

FOR SALE

951 TRANSPORT DR

Valparaiso, IN 46383



OFFERING SUMMARY

Co-Listing Agent:	Brenda Spitz 219-74307330
Building Size:	7,088 SF
Sale Price	\$1,700,000
Lot Size:	45,096 SF
Price / SF:	\$239.84
Year Built:	2006
Market:	Chicago-Northwest Indiana
Submarket:	Porter County

PROPERTY OVERVIEW

Introducing 951 Transport Dr, Valparaiso, IN, a prime investment for office building investors. This 7,088 SF building, meticulously designed and built in 2006, offers a compelling prospect in the Chicago-Northwest Indiana area. With versatile space for diverse office needs, the property caters to a range of business requirements, making it an ideal addition to any investment portfolio, corporate headquarters, outpost for a growing company or municipal purpose. Impeccably constructed and strategically positioned, this property presents an exceptional opportunity for office space investors seeking a high-quality, adaptable asset. Seize the potential of this premier commercial real estate investment at 951 Transport Dr. Included in the sale is the adjacent 1.03 acre raw parcel of land that can be transformed into any use a burgeoning enterprise might require; ie. warehouse space, robust parking, onsite storage, etc. These properties are zoned for Heavy Industrial use, so all available highest and best use options are available for a commercial enterprise.

PROPERTY HIGHLIGHTS

- - Modern 7,088 SF office building
- - Constructed to high standards in 2006
- - Versatile layout for various office needs
- - Well-maintained and move-in ready

**MCCOLLY BENNETT
COMMERCIAL ADVANTAGE**

850 Deer Creek Drive, 2nd Floor
Schererville, IN 46375

P: 219.736.0014
mccollycre.com

**MICHAEL BECZE
BROKER**

219.378.8308

mikebecze@mccolly.com

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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LOCATION DESCRIPTION

951 Transport Drive is strategically situated in the thriving commercial corridor of Valparaiso, Indiana, an area known for its robust blend of industrial, retail, and service-based businesses. This location benefits from excellent accessibility, being directly connected to major thoroughfares that facilitate easy access to downtown Valparaiso, nearby cities, and the wider region. The site is just minutes away from the bustling heart of Valparaiso, allowing for quick trips to the city's renowned shopping centers, dining establishments, and cultural attractions. The strategic location and the added development potential of the adjacent lot, combined with the thoughtful amenities within the existing structure, position 951 Transport Drive as a premier choice for businesses looking to establish or expand their operations. The site's flexibility, coupled with the vibrant economic environment of Valparaiso, offers a unique opportunity for innovative development projects. Whether the vision is for expansion, customization, or creating a multi-use complex, this property provides the foundation for a thriving business venture amidst the economic vitality of Northwest Indiana.

The surrounding area is characterized by a mix of commercial properties, including warehouses, office buildings, and retail outlets, providing an ideal setting for businesses seeking to establish themselves in a vibrant economic environment. The presence of well-maintained roads and public infrastructure ensures smooth logistics and operational efficiency for any enterprise. Transport Drive itself is a testament to Valparaiso's commitment to economic development, with its well-planned layout and emphasis on accessibility. The area is serviced by public transportation options, enhancing connectivity for both employees and customers. Furthermore, the close-knit community of Valparaiso ensures a supportive environment for businesses, fostering opportunities for networking and collaboration.

This property is particularly well-suited to serve as a manufacturing center, central corporate office, or municipal building, offering ample space for operations, administrative functions, and public services. The existing facilities are designed to support a high level of functionality and comfort, featuring on-site showers and a fully equipped kitchen. These amenities enhance the property's appeal by accommodating the needs of employees and visitors, ensuring a comfortable and efficient working environment.

951 Transport Drive not only stands out for its prime location within Valparaiso's commercial hub but also for its remarkable potential for expansion and customization, thanks to the inclusion of a one-acre lot adjacent to the existing premises. This additional land offers a blank canvas for potential buyers or tenants, providing an unparalleled opportunity to further develop the site to meet specific business needs, whether that involves constructing a large warehouse, adding to the current building, or exploring other uses that complement the site's existing infrastructure. Natural beauty is not in short supply, with several parks and green spaces within close proximity, offering a peaceful retreat amid the business-centric locale. This blend of urban convenience with natural landscapes presents a unique advantage for businesses looking to offer their employees and clients a balanced, engaging environment.

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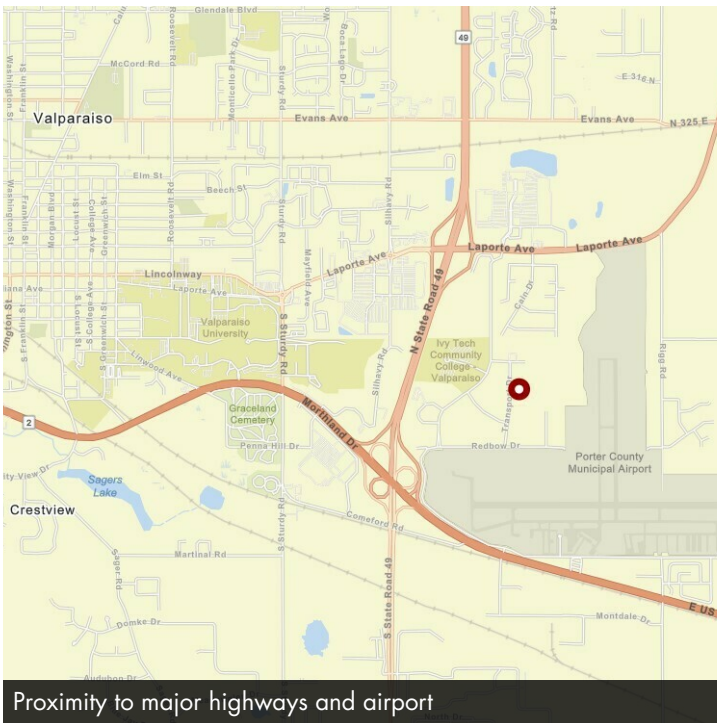
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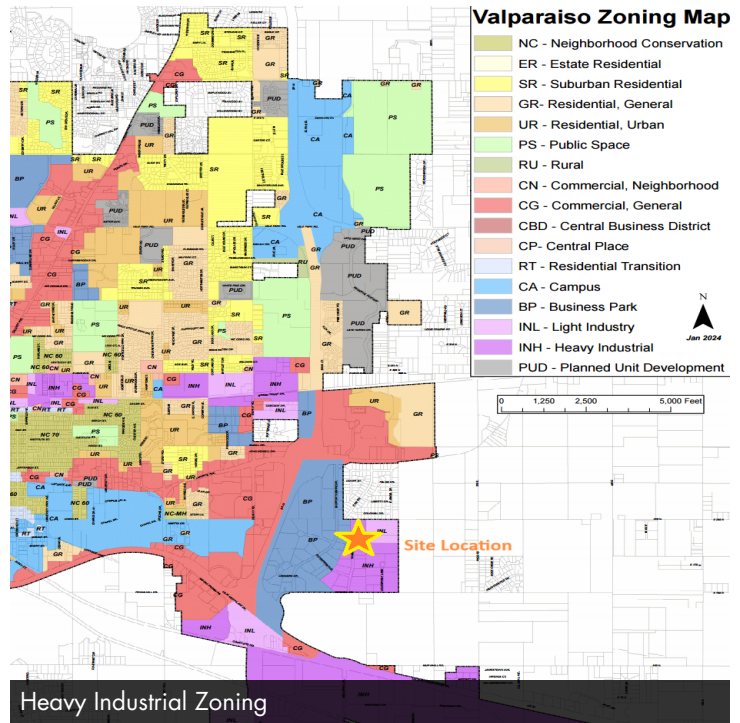
Developed parcel and raw land



Artistic illustration of developed raw land



Proximity to major highways and airport



Heavy Industrial Zoning

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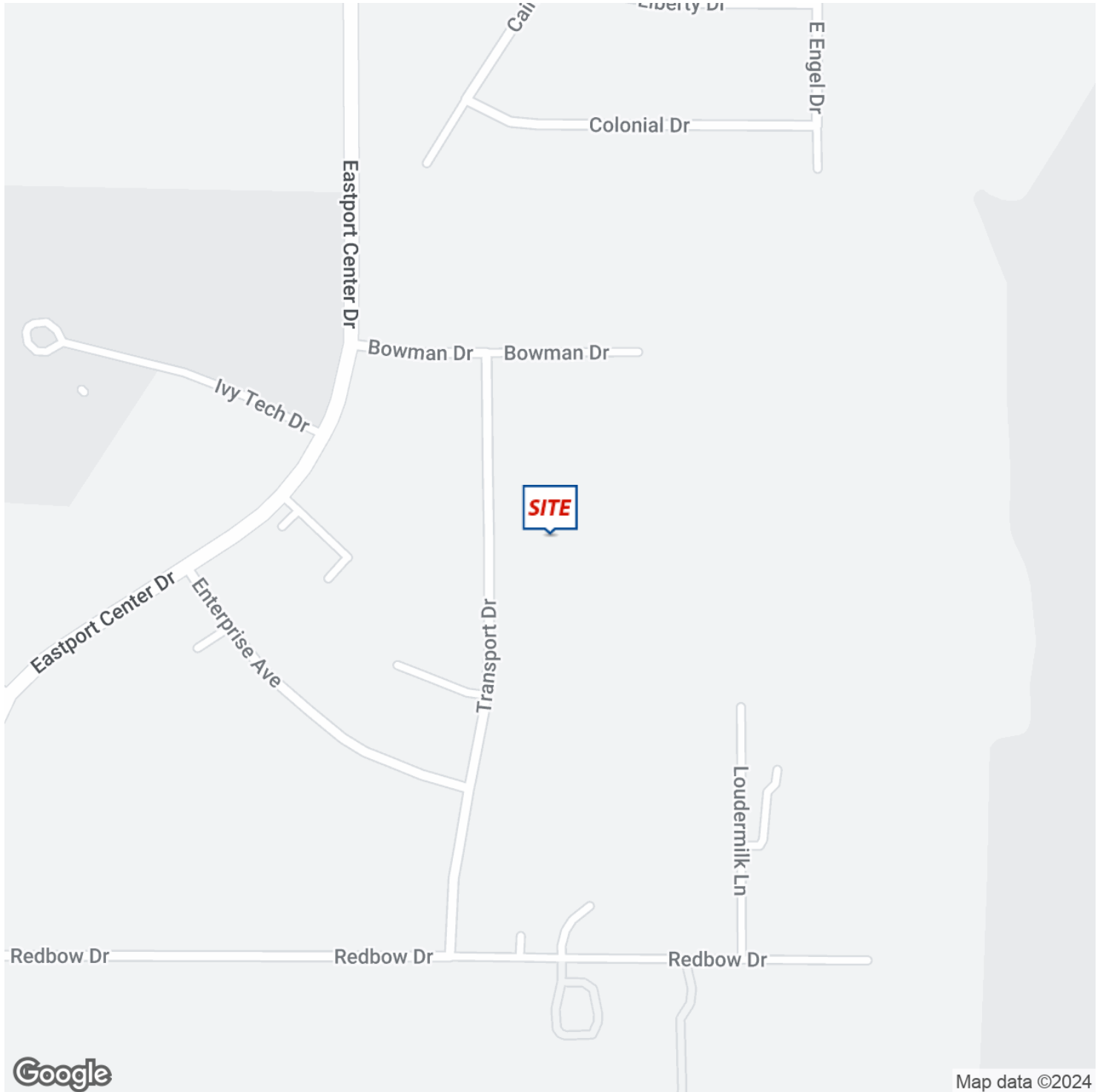
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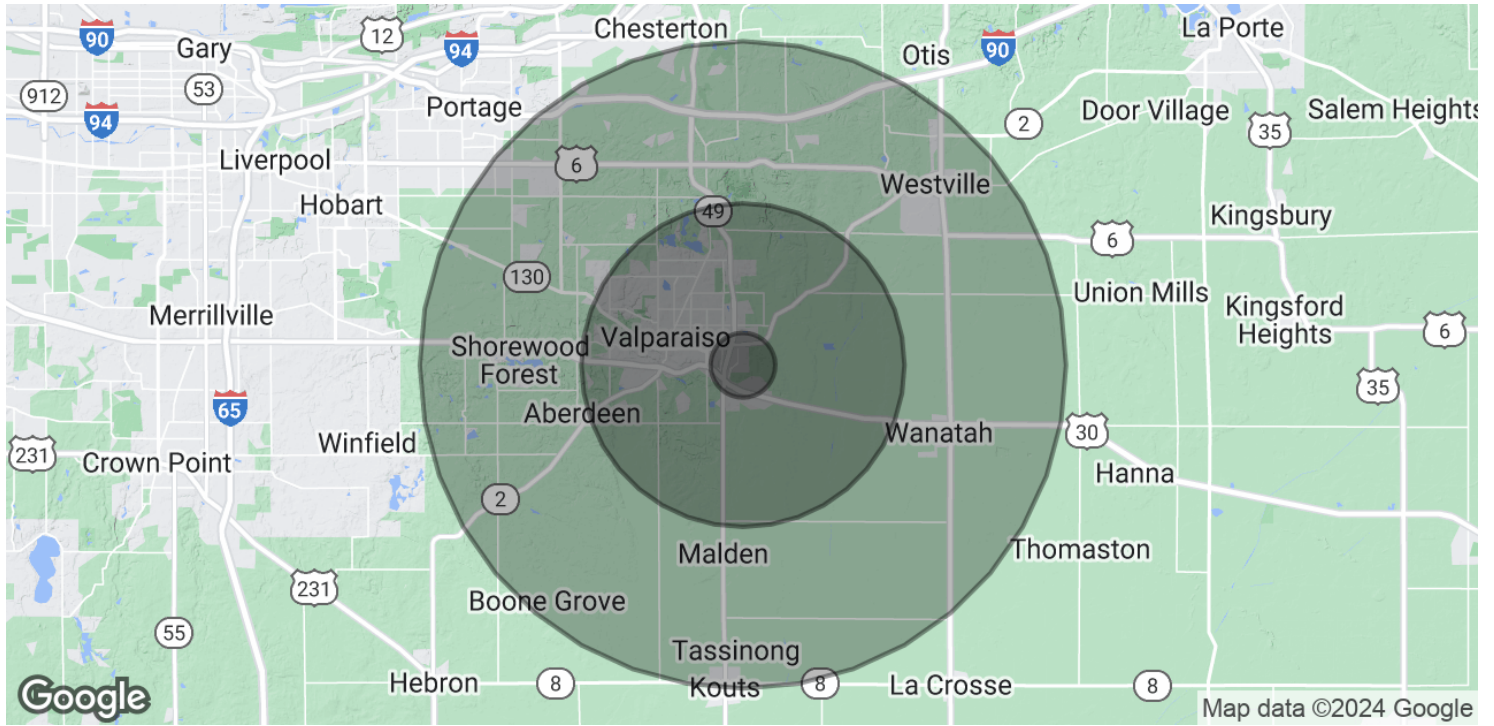
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,471	47,975	107,477
Average Age	36.6	39.7	40.5
Average Age (Male)	35.2	38.7	39.4
Average Age (Female)	39.8	41.6	41.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	620	20,345	41,936
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$70,722	\$82,081	\$90,003
Average House Value	\$206,379	\$213,498	\$219,898

* Demographic data derived from 2020 ACS - US Census

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