

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12.00/SF
Available SF:	3,000 - 3,760 SF
Min/Max SF:	3,000/6,760 SF
Lease Type:	Gross
Expenses:	Utilities/Janitorial
Building Size:	30,000 SF
Lot Size:	2.49 Acres
Parking:	Acres
Zoning:	I-1/C-2

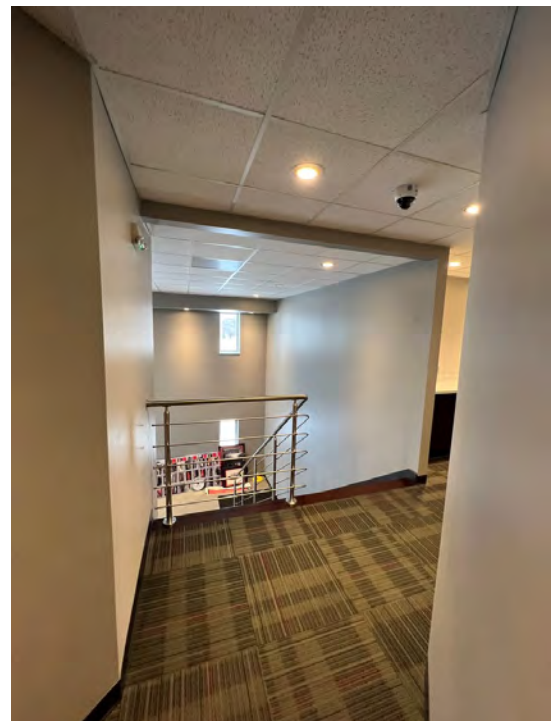
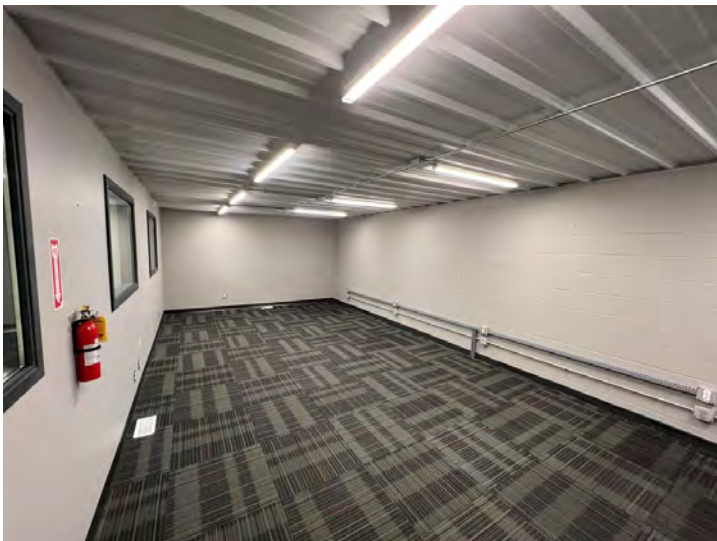
PROPERTY OVERVIEW

Unique opportunity to lease space in Hebron's premier industrial building. The building features the Geothermal heating and cooling system throughout the entire building. The floors throughout have radiant heat and cooling. The building is extremely well insulated in the walls and ceiling, lowering the cost to heat and cool. Combined available space is 6,760 SF. A 3,000 SF office space is available on the 2nd floor in the 616 building with interior features of 10 offices, 1 conference room, men's and women's bathroom and 3,760 SF warehouse space in the 622 building. The building's main power is 240-volt 3 phase service but 480-volt 3 phase services available. This can be leased with or without the warehouse or office. The front entryway is a two-story front entrance / reception area with available space upstairs.

LOCATION OVERVIEW

The buildings are located on the west side of Main Street (S.R. 2) between W. 900 South and W. Sigler Street (S.R. 6). 1 1/2 miles north of downtown Hebron, 6 miles to I-65 and 15 miles to Valparaiso. Near Dairy Queen, Family Express, Wana Pizza, Salon 618 North, Osby Water Systems, Subway, Rush Physical Therapy, PAVS Restaurant, Hebron Lanes, Ace Hardware, Dollar Tree, and Dollar General. 2020 INDOT traffic counts for Main Street are 6,128 cars/day.

OFFICE SPACE



ADDITIONAL PHOTOS



For Information Contact:

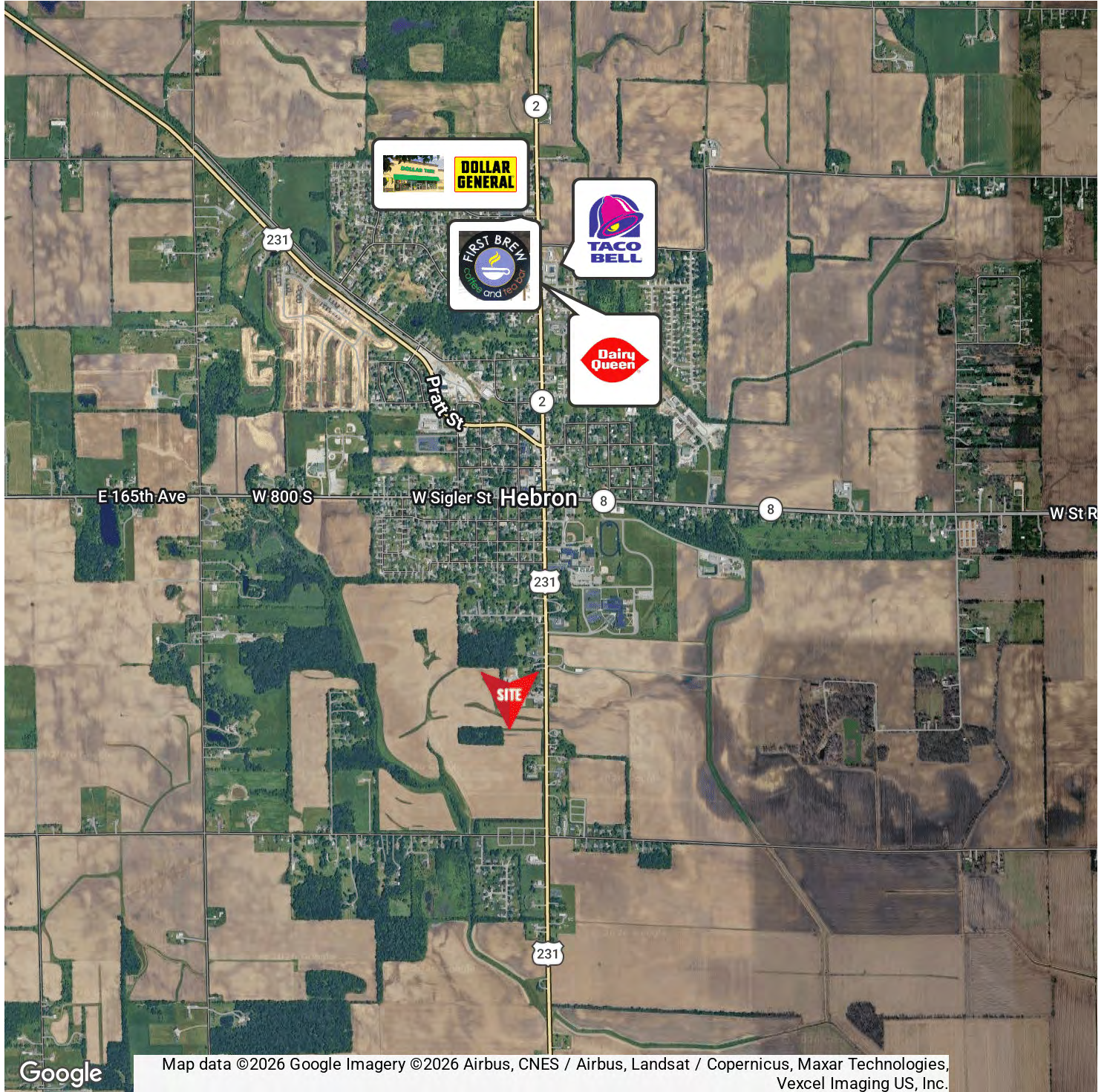
Jeff Brennan

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RETAILER MAP



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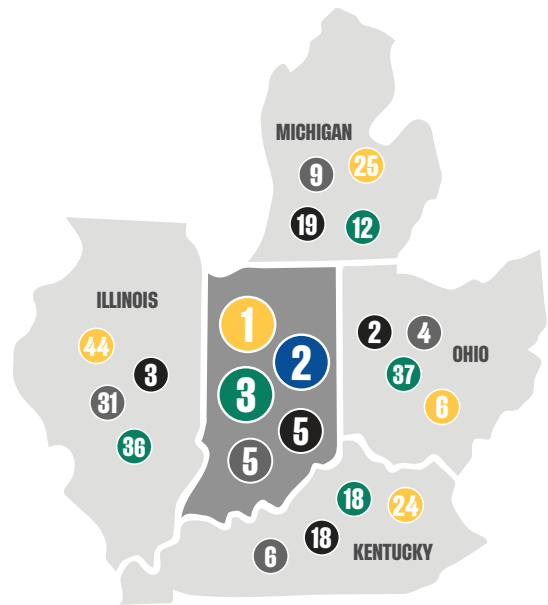
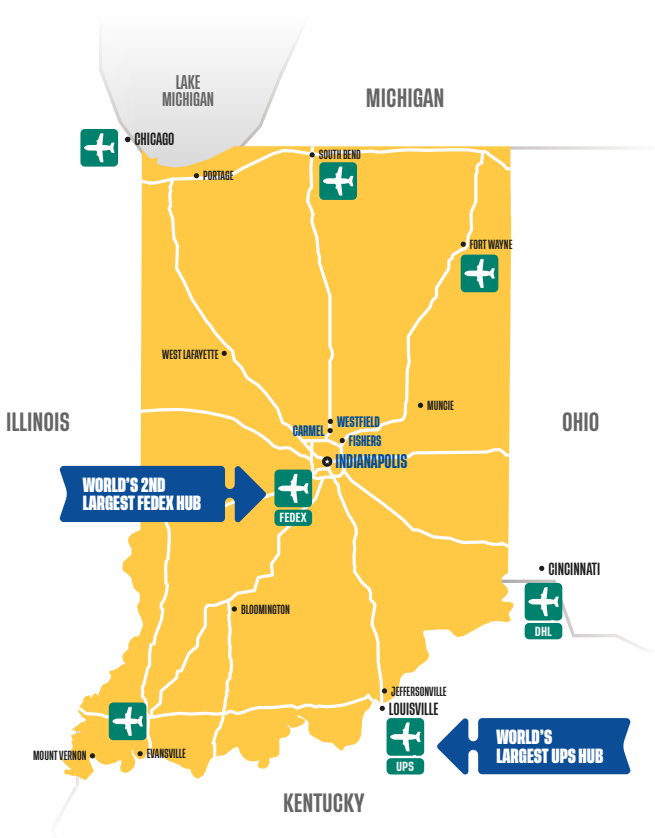
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INDIANA BUSINESS CLIMATE

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

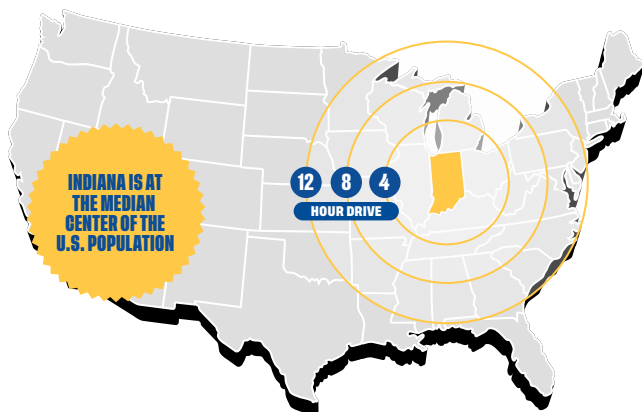
Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

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.

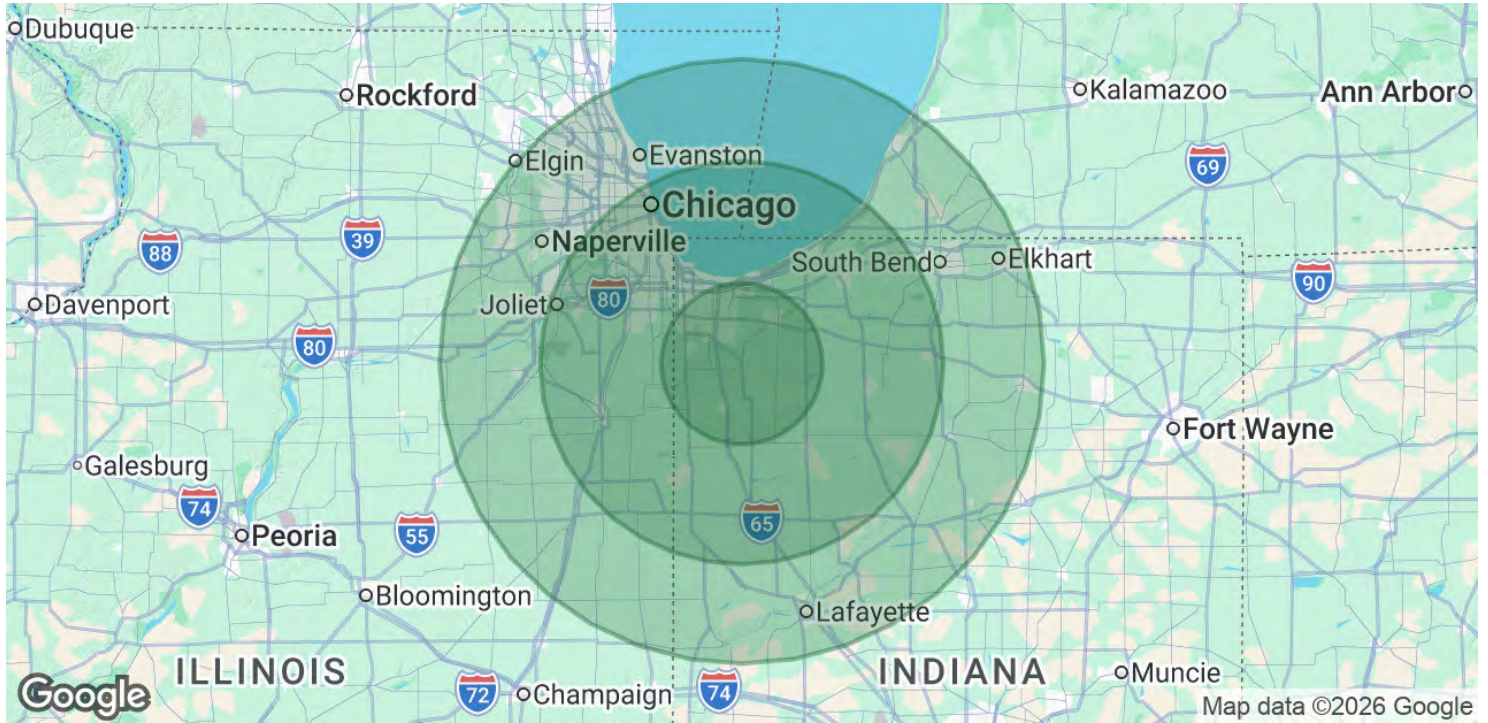
MI: 14th | OH: 5th | KY: 6th | IL: 33rd

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

DEMOGRAPHICS MAP & REPORT



POPULATION	20 MILES	50 MILES	75 MILES
Total Population	456,793	3,839,207	10,263,321
Average Age	37.2	36.6	36.1
Average Age (Male)	35.9	34.5	34.7
Average Age (Female)	38.7	38.5	37.4
HOUSEHOLDS & INCOME	20 MILES	50 MILES	75 MILES
Total Households	168,052	1,394,643	3,805,064
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$67,328	\$62,856	\$73,842
Average House Value	\$180,754	\$212,206	\$312,725

2020 American Community Survey (ACS)

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