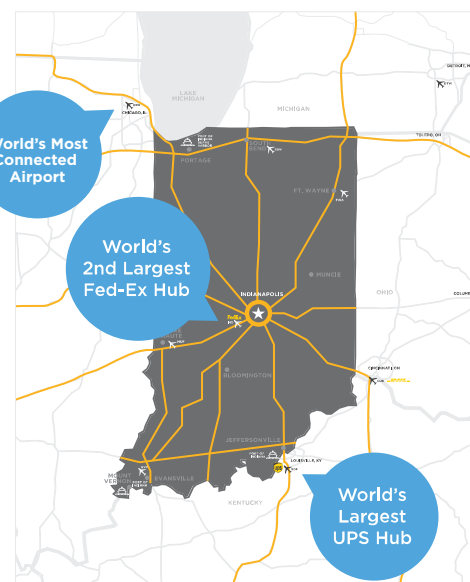
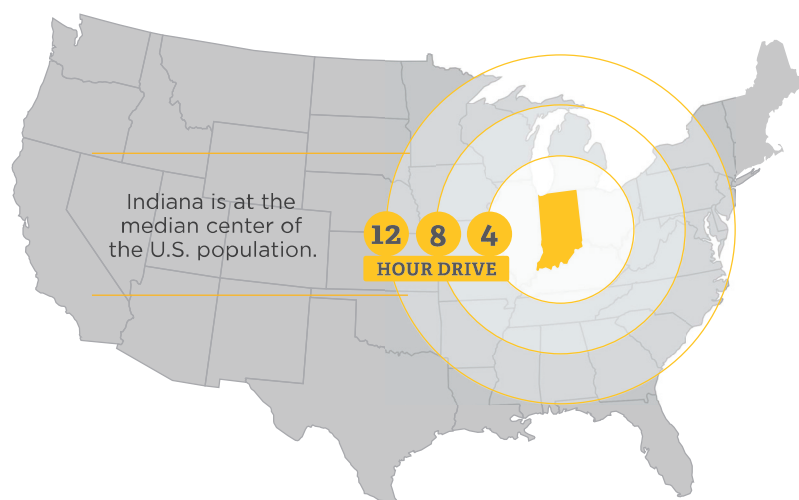
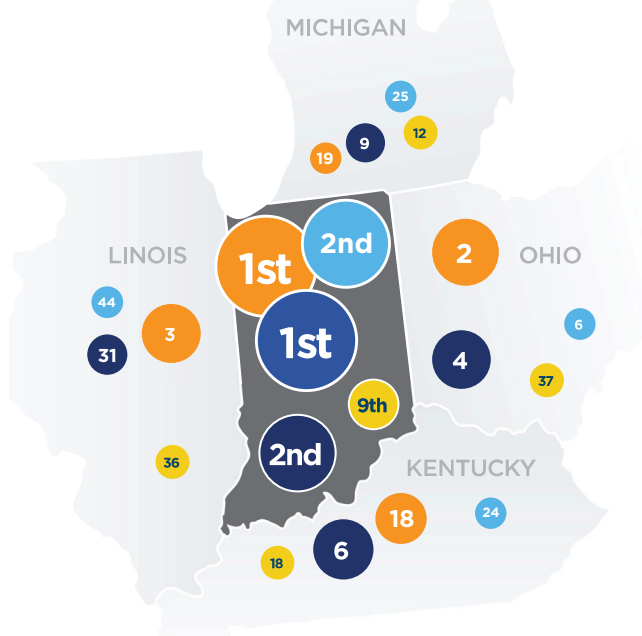
Our lines connect directly with the six largest North American rail carriers. We parallel interstate highways and the inland waterways. Our 182-mile regional railroad has a continental reach.

We're here to support the profitable growth of your company for decades to come. Contact us for a closer look!

INDIANA Business Climate

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** America's Top State for Business Infrastructure
(CNBC, 2022)
- 1** Best Place to Start a Business
(Forbes, 2023)
- 1** Property Tax Index Rank
(Tax Foundation, 2022)
- 2** Cost of Doing Business
(America's Top States for Business, CNBC, 2022)
- 9** State Business Tax Climate Index Score
(Overall Rank, 2023)





Advantage Indiana

CORPORATE INCOME TAX: 4.9%

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: 3%

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

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 4.5% | IL: 4.95%

AAA Indiana Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: BBB+
(Fitch, 2023)

UNEMPLOYMENT INSURANCE RATE: 2.5%

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.

UI Tax for New Employers: \$238

WORKER'S COMPENSATION PREMIUM RATE RANK: 4th

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

RIGHT TO WORK: YES

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

MI: NO | OH: NO | KY: YES | IL: NO

Indiana
Economic Development Corp[®]