

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00/SF
MIN/MAX SF:	2,880 SF
Lease Type:	NNN
Expenses:	\$2.75/SF
Building Size:	39,623 SF
Lot Size:	3.2 Acres
Parking:	108 spaces
Zoning:	I-1

PROPERTY OVERVIEW

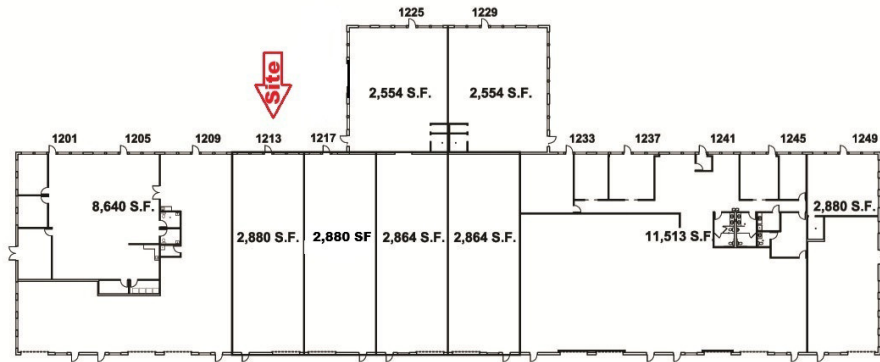
This is a multi-tenant flex/warehouse building with one available unit.

Unit 1213 is a 2,880 SF office/flex space with interior features including 2,138 SF including 2 private offices, conference room, reception, kitchen, mechanical room, bathroom with shower and 742 SF +/- heated/air conditioned warehouse with 12'x12' OHD, 14' ceiling. (Available November 1, 2026) Triple net expenses are estimated at \$2.75/SF. (CAM - \$2.05 RE Tax - \$0.70)

LOCATION OVERVIEW

Located in Arrowhead Industrial Park. 1 block west of Madison Street, 1 block north of Summit Street, 2 blocks west of Broadway (S.R. 53) and only 2 miles to I-65. 1 1/2 miles northeast of the Historical Crown Point Square and Courthouse, less than a mile north of the Crown Point Sportsplex, near Buddy and Pal's, Coppolillo's Italian Steakhouse, Sante Fe Restaurant & Bar, Strack and Van Til Grocery, Buffalo Wild Wings, Culver's, Beggars Pizza and so much more!

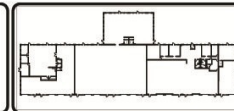
LEASE SPACES



39,623 S.F.

This drawing indicates the general scope of the building in terms of its layout. Contractors shall field verify any critical dimensions prior to construction. This drawing has been prepared by Gensburg, Ltd. Architecture/Design, 106 Revere Dr., Suite G, Northbrook, Illinois 60062. Tel. (847) 715-9591.

**1201-1249 ARROWHEAD COURT
 CROWN POINT, INDIANA**



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,880 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1213	Available	2,880 SF	NNN	\$12.00 SF/yr	2026 estimated Triple Net \$2.75/SF. (CAM - \$2.05 RE Tax - \$0.70)

UNIT 1213 PHOTOS



For Information Contact:

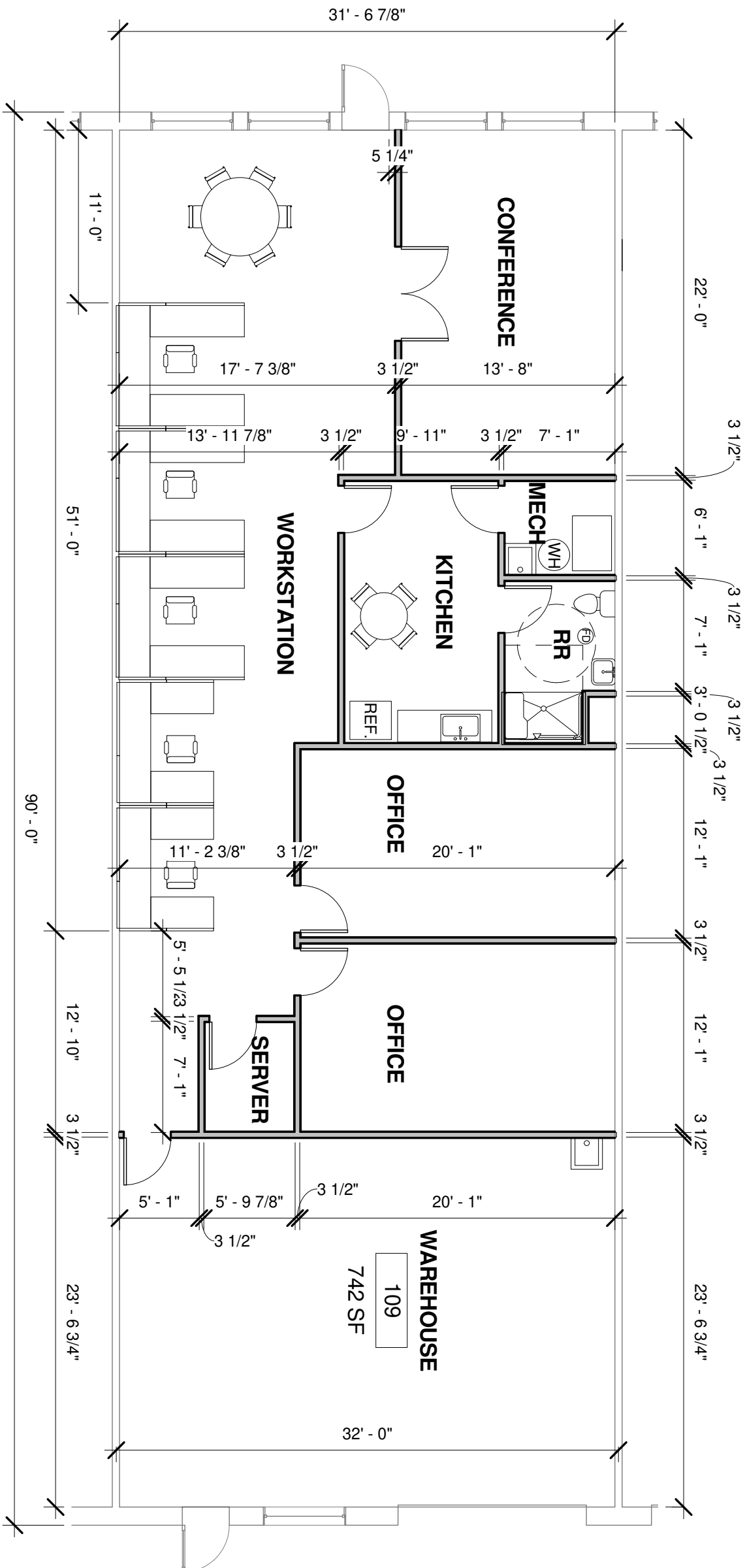
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1 FLOOR PLAN
1/8" = 1'-0"



PROPOSED PROJECT FOR:

**ABCO GENERAL
CONTRACTORS**
1213 ARROWHEAD



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www.rhodydesigns.com

JOB NUMBER
15122

DATE
11/17/15

SHEET NUMBER
SHEET: 1 OF: 1

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WELCOME TO CROWN POINT



For Information Contact:

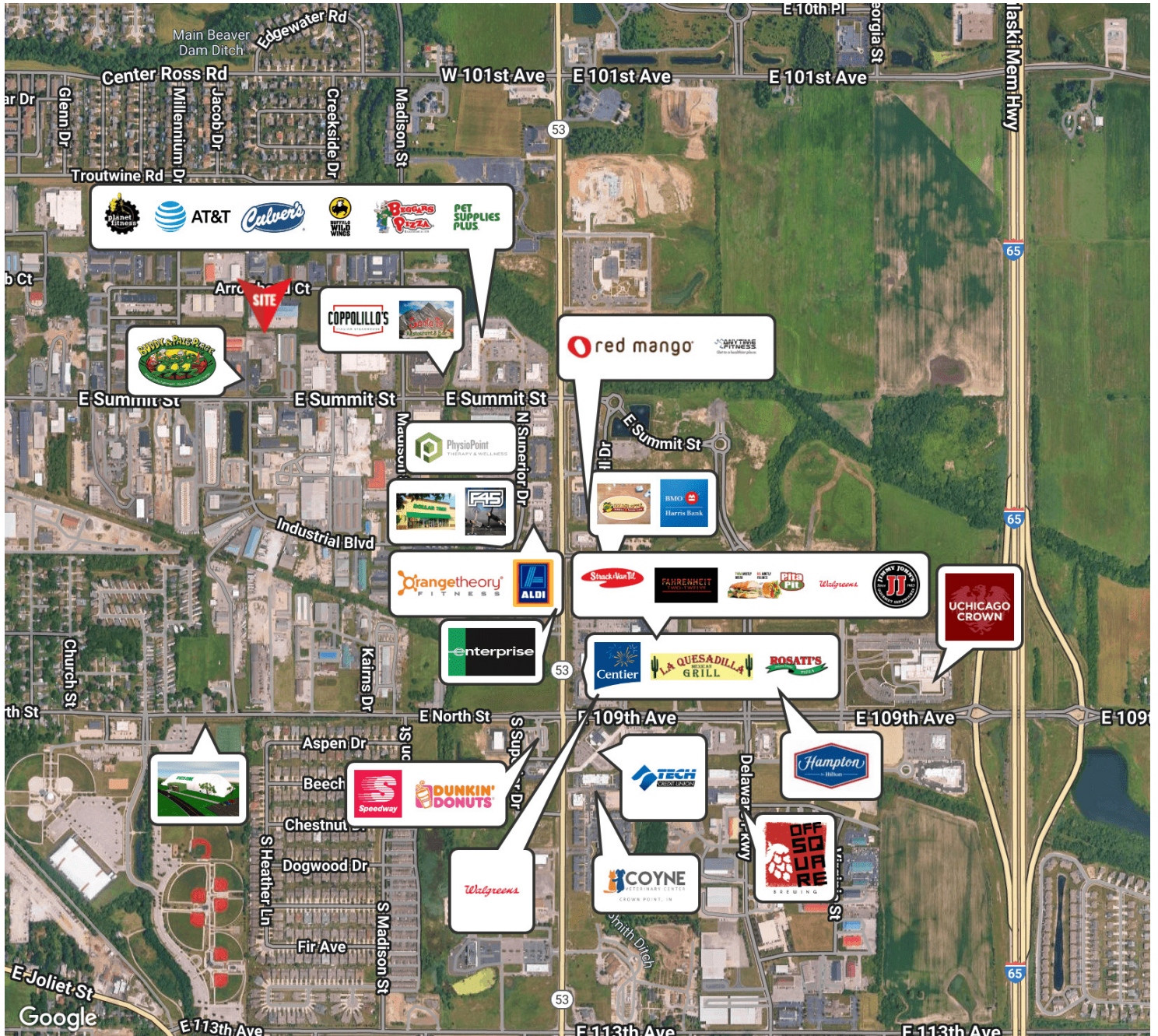
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RETAILER MAP



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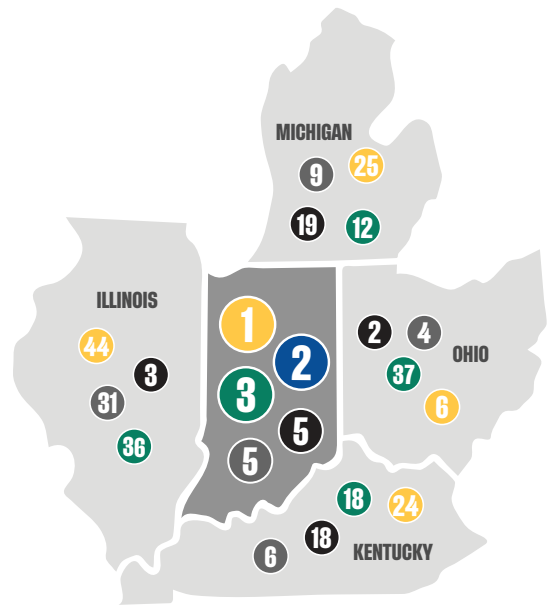
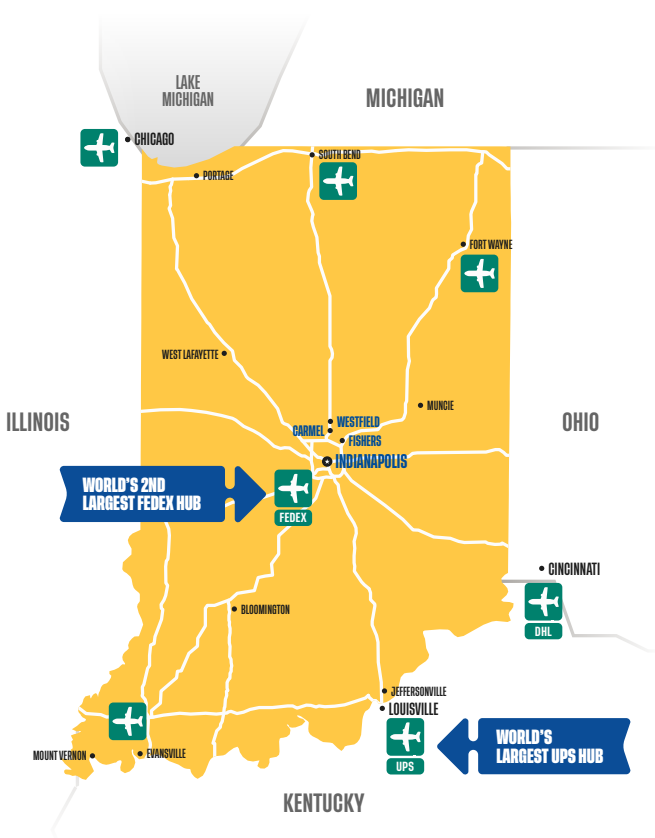
AERIAL IMAGE



INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

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** **PROPERTY TAX INDEX RANK**
(Tax Foundation, 2022)
- 2** **BEST PLACE TO START A BUSINESS**
(Forbes, 2024)
- 3** **STATE BUSINESS TAX CLIMATE INDEX SCORE**
(CNBC, 2023)
- 5** **COST OF DOING BUSINESS**
(CNBC, 2023)
- 5** **AMERICA'S TOP STATE FOR BUSINESS INFRASTRUCTURE**
(CNBC, 2023)



ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

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

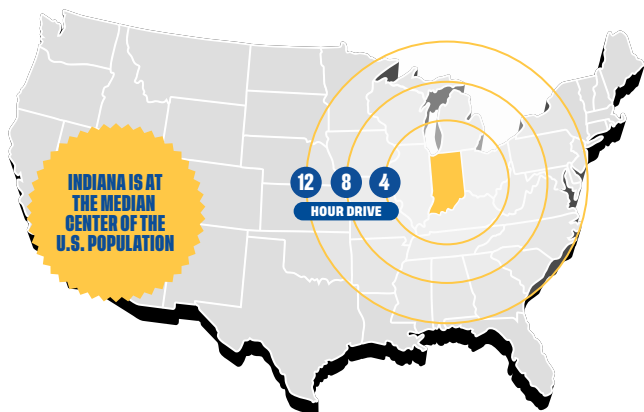
Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

3.0% INDIVIDUAL INCOME TAX RATE

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

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-
(Fitch, 2024)



2.5% UNEMPLOYMENT INSURANCE RATE

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.

\$238 UI TAX FOR NEW EMPLOYERS

4TH WORKER'S COMPENSATION PREMIUM RATE RANK

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

BUILT FOR BUSINESS RIGHT TO WORK STATE

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

MI: No | OH: No | KY: Yes | IL: No