

Industrial | For Sublease

9401 Georgia Street

Merrillville, Indiana 46410

CBRE

±89,540 SF FOOD GRADE FACILITY AVAILABLE FOR SUBLEASE IN NORTHWEST INDIANA



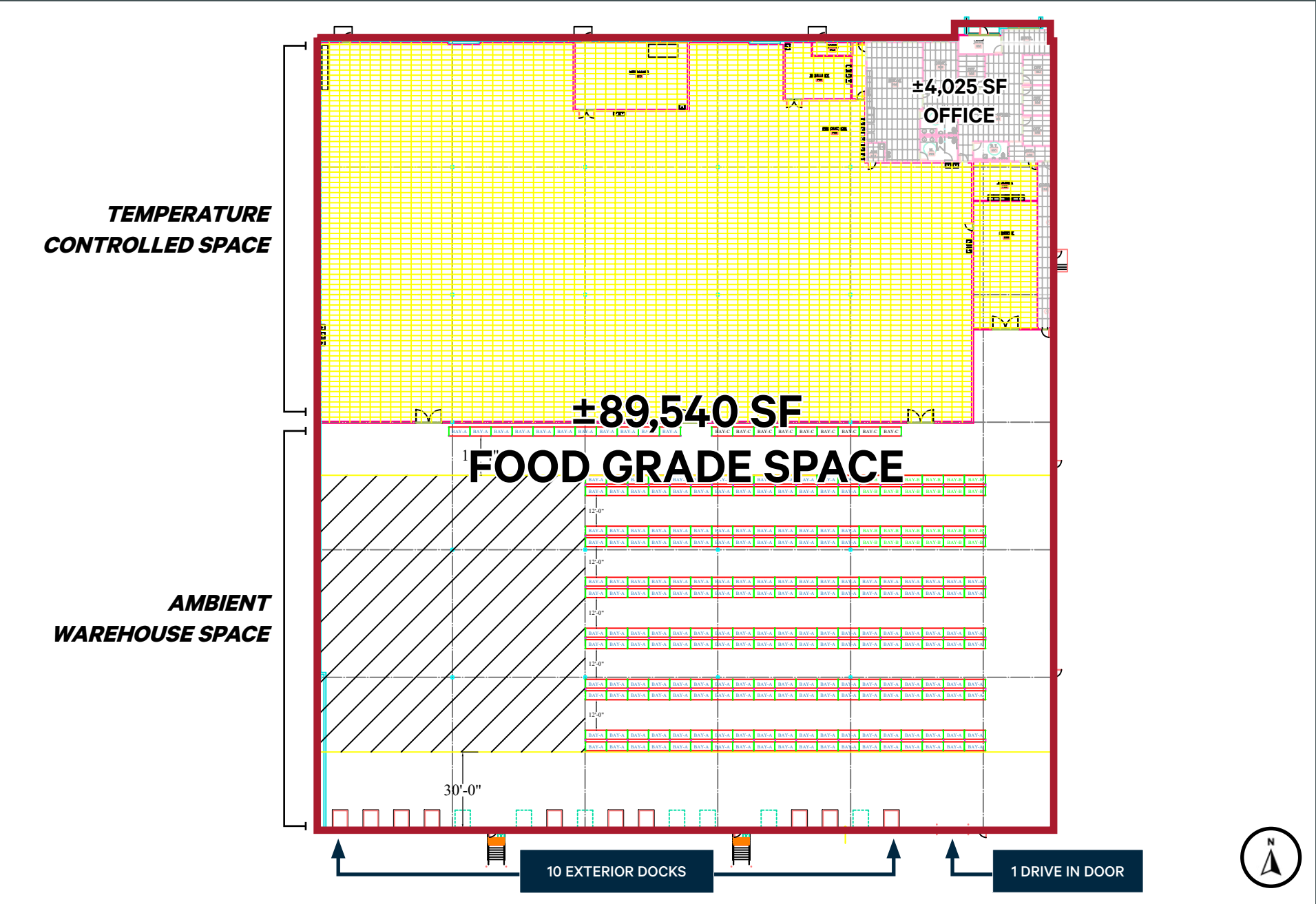
Property Overview

PROPERTY SPECS	
TOTAL BUILDING SIZE	±279,000 SF
AVAILABLE SF	±89,540 SF
OFFICE SF	±4,025 SF
CEILING HEIGHT	25'8" - 32'0" clear
LOADING	10 exterior docks
DRIVE IN DOORS	1
COLUMN SPACING	50' x 52'
POWER	1200 amps/480 volts/3 phase
CAR PARKING	±49 car spots
SUBLEASE EXPIRATION	7/1/2032
ASKING LEASE RATE	Subject to offer

PROPERTY HIGHLIGHTS	
Located within the Ameriplex at the Crossroads Business Park	
Food grade facility	
Partially temperature controlled	
Floor drains throughout	
Excellent location with easy access to I-65 and a variety of amenities	



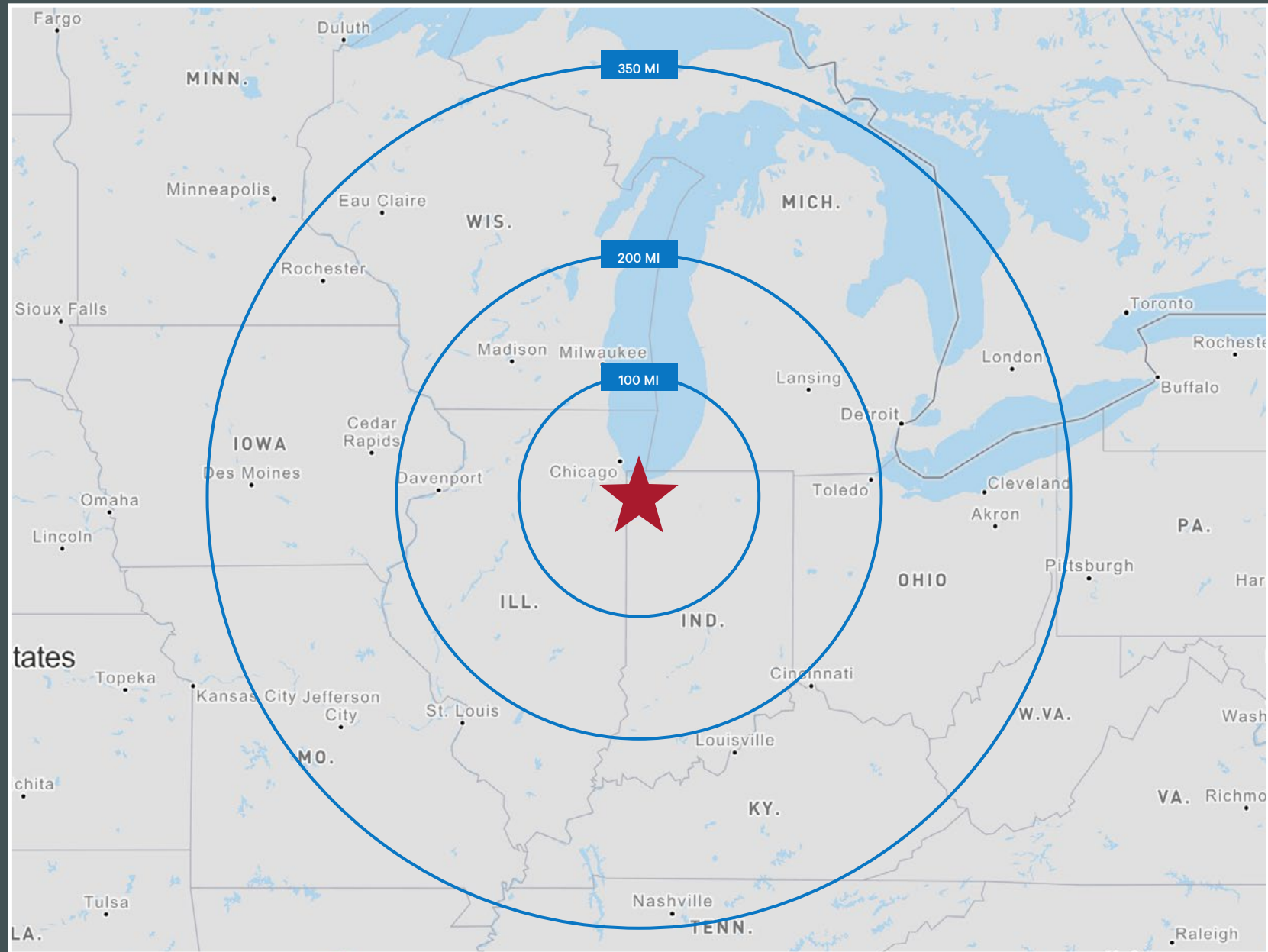
Floor Plan



Access Overview & Notable Neighbors



Drive Time Map



Why Northwest Indiana



RIGHT TO WORK

INDIANA IS A RIGHT TO
WORK STATE



MINUTES

TO CHICAGO'S
POPULATION DENSITY



ONE DAY DRIVE

TO 80% OF THE U.S.
POPULATION



TOP

STATE FOR
INFRASTRUCTURE



LOWEST

WORKERS COMP RATE
IN THE MIDWEST



LOW

CORPORATE AND
INDIVIDUAL INCOME TAXES



BUSINESS-FRIENDLY

REGULATORY
ENVIRONMENT

THE TRANSPORTATION CROSSROADS OF AMERICA

1

HIGHWAYS &
INTERSTATES



2

GARY/CHICAGO
INTERNATIONAL
AIRPORT

(and easy access to
Chicago's O'Hare and
Midway Airports)



3

DEEP WATER
PORT

(Portage)



4

HEAVILY
SERVICED BY
ALL MAJOR RAIL
CARRIERS



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For Sublease



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