

# LARGE LAND SITE AVAILABLE PRIME NORTHWEST INDIANA LOCATION

D400 E 151ST ST, EAST CHICAGO, IN 46312



Owned by:



**MARC HALE** | Associate | 773.714.2119 | [mhale@darwinpw.com](mailto:mhale@darwinpw.com)  
**EDWARD WABICK, SIOR** | Principal | 708.220.5539 | [ewabick@darwinpw.com](mailto:ewabick@darwinpw.com)



970 N Oaklawn, Suite 100 | Elmhurst, IL 60126 | Tel: 630.782.9520 | [darwinpw.com](http://darwinpw.com)  
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## PROPERTY FEATURES

- 52+ Acres
- Access to substantial power
- Site remediation completed
- Industrial zoning
- Potential to be rail served
- NIPSCO substation located close by

## LOCATION FEATURES

- Located minutes from the Illinois State line
- Numerous full interchanges near by
- Low Lake County and Indiana property taxes
- Pro-business and development environment
- Excellent local labor market
- Local and State incentives available

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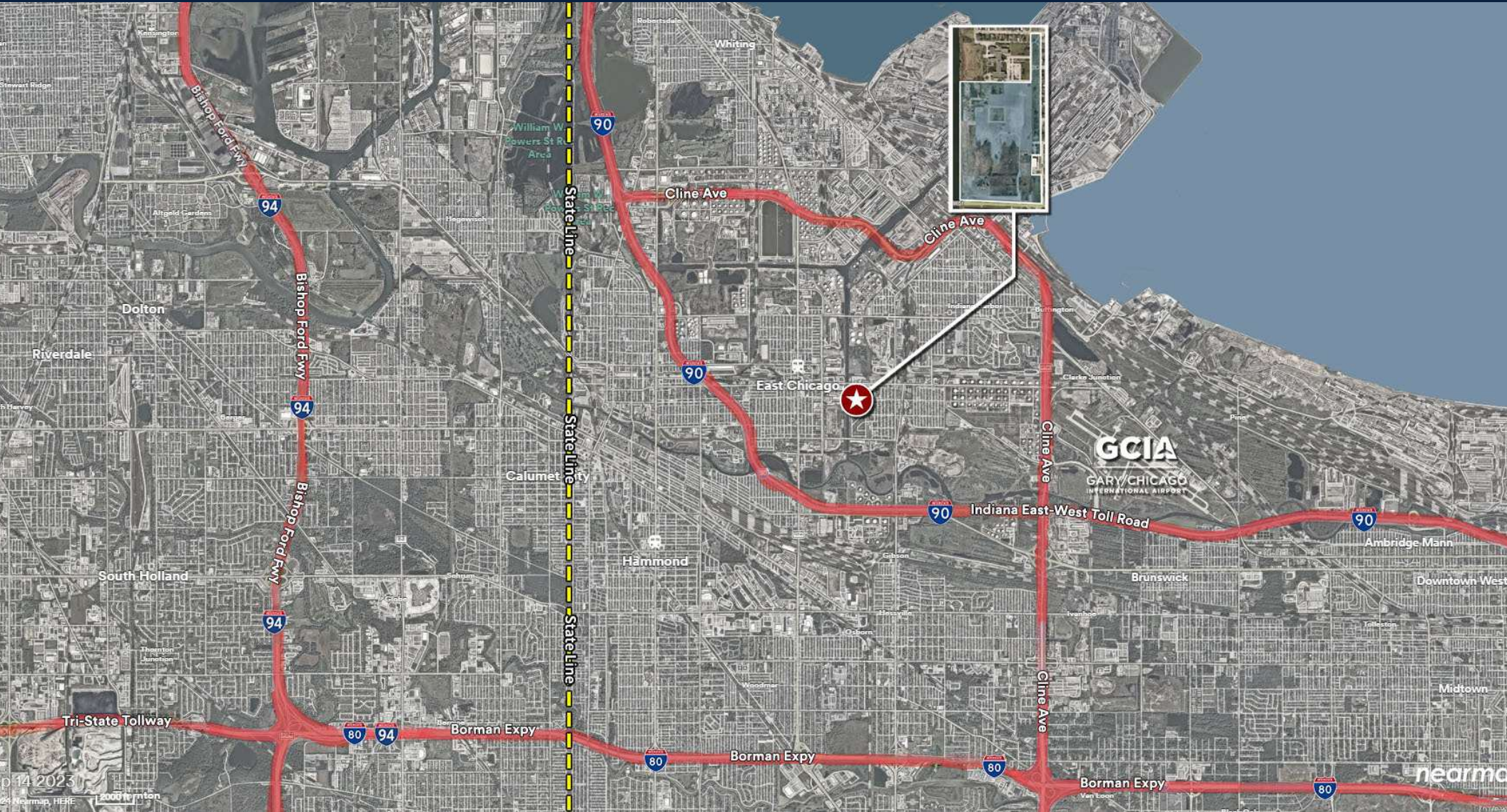


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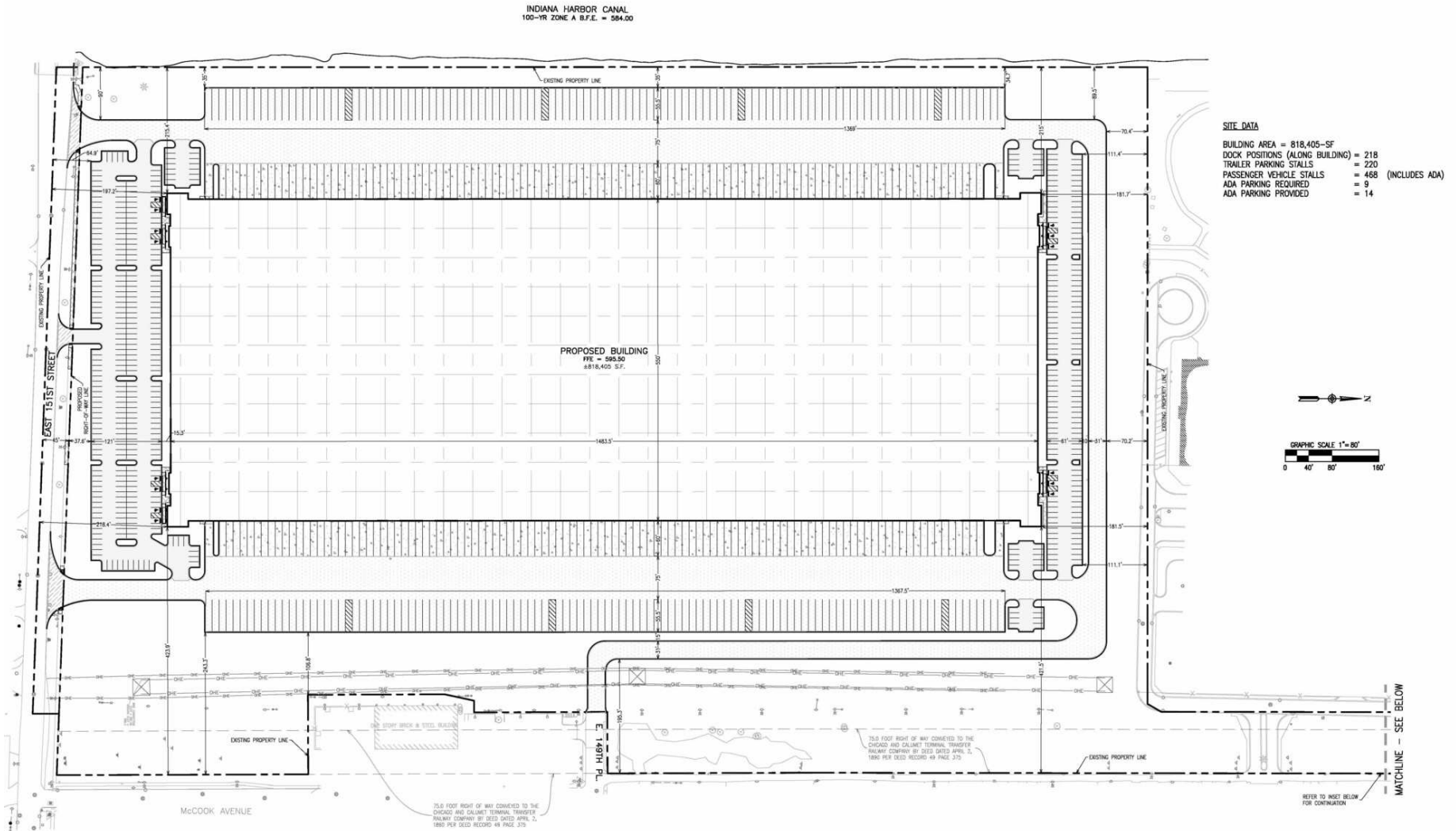
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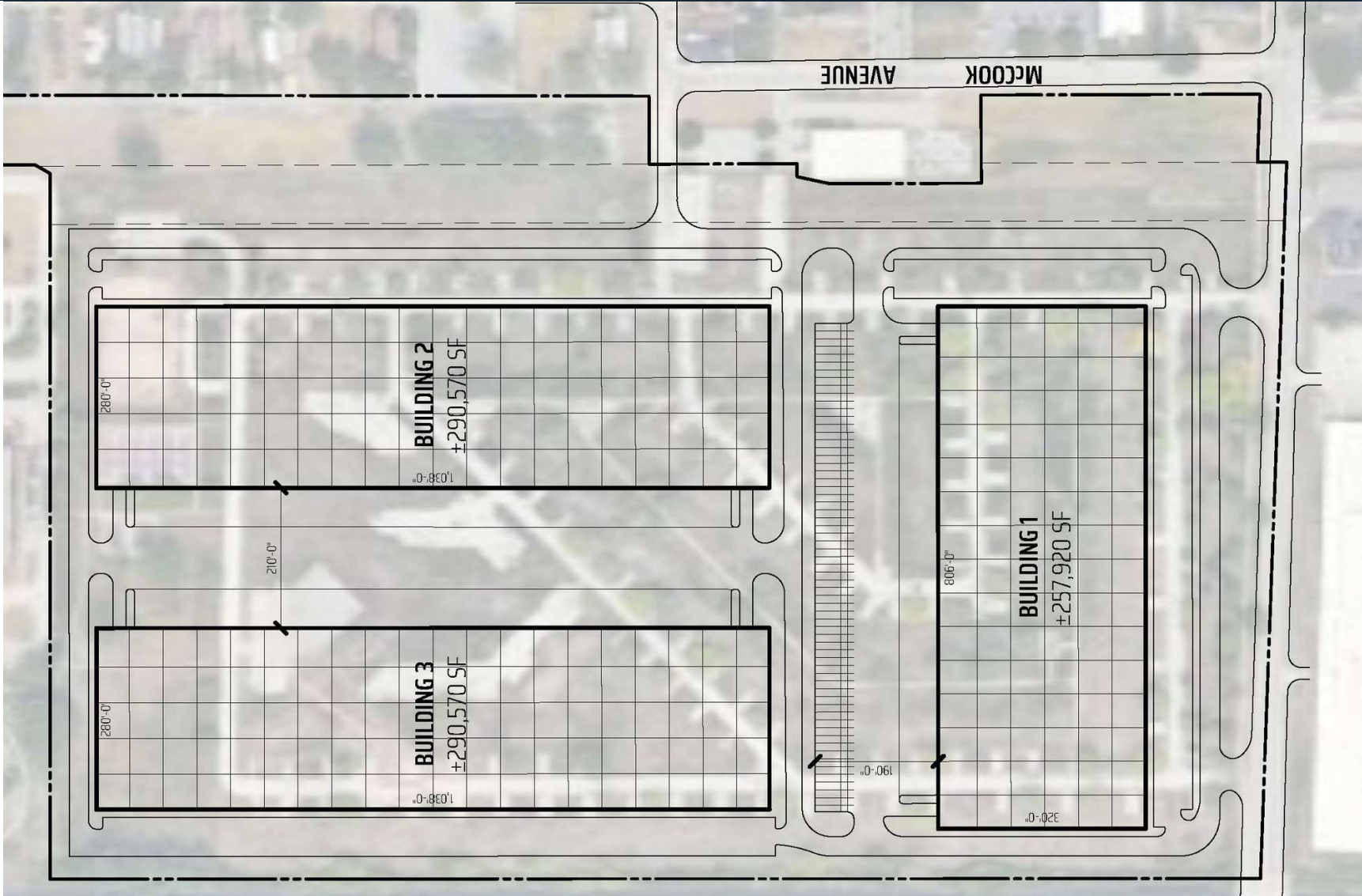


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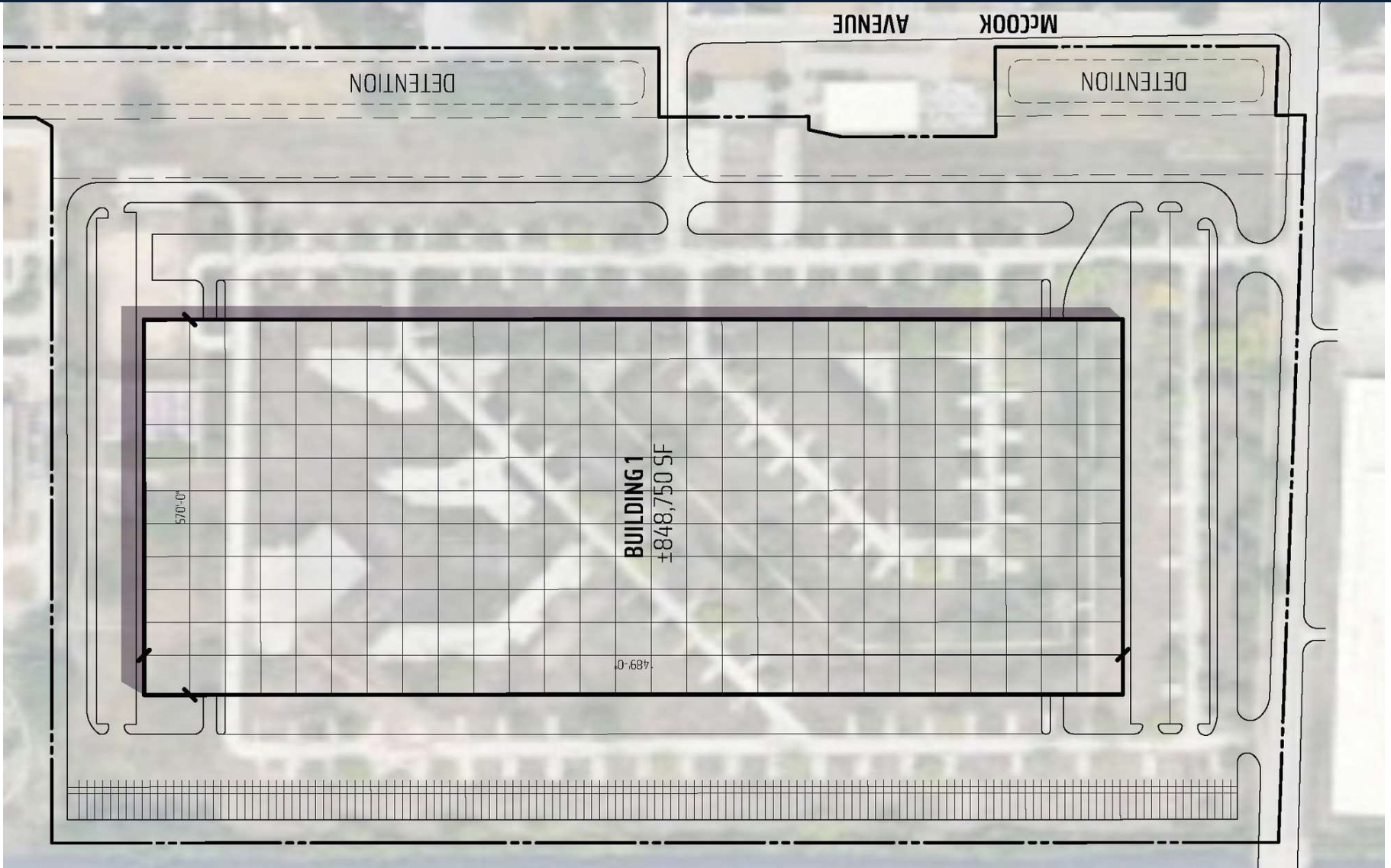


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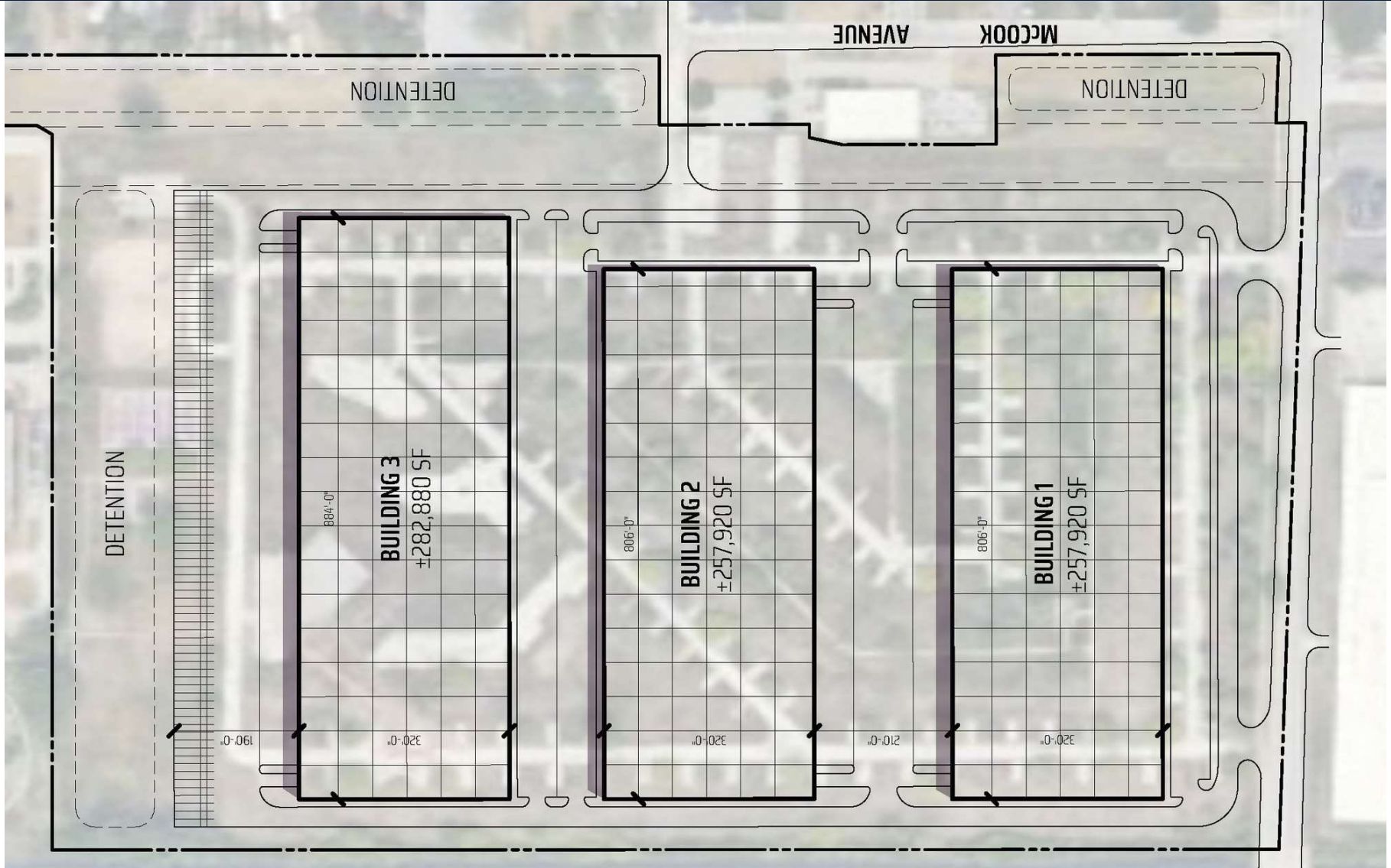


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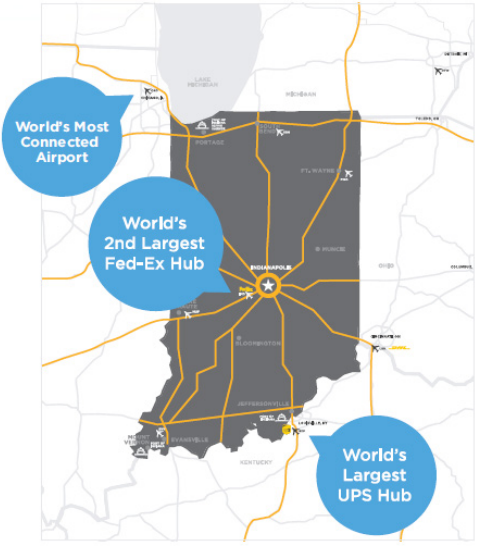
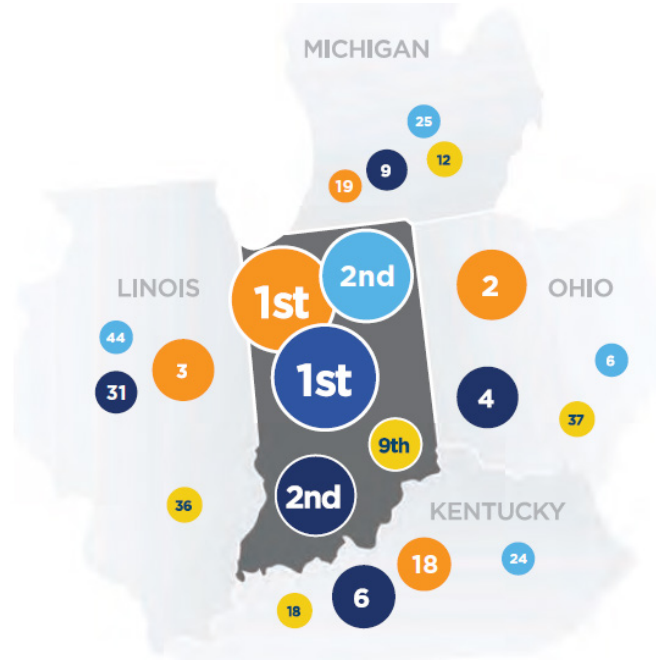
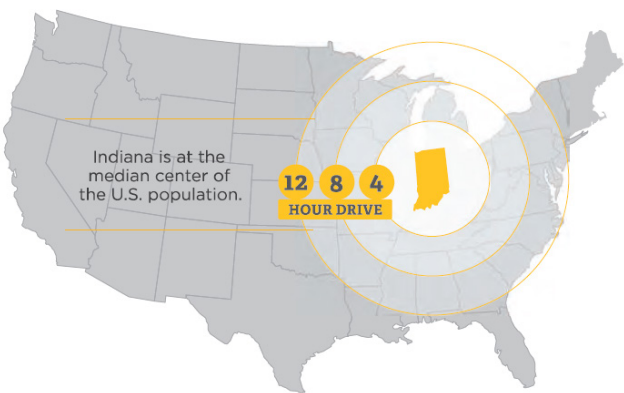
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# INDIANA Business Climate

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.

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

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

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

Individual Income Tax Rate: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

## AAA Indiana Bond Rating:

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

MI: AA+ | OH: AAA | KY: A+ | IL: BBB+  
*(Fitch, 2022)*

## 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.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

UI Tax for New Employers: 238

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

## WORKER'S COMPENSATION PREMIUM RATE RANK: 4.9%

Indiana offers a competitive environment for business, with less red tap and higher rankings to impact your bottom line.

MI: 15th | OH: 12th | KY: 14th | IL: 28th

## RIGHT TO WORK: YES

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

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

Indiana  
Economic Development Corp®