

2311 165TH, HAMMOND, IN 46324



For more information, please contact:

BRETT MCDERMOTT, CCIM

Co-Founder/Senior Vice President

219.864.0200

bmcdermott@latitudeco.com

MYLES RAPCHAK

Principal/Vice President

219.864.0200

mrpachak@latitudeco.com

JOHN O'MALLEY

Associate Broker

219.864.0200

jomalley@latitudeco.com



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INDUSTRIAL FLEX SPACE/WAREHOUSE ON 165TH

2311 165th, Hammond, IN 46324



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 3,795 SF

Lease Rate: Negotiable

Lot Size: 0.97 Acres

Building Size: 11000 SF

Renovated: 2013

PROPERTY HIGHLIGHTS

- Light Industrial for lease- Hammond, IN
- 16' Ceilings
- 3,795 SF unit remaining
- 1 dock high door available
- Fenced in yard with automatic gate
- Approximately 1,400 SF of office



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PROPERTY DESCRIPTION



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3,795 SF light industrial unit is now available for lease in Hammond, IN. This space features 16-foot ceiling heights, providing solid clearance for warehousing or light manufacturing. The unit includes one dock-high door for loading and unloading, and a fenced-in yard with an automatic gate offering added security. Approximately 1,400 SF of office area is built out for administrative or management functions.

LOCATION DESCRIPTION

From 80/94, north on Indianapolis to 165th. East on 165th, property located on north side of the street.

Hammond is a city in Lake County, Indiana, United States. It is part of the Chicago metropolitan area. First settled in the mid-19th century, it is one of the oldest cities of northern Lake County. As of the 2010 United States census, it is also the largest in population: the 2010 population was 80,830, 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.

POWER DESCRIPTION

200 AMP

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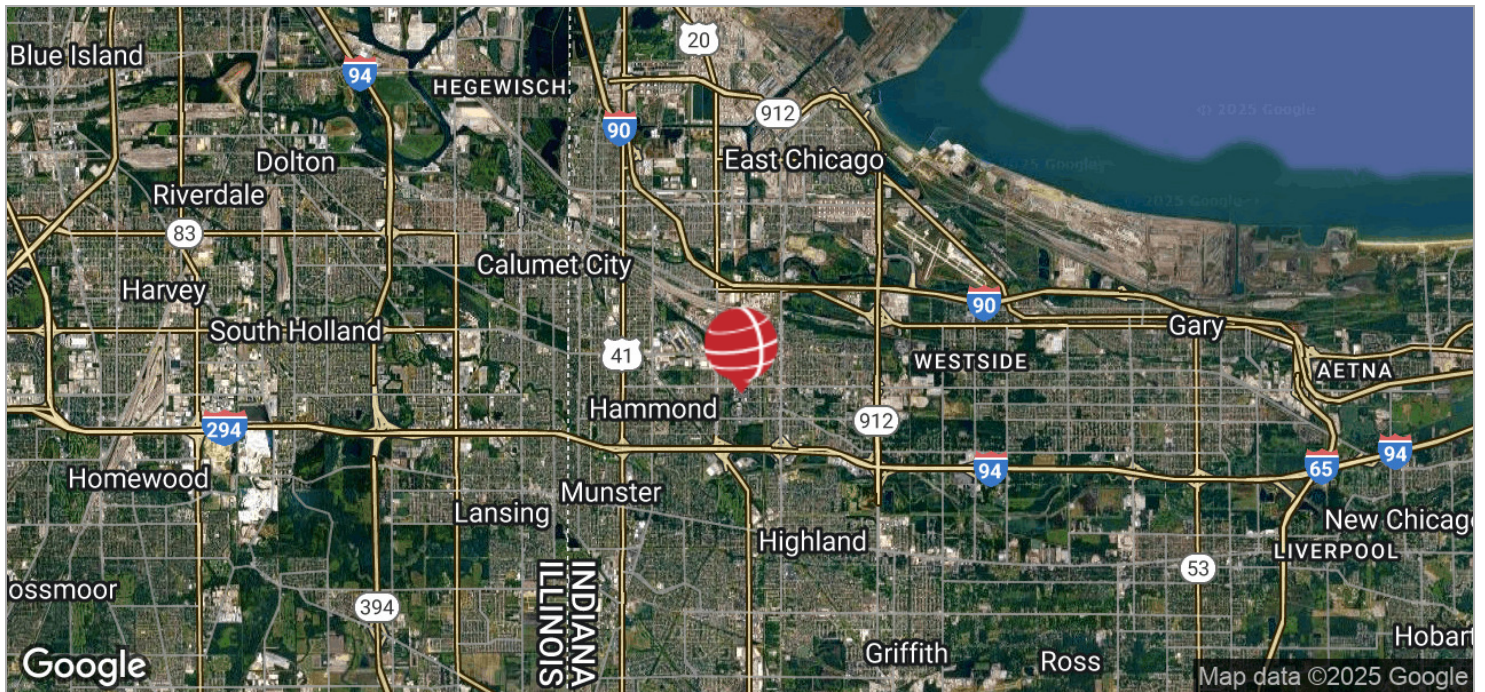
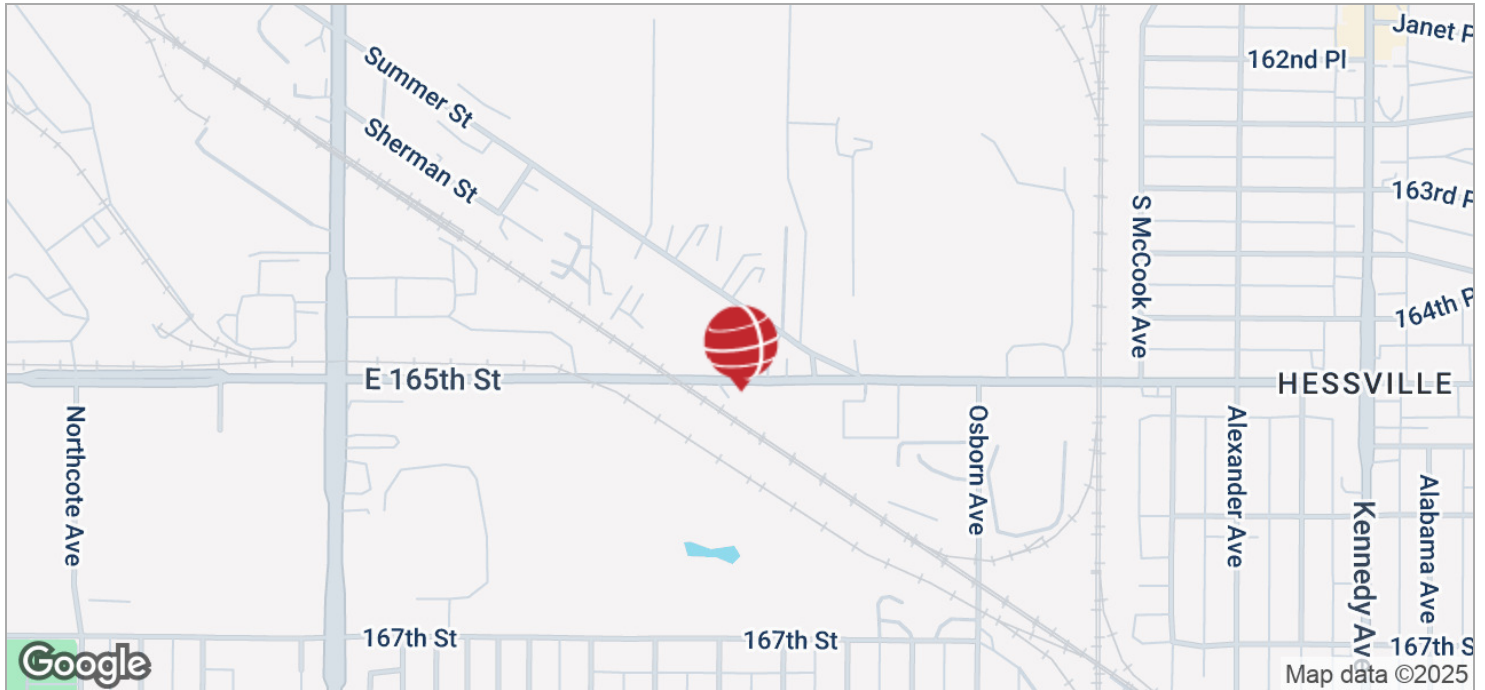
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LOCATION MAPS



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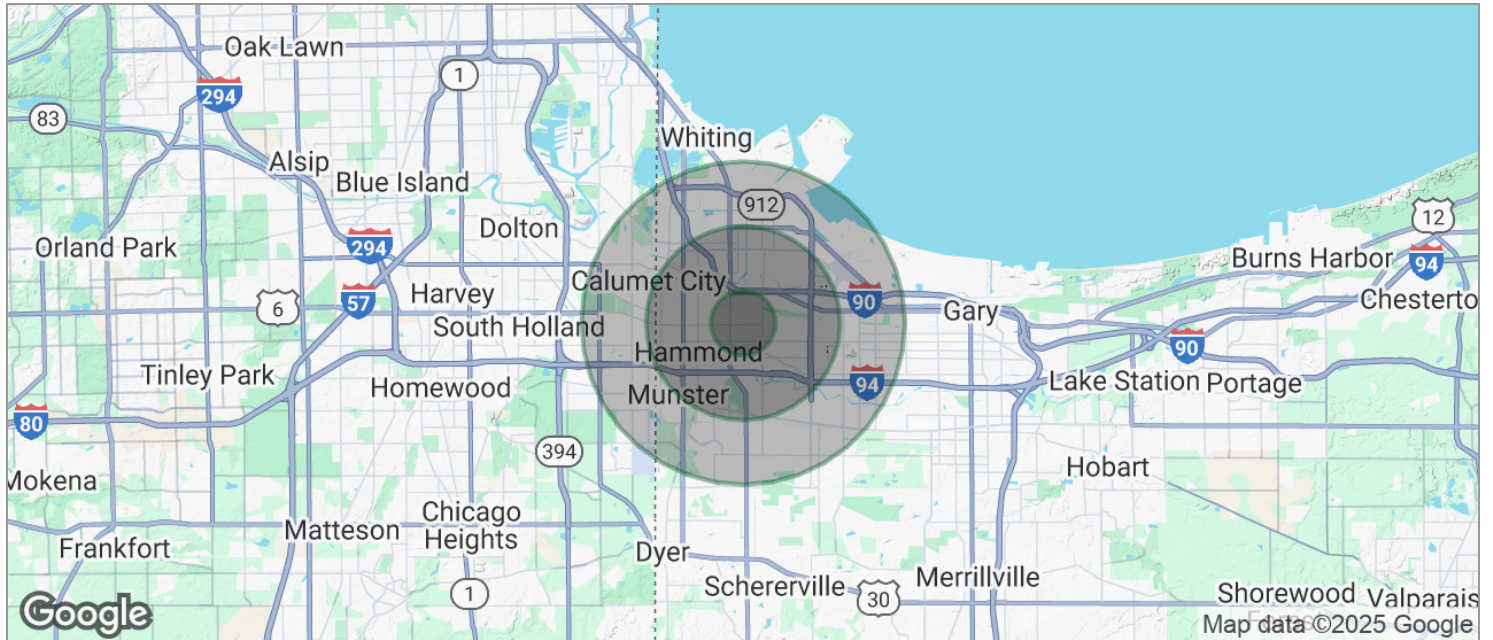
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,259	94,630	218,402
MEDIAN AGE	37	38	40
MEDIAN AGE (MALE)	37	37	38
MEDIAN AGE (FEMALE)	38	39	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,567	35,946	85,360
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$78,971	\$71,334	\$77,582
AVERAGE HOUSE VALUE	\$149,191	\$178,248	\$204,812

* Demographic data derived from 2020 ACS - US Census

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