

4000 CLINE AVENUE

EAST CHICAGO, IN

TRANSPORT
PROPERTIES
OUTSIDE OF INDUSTRIAL

SIGNIFICANT SITE AND BUILDING RENOVATIONS UNDERWAY



PROPERTY SPECIFICATIONS:

BUILDING SIZE:	±22,744 SF
OFFICE:	3,667 SF
SITE SIZE:	6.9 acres
CLEAR HEIGHT:	16'
LOADING:	9 repair bays (4 drive-thru) (12'x12'6" and 12'x14' doors)
POWER:	600 Amp, 120/208 Volt
TAXES:	\$82,293
ZONING:	M-1
LEASE RATE:	Subject to Offer

COMMENTS:

- › Fully paved, fenced, gated and secure with multiple points of ingress/egress
- › Building improvements underway
- › Immediate access to I-90 via Cline Avenue
- › 2.1 miles from Gary International Airport
- › 2.6 miles from I-90
- › 4.9 miles from I-80/I-94 (no stoplights on route)

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

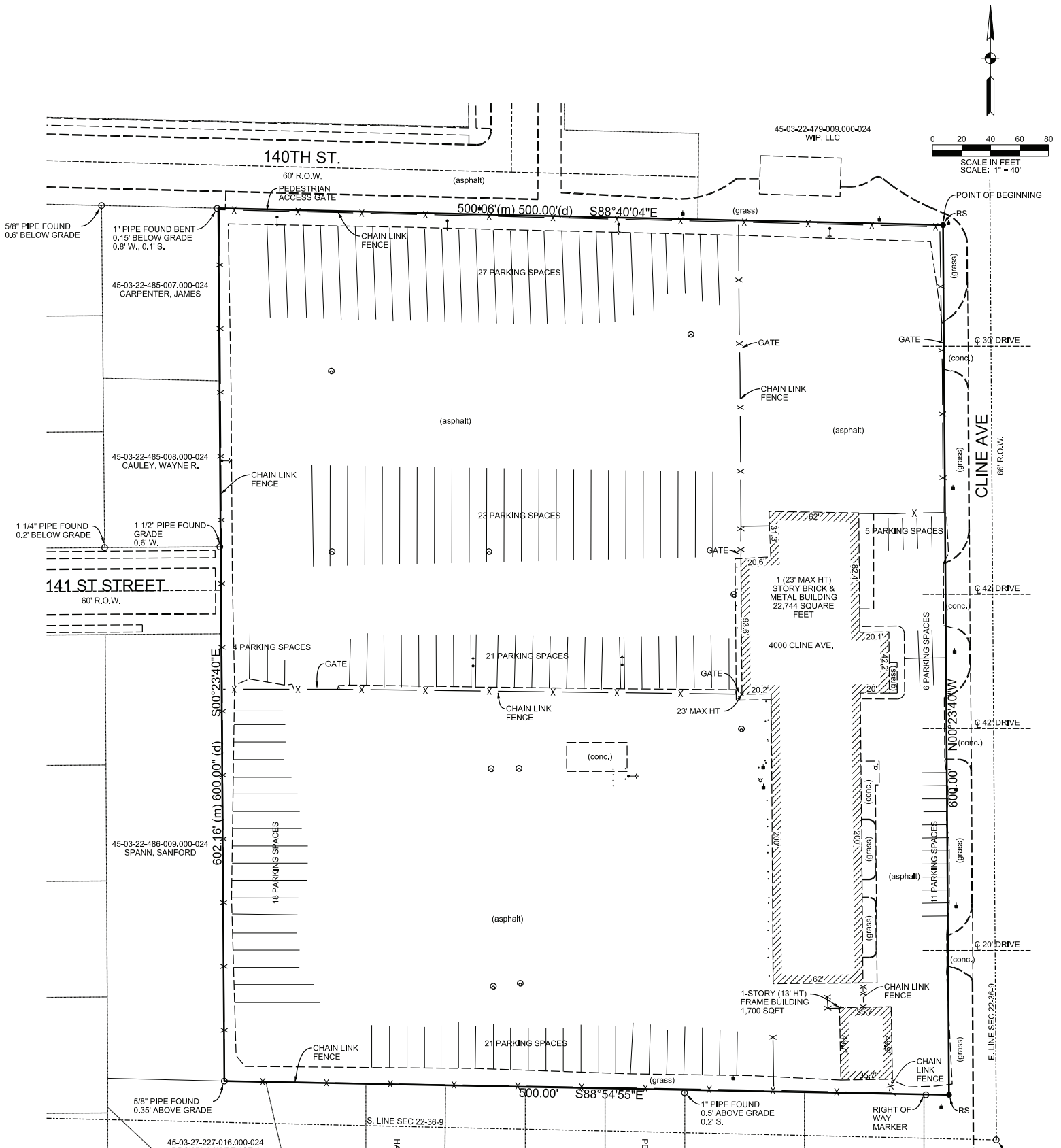
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

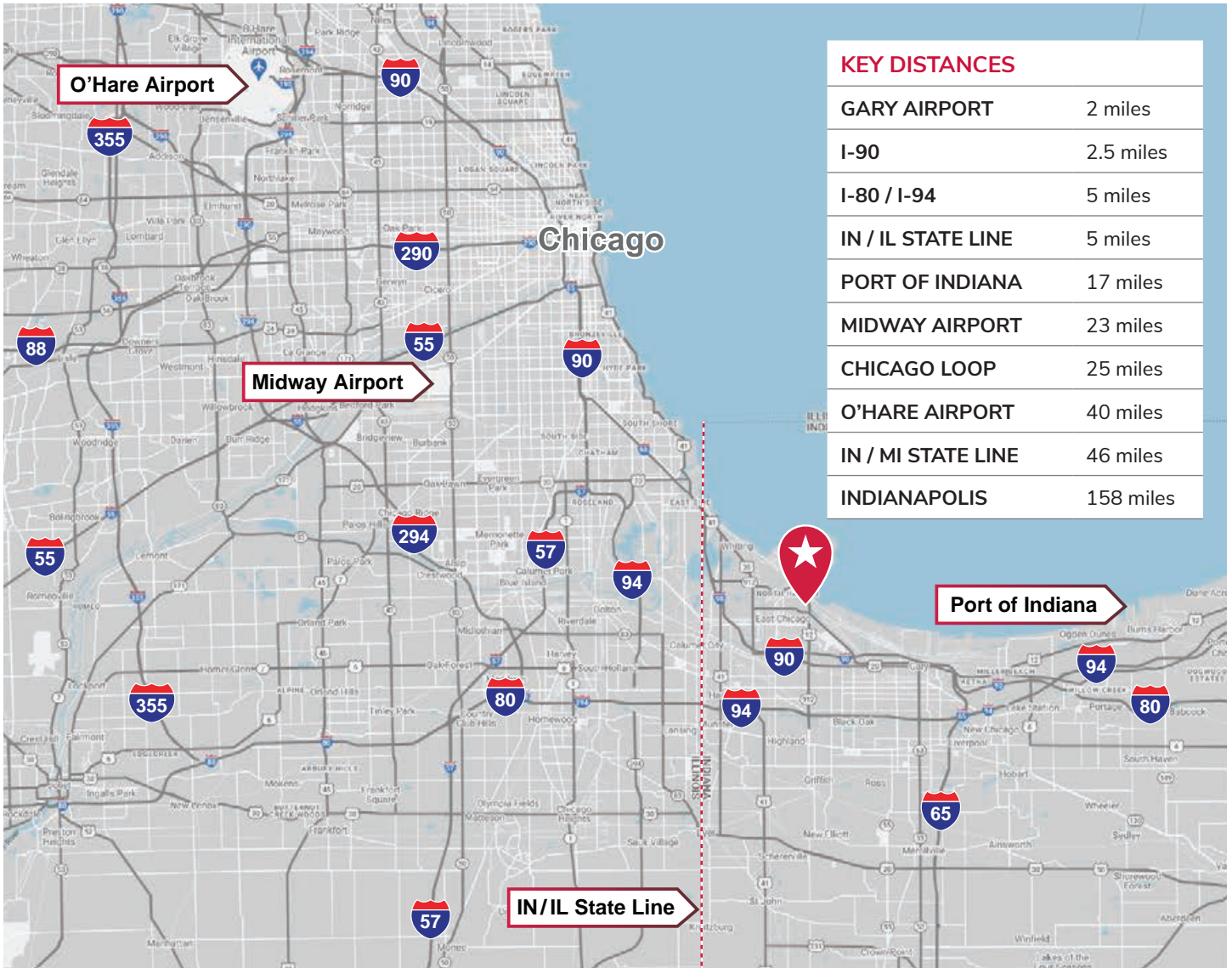
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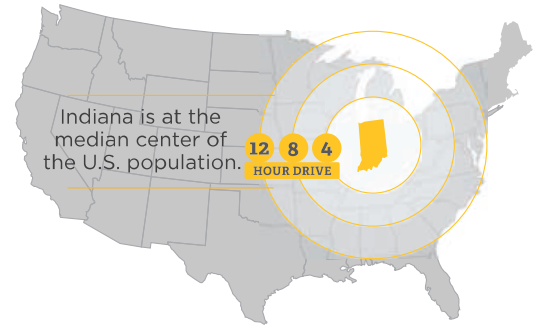
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FASTER DELIVERY

1st in shortest distance to median center of US population

1st in pass-through interstates

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)

AAA Indiana Bond Rating

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.

Individual Income Tax Rate: **3.05%**

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.

RIGHT TO WORK

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



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