



The Silos at Sanders Farm
Building 1 | 9997 Mississippi Street
Merrillville, IN

263,444 SF

READY FOR OCCUPANCY!



Building Details

Building Size	263,444 SF
Land Site	23.25
Office Size	To suit
Clear Height	32' clear
Docks	35 docks (expandable)
Drive-in doors	2 - 12' X 14'
Bay Size	52' X 50'
Speed Bay	60'
Auto Parking	327 surface car spaces
Trailer Parking	60 spaces
Power	3,000a/480/277v/3p 4-wire
Sprinklers	ESFR

For more information, please contact:

Marty Mikaitis

Principal
martin.mikaitis@avisonyoung.com
847.886.0224

Adam Haefner

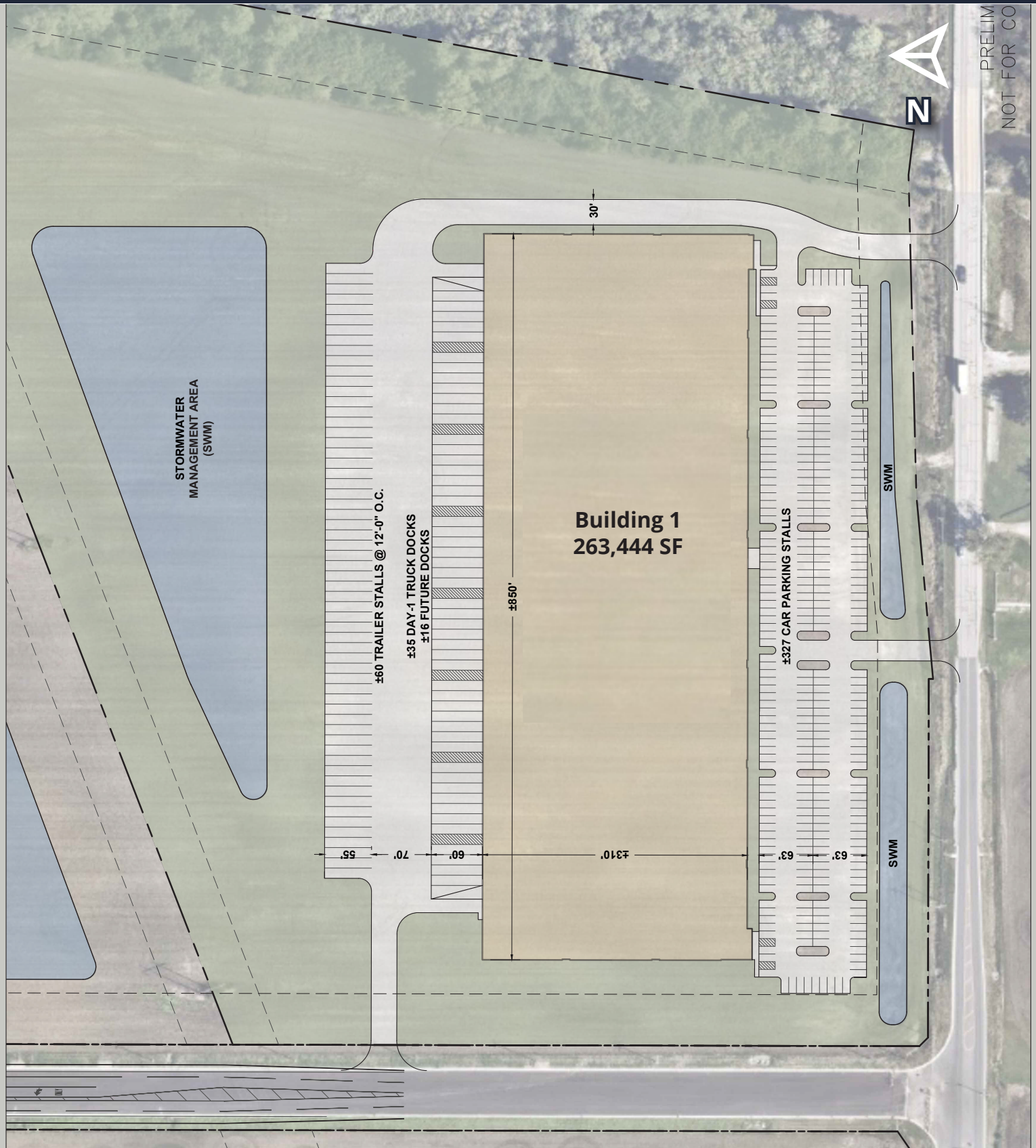
Principal
adam.haefner@avisonyoung.com
847.637.0704

Zeke Rowan

Principal
zeke.rowan@avisonyoung.com
847.637.0708

Nick Fazio

Associate
nick.fazio@avisonyoung.com
847.232.8604



10 Year Tax Abatment Program in place

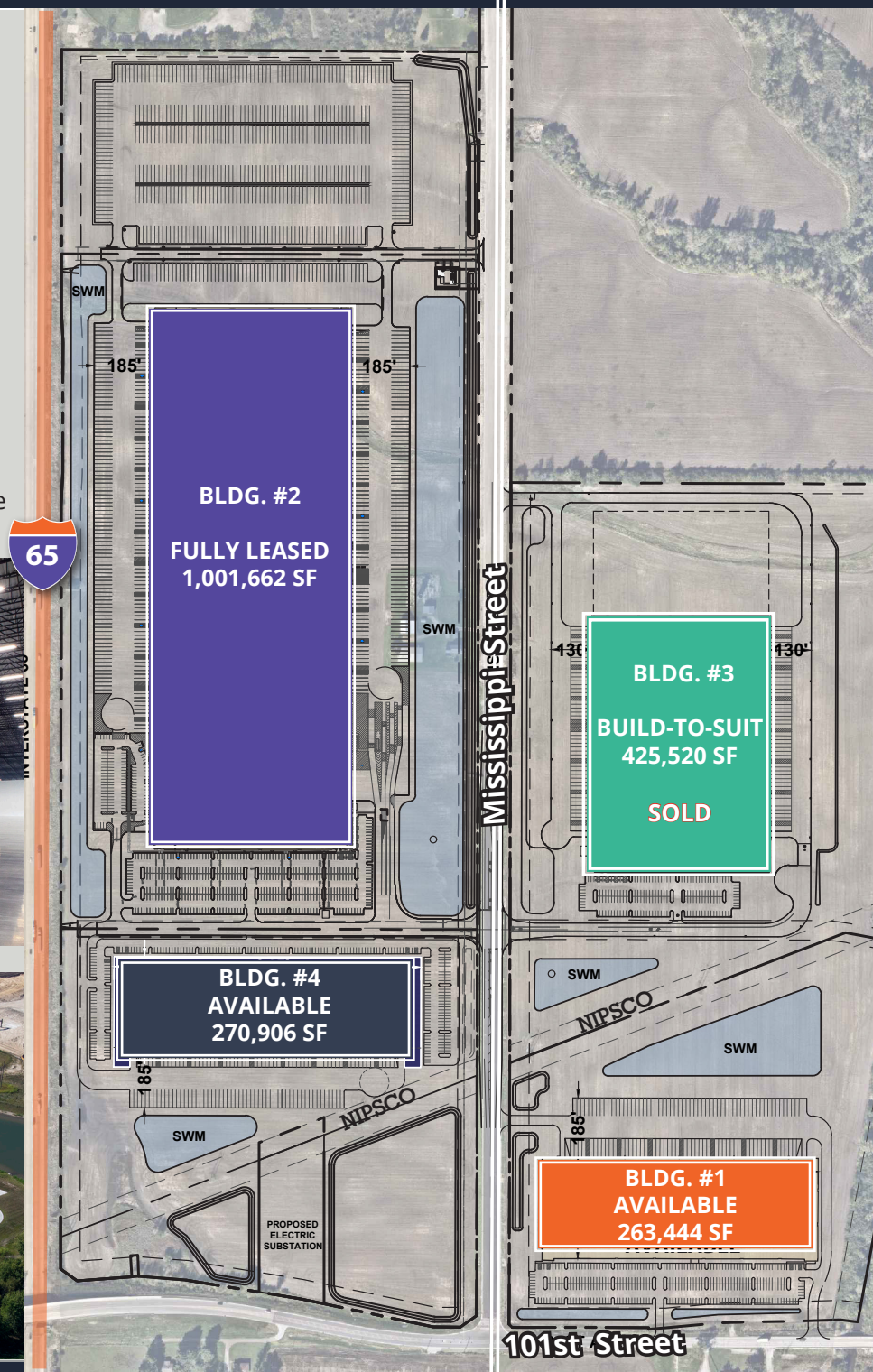
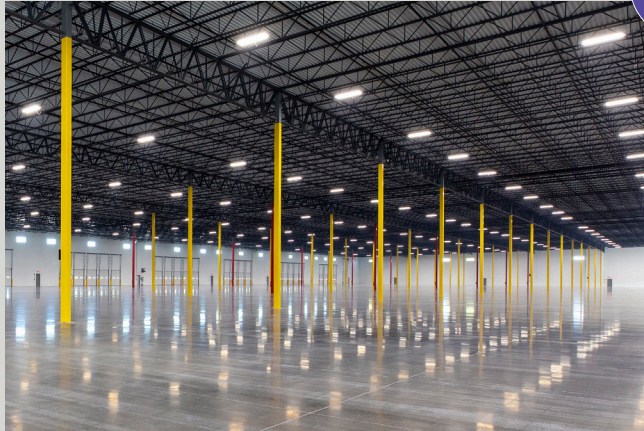
Clerestory windows on all building sides

I-65 visibility with over 65,000 cars per day

Lower costs on unemployment insurance, workers comp and hourly wages

9997 Mississippi St. | Building 1

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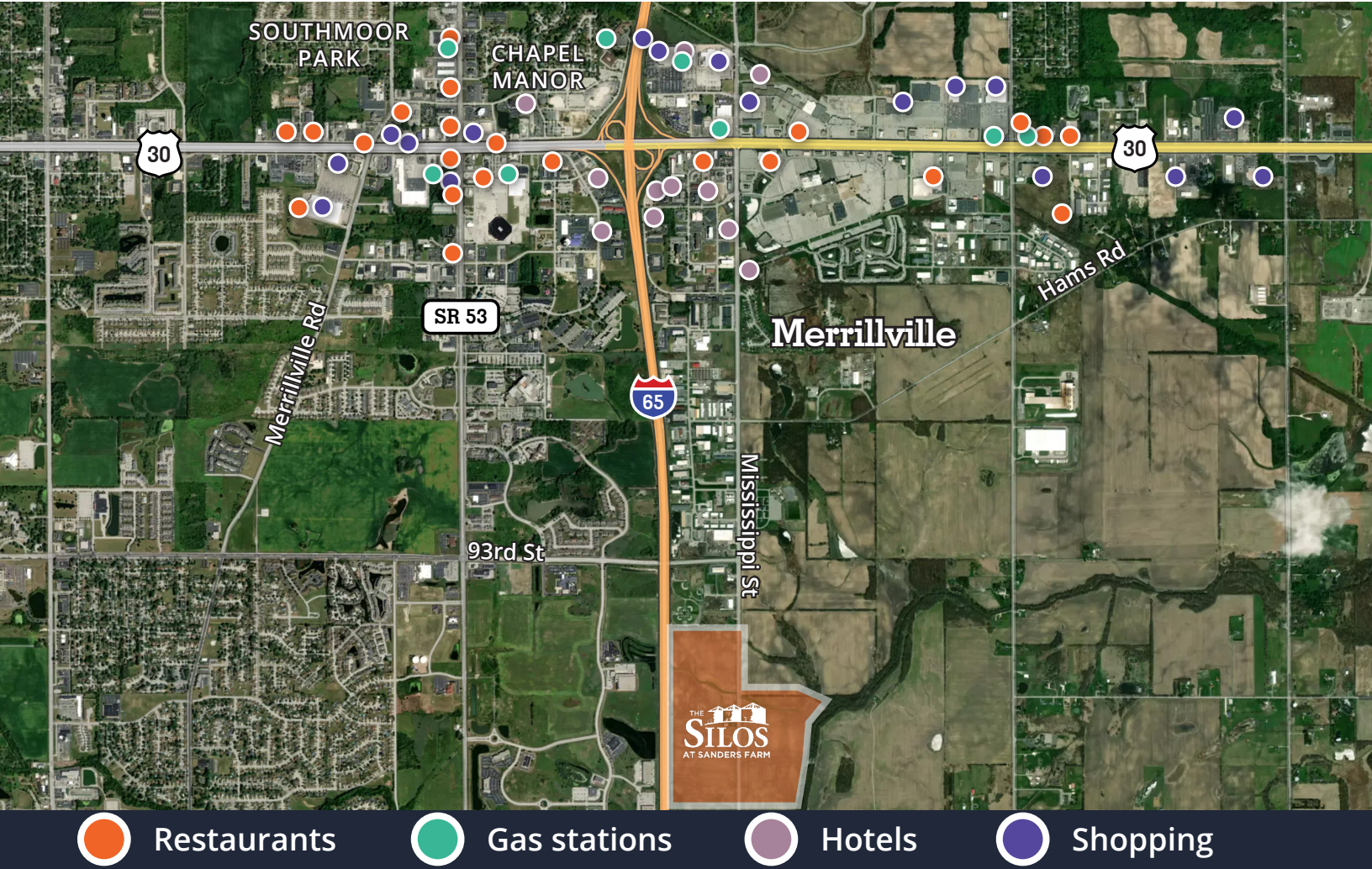
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Local Amenities

263,444 SF
9997 Mississippi Street
Merrillville, IN

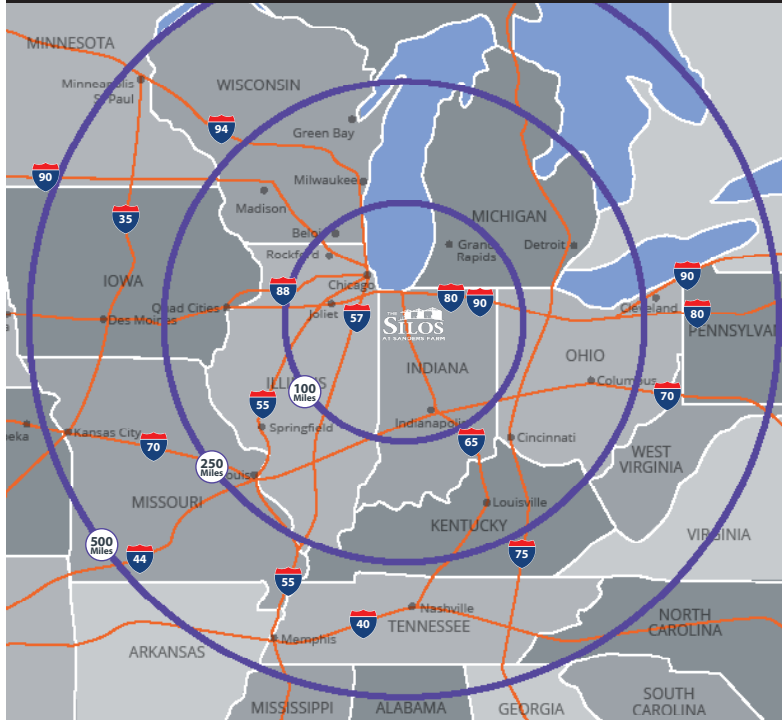


Area Highlights

The Silos at Sanders Farm is a 195-acre, master-planned class A business park located in the exploding Northwest Indiana submarket. Located only 40 miles from Chicago, The Silos remaining space can accommodate users from 60,000 to 270,000 square feet. With more than 3,700 linear feet of frontage along I-65 and access to multiple interstates via the 4-way interchange at US Route 30, the park is truly a prime midwest distribution location and home to corporate neighbors such as:

- Amazon
- Purdue Technology Center
- Prefab Sheetmetal
- Lamar Advertising
- S&S Truck Parts
- Winland Foods (Quality Pasta)
- Wabtec Corp.
- Diafuku
- Fortified Packaging
- Domino's Pizza
- Dawn Food Products
- Modern Forge Indiana
- Crown Packaging
- Albanese Candy
- Panduit Corp.
- NFI Industires
- Penske
- Lineage

ONE DAY DELIVERY MAP



A Transportation & Shipping Hub



Chicagoland is home to the largest switching terminal in the U.S. and six of the seven Class 1 rail lines



O'Hare International and Indianapolis International airports represent the 4th and 6th highest volume air freight ports in the U.S.



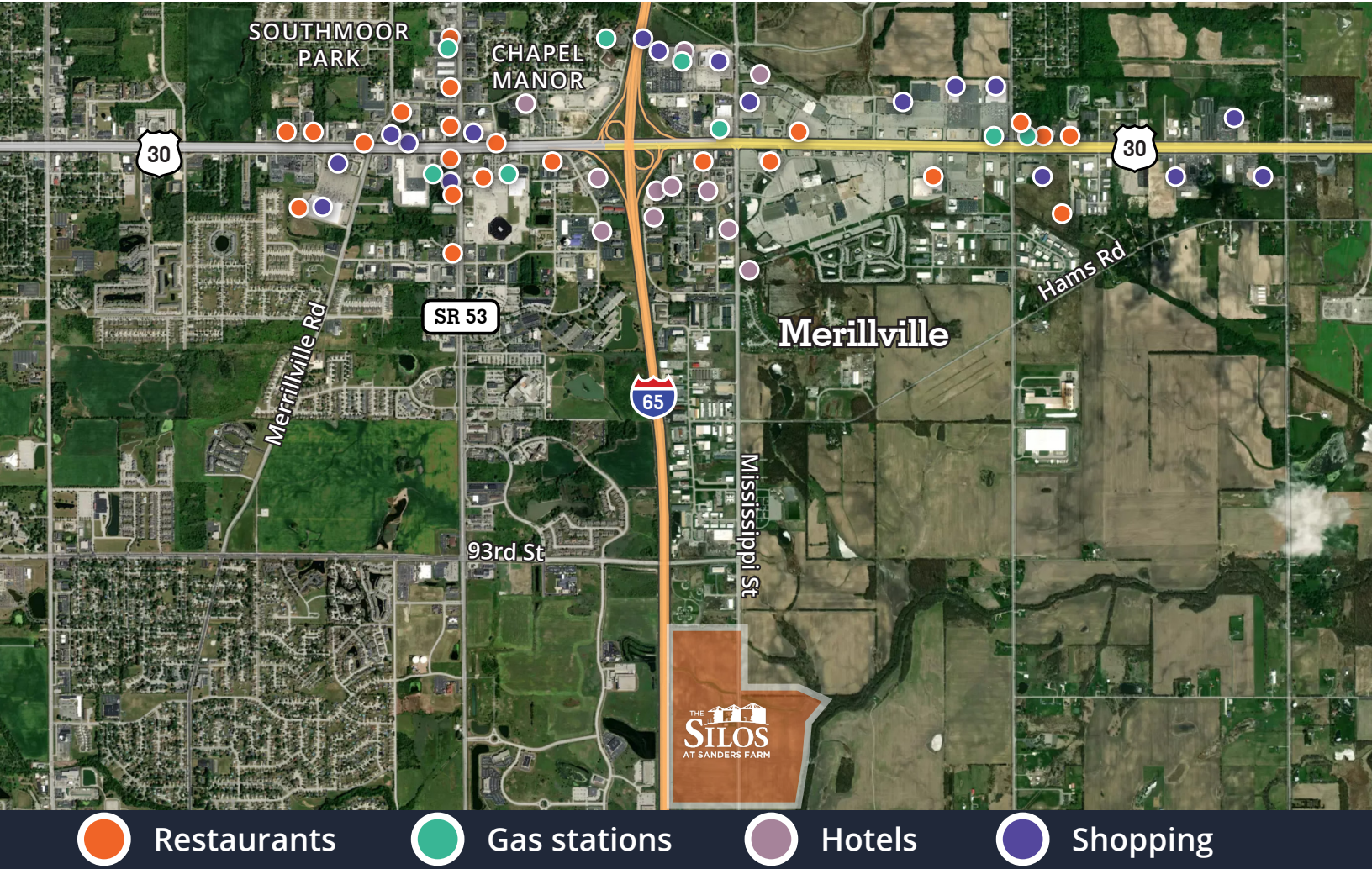
Indiana is the national leader in pass-through interstates and first in shortest distance to the median center of U.S. population

NORTHWEST INDIANA & CHICAGO MAP



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Merrillville, IN



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AVISON YOUNG

A top ranking region for doing business.

80%

of the U.S. population within a **one-day drive**

Northwest Indiana Forum



3

Class 1 railroads

Northwest Indiana Forum



Fiber

Northwest Indiana is home to **world-class fiber connectivity** needed in today's marketplace for businesses to reliably transmit large volumes of data.

Northwest Indiana Forum



25%

of the **nation's steel is made here**. NW Indiana is home to Arcelor, Mittal's Indiana Harbor and Burns Harbor facilities, as well as U.S. Steel's Gary Works plant.

Northwest Indiana Forum



15.6%

NWI **manufacturing jobs**

Lake County Indiana Economic Alliance



\$40B

NWI **gross regional product**

Lake County Indiana Economic Alliance



INDIANA: STATISTICS OF THE STATE

#1

**Manufacturing (employment)
business facilities**

Indiana Economic Development Corporation

2.5%

**Unemployment
insurance rate**

Indiana Economic Development Corporation

#2

Best state to start a business

Forbes 2024

25%

**of Indiana's economic
output is based in Manuf.**

Indiana Economic Development Corporation

#3

Property tax index rank

The Tax Foundation

AAA

Bond rating

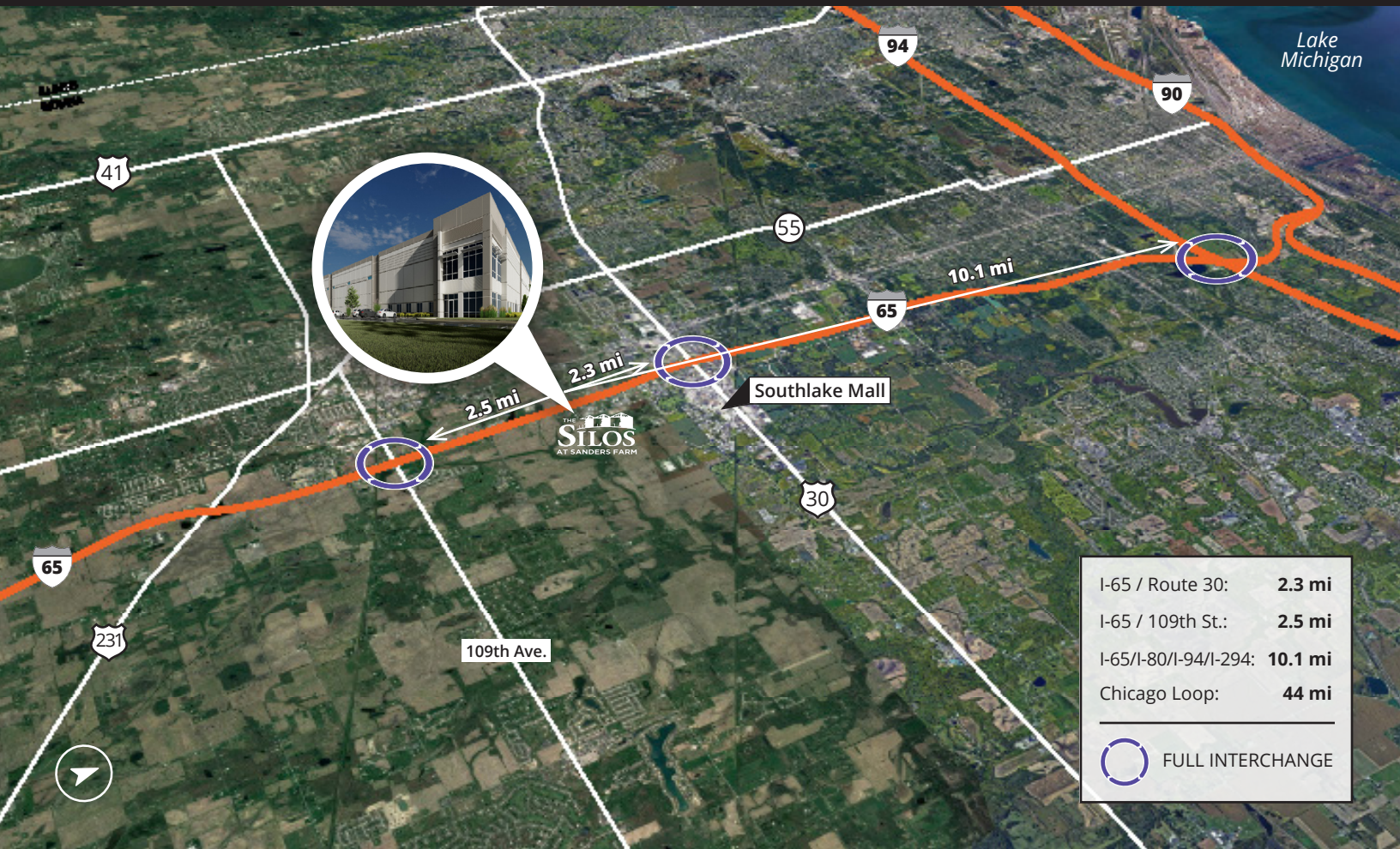
Standard & Poor's Global

#5

State infrastructure

CNBC State Infrastructure Ranking

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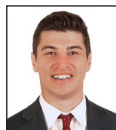
Marty Mikaitis
Principal
+1 847 886 0224
martin.mikaitis@avisonyoung.com



Adam Haefner
Principal
+1 847 637 0704
adam.haefner@avisonyoung.com



Zeke Rowan
Principal
+1 847 637 0708
zeke.rowan@avisonyoung.com



Nick Fazio
Associate
+1 847 232 8604
nick.fazio@avisonyoung.com

**AVISON
YOUNG**

THE
SILOS
AT SANDERS FARM

Developed by:

CROW HOLDINGS
INDUSTRIAL

avisonyoung.com

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