

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--|
| Sale Price: | \$999,000 |
| Price / SF: | \$122.43 |
| Building Size: | 8,160 SF |
| Lease Rate: | \$13.00/SF |
| Lease Type: | Modified Gross |
| Expenses: | Utilities, Snow Removal, Lawn Maintenance and Janitorial |
| Available SF: | 8,160 SF |
| Lot Size: | 0.42 Acres |

PROPERTY OVERVIEW

This is a 8,160 SF warehouse with 2,160 SF office with 3 offices, conference room, open area/reception, bathroom and 6,000 SF warehouse with 2 Reznor suspended gas heaters, slot floor drain and 3 ceiling fans. Transom windows, 1 (10'x14') drive in door, 1 dock with 10'x14' OHD with canopy leveler and sump pump. 400 Amp, 120/240 electric. Forklift available for sale. Adequate land area to add parking or fenced in storage. 2023 Taxes \$10,959.75 (\$1.34/SF). 2022 INDOT traffic counts 8,000 cars/day.

LOCATION OVERVIEW

Located in Calumet City on State Street between Wentworth Avenue and Indiana State Line Road. 1/4 mile west of Indiana/Illinois State Line. 1 mile west of US Highway 41, 1 1/2 miles south of I-94, 3 miles North of Indiana Toll Road and 8 miles North of U.S. Highway 30. Close to ALTA Material Handling, Hasse Construction, Linz Meats, Calumet City Public Safety Training Center, Strack and Van Til, Wendy's and so much more.

OFFICE PHOTOS



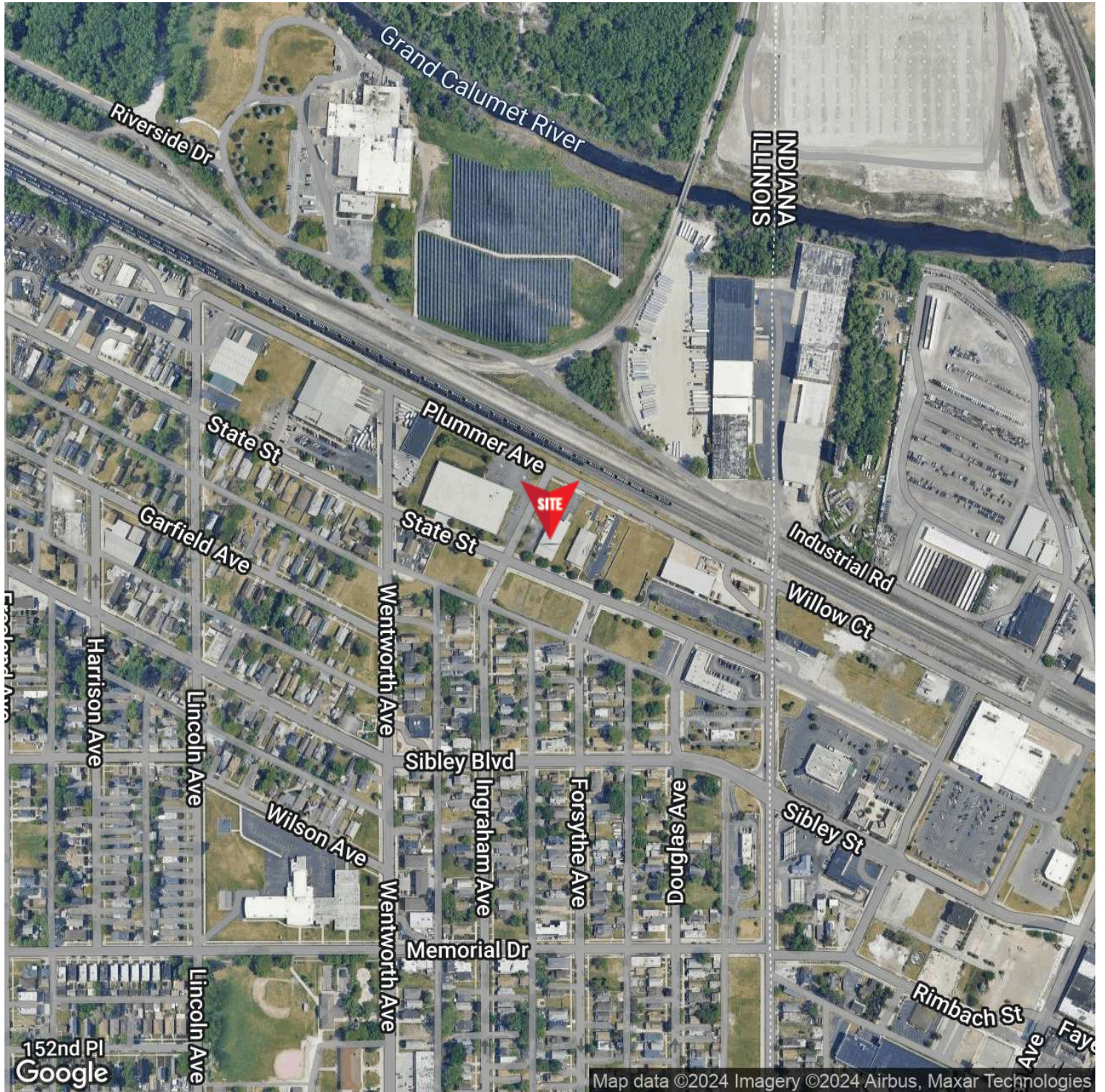
WAREHOUSE PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



For Information Contact:

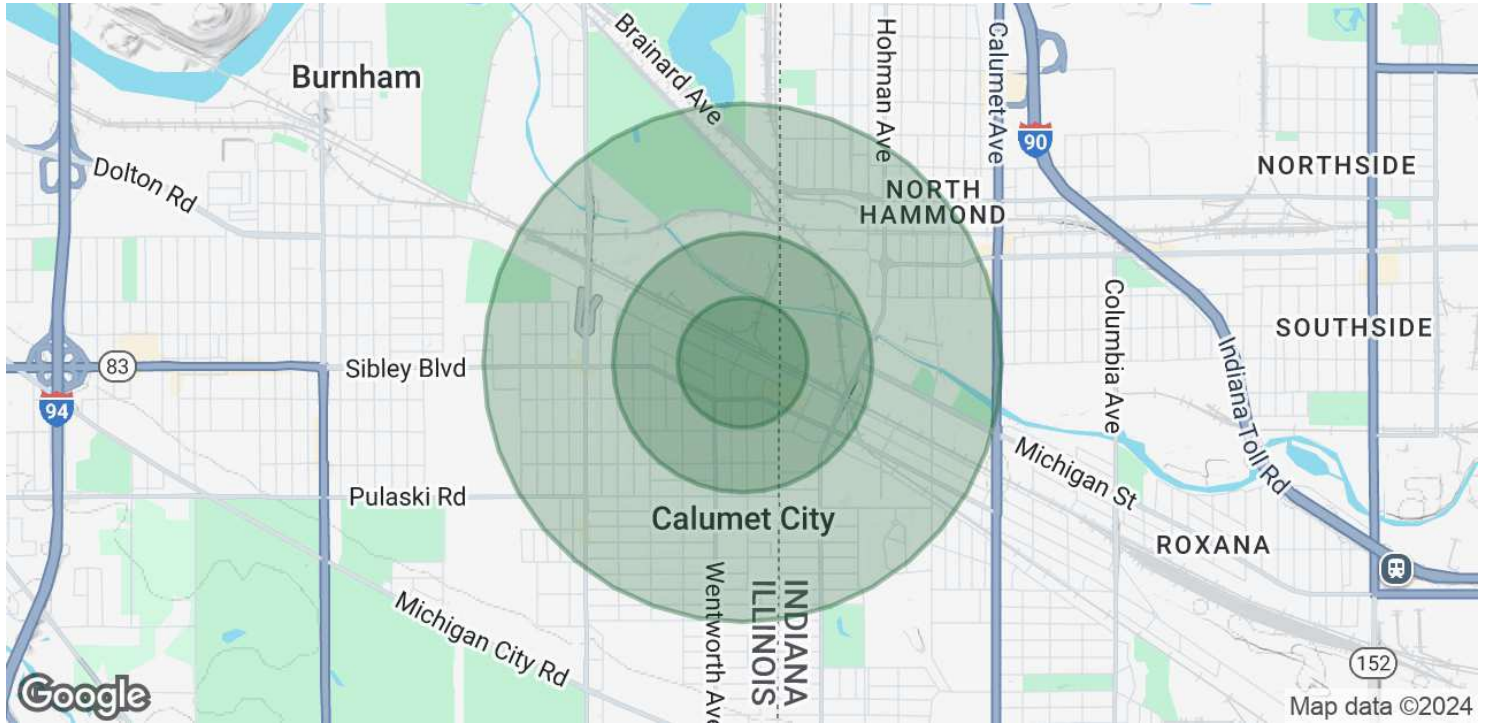
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 878 | 3,245 | 14,046 |
| Average Age | 43.1 | 39.4 | 36.1 |
| Average Age (Male) | 40.9 | 36.4 | 33.2 |
| Average Age (Female) | 41.9 | 40.2 | 37.2 |

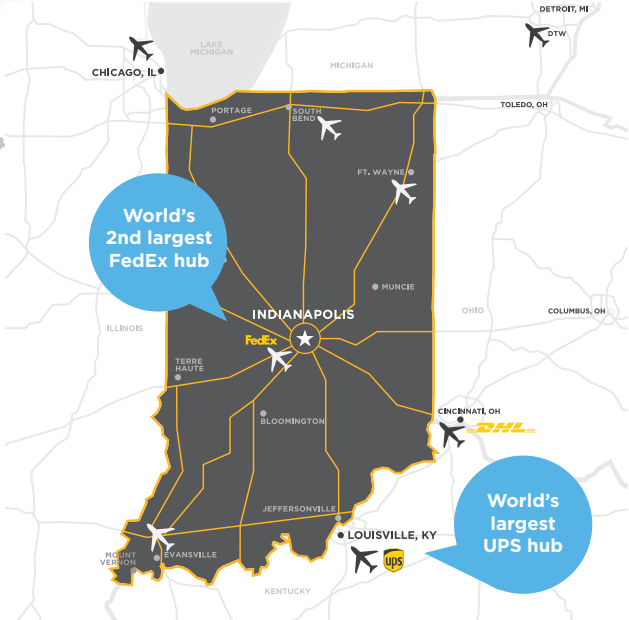
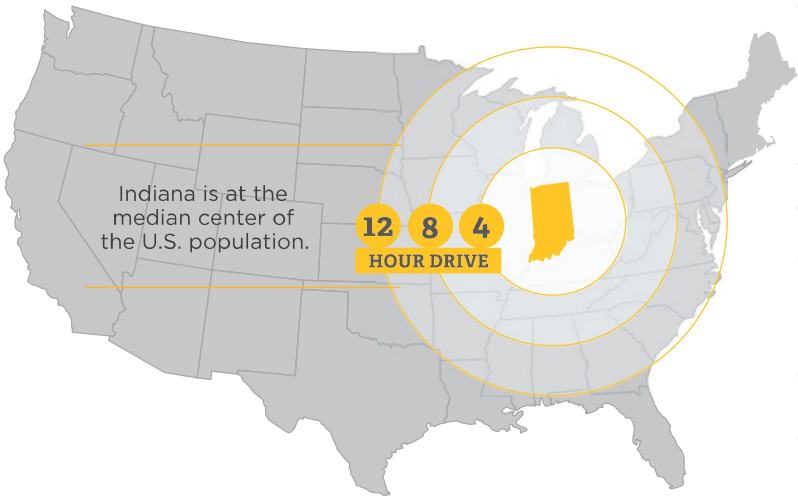
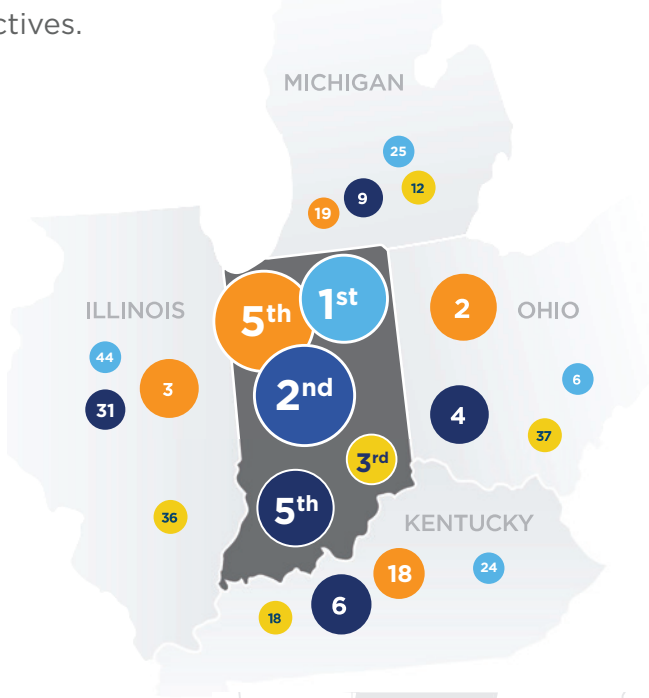
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|----------|
| Total Households | 474 | 1,650 | 6,364 |
| # of Persons per HH | 1.9 | 2.0 | 2.2 |
| Average HH Income | \$34,412 | \$36,869 | \$42,344 |
| Average House Value | \$83,255 | \$72,295 | \$84,431 |

2020 American Community Survey (ACS)

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