

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|------------------------------------|
| Lease Rate: | \$13.00/SF |
| Available SF: | 11,800 SF |
| Lease Type: | Gross |
| Expenses: | Utilities/Janitorial, Lawn/Snow |
| Building Size: | 11,800 SF |
| Lot Size: | 1.01 Acres |
| Zoning: | M-1 |

PROPERTY OVERVIEW

This is an immaculate steel framed, steel sided office warehouse building built in 2009 with gorgeous offices featuring mahogany wood trim throughout, French doors, decorative tin ceiling, and 3/4 fully tiled bath in master office suite which could also function as a conference room. Space also includes a break area with stainless steel appliances and beautiful built-in display cabinets. There is a large reception/open office area ideal for display, 2 additional private offices, restroom, and storage.

The warehouse has 16' clear height with three 12'x14' overhead doors. One of the overhead doors opens up to a loading dock with a leveler. There is some mezzanine storage and a shop restroom as well. The current zoning on the property is M-1, making this space ideal for several uses including office-warehouse for contractors, automotive, or light manufacturing and distribution. There is plenty of parking and the building is nicely landscaped.

LOCATION OVERVIEW

This building is located in BRS Industrial Park on the west side of Wright Street accessed via Whitcomb Street to 82nd Avenue just south of the Lexus dealership on US Highway 30. 4 miles west of the US Highway 30/I-65 interchange and 5 miles east of US Highway 41.

WAREHOUSE/YARD PHOTOS



OFFICE PHOTOS



AERIAL PHOTOS



For Information Contact:

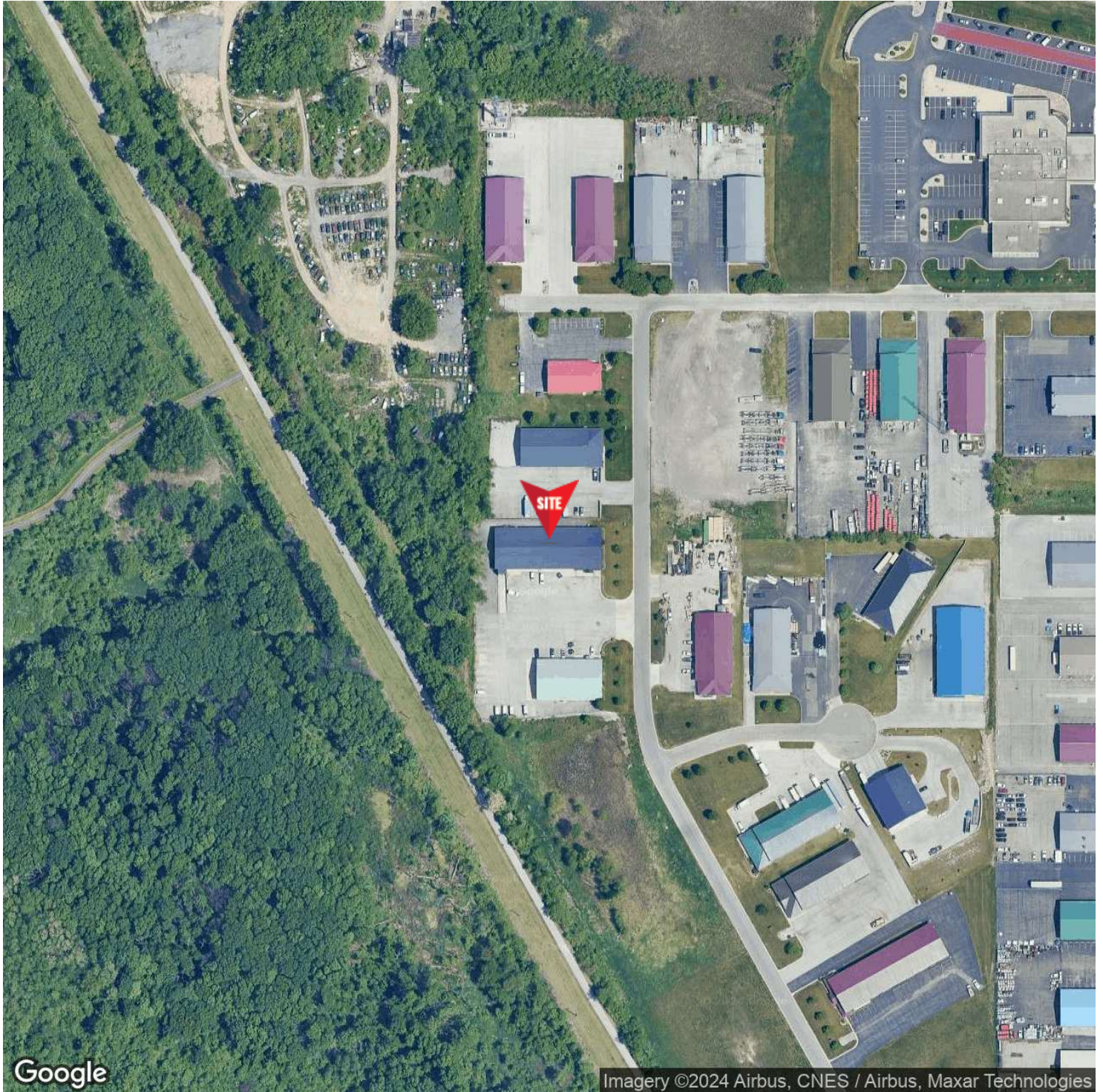
Allen Bartley

219.384.7299

abartley@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

LOCATION MAPS



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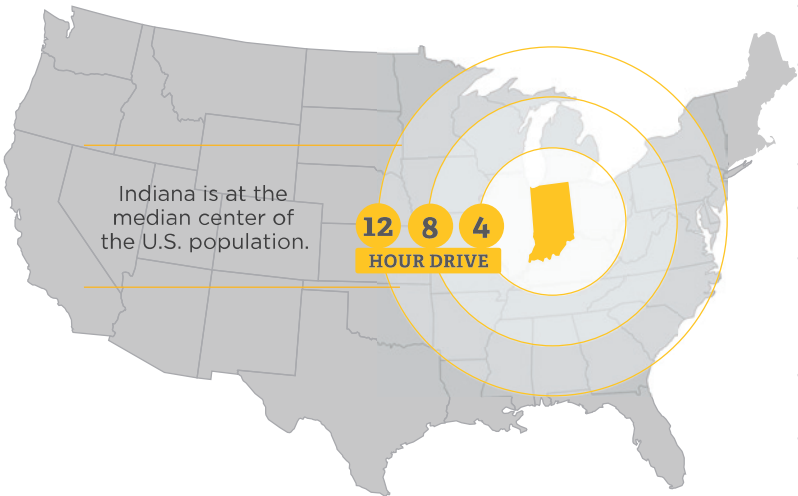
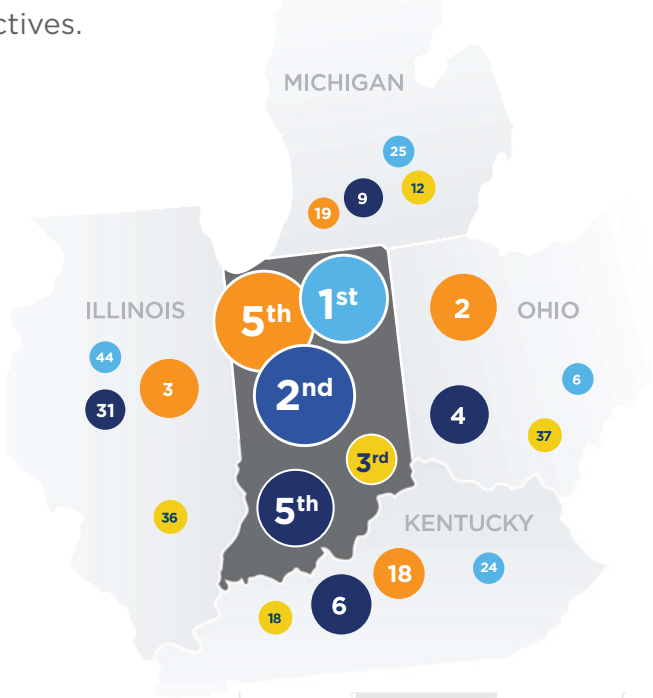
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INDIANA Business Climate

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.

- 5** America's Top State for Business Infrastructure *(CNBC, 2023)*
- 2** Best Place to Start a Business *(Forbes, 2024)*
- 1** Property Tax Index Rank *(Tax Foundation, 2022)*
- 5** Cost of Doing Business *(CNBC, 2023)*
- 3** State Business Tax Climate Index Score *(Cost of Living, CNBC, 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

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%

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95% | IN: 3.05%

AAA Indiana Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: A-
(Fitch, 2024)

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.

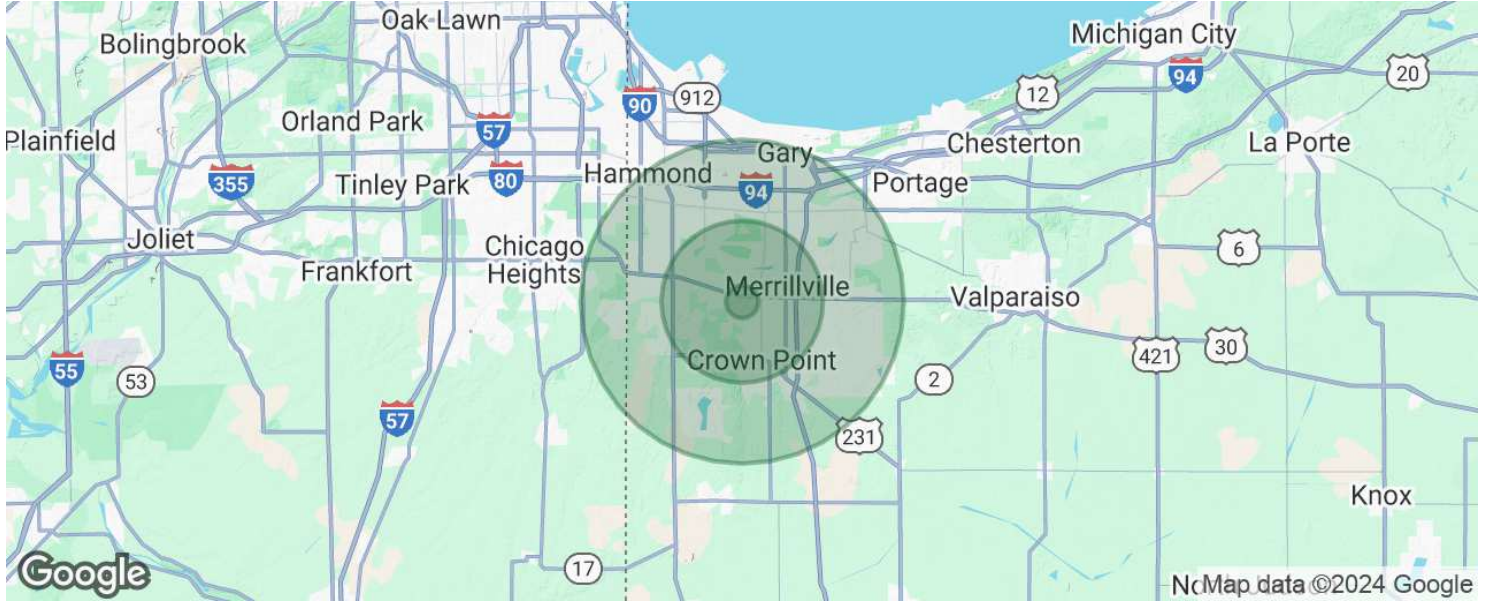
MI: 14th | OH: 5th | KY: 6th | IL: 33rd

RIGHT TO WORK: **YES**

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

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

DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total population | 8,320 | 116,989 | 425,391 |
| Median age | 35.3 | 37.3 | 38.4 |
| Median age (Male) | 34.5 | 35.3 | 36.3 |
| Median age (Female) | 37.4 | 39.6 | 40.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 3,207 | 43,397 | 159,063 |
| # of persons per HH | 2.6 | 2.7 | 2.7 |
| Average HH income | \$59,878 | \$69,519 | \$64,932 |
| Average house value | \$140,137 | \$192,461 | \$190,712 |

* Demographic data derived from 2020 ACS - US Census