

4027 W RIDGE RD, GARY, IN 46408



For more information, please contact:

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LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

LATITUDECO.COM

4027 W. RIDGE- WAREHOUSE

4027 W Ridge Rd, Gary, IN 46408



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Price / SF:	\$156.25
Cap Rate:	6.18%
NOI:	\$92,736
Lot Size:	0.8 Acres
Year Built:	2019
Building Size:	9600 SF
Zoning:	B-2

PROPERTY HIGHLIGHTS

- 24 Ft Ceilings
- Three phase-800-amp service installed
- (2) Year Lease, with two, (2) year renewals and 3% escalations
- Two overhead doors, 16 wide by 18 high
- Crane footers installed for up to 10-ton crane



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ADDITIONAL PHOTOS



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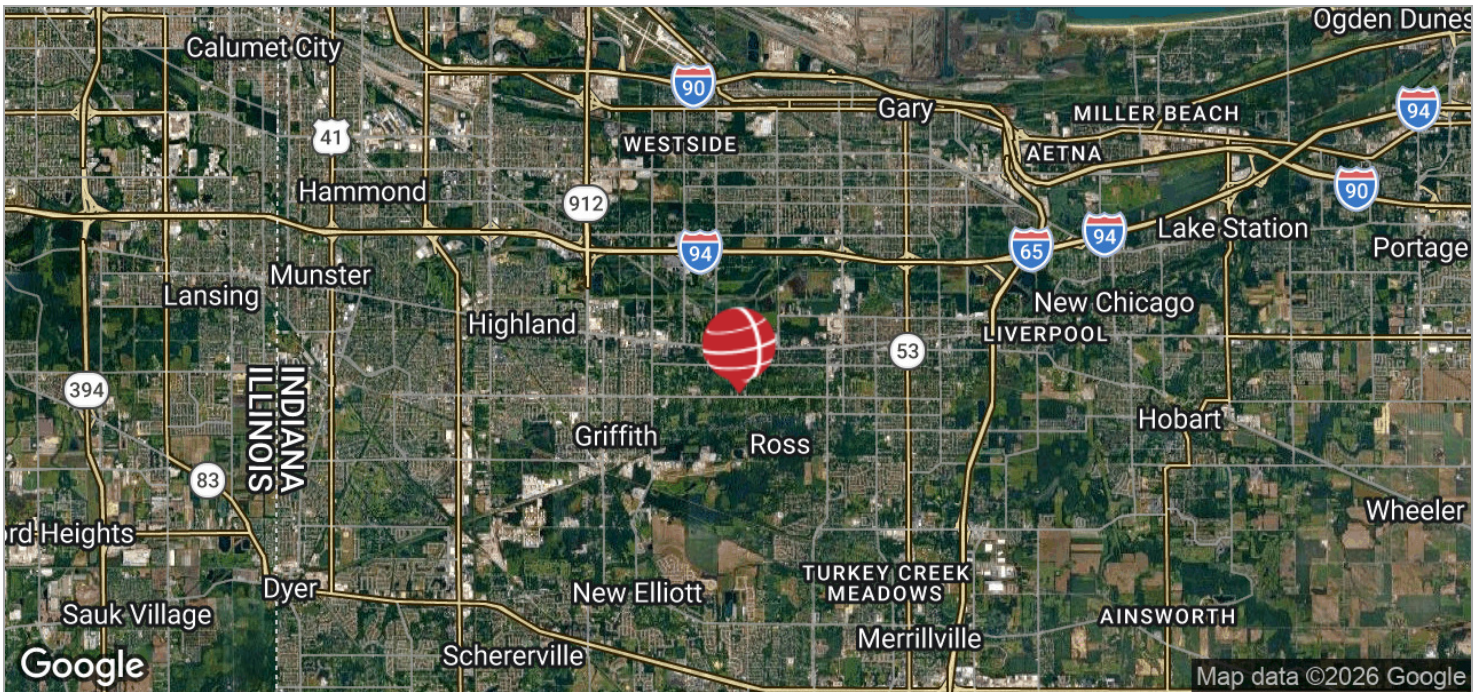
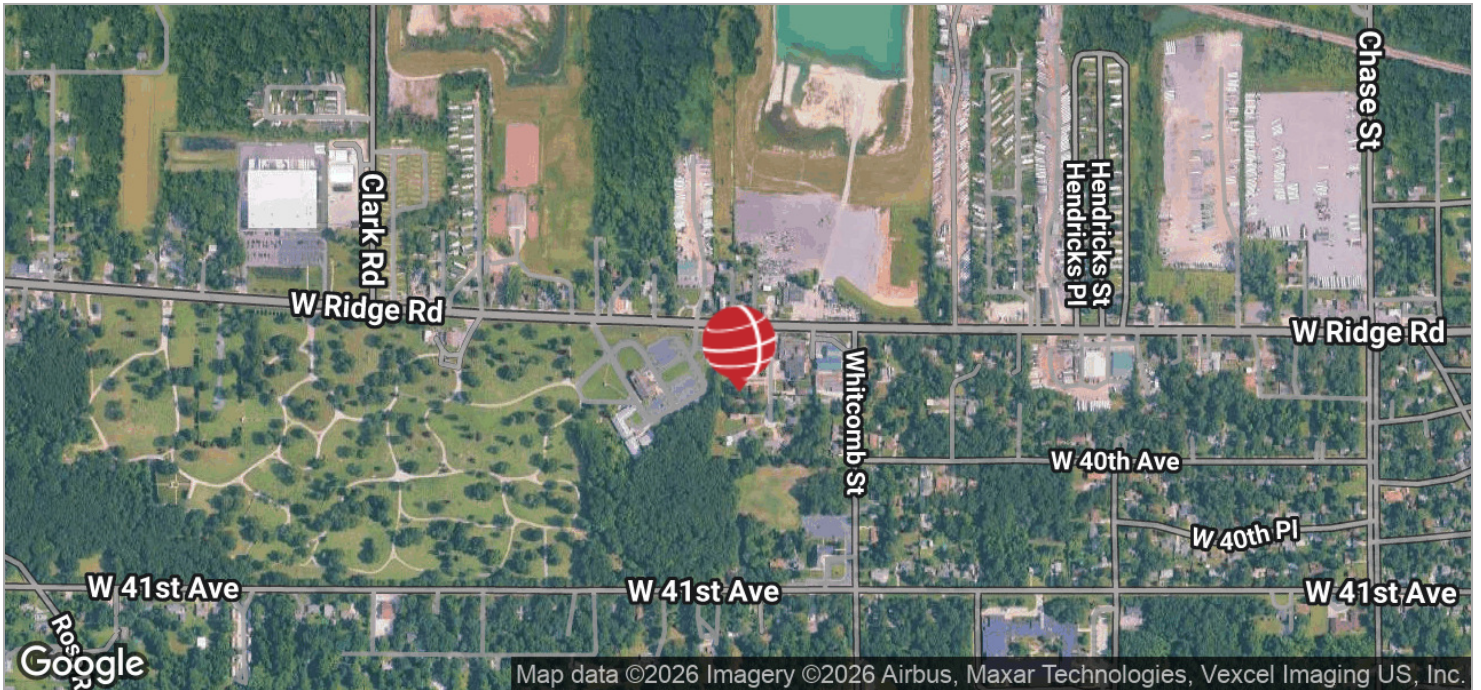
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LOCATION MAPS



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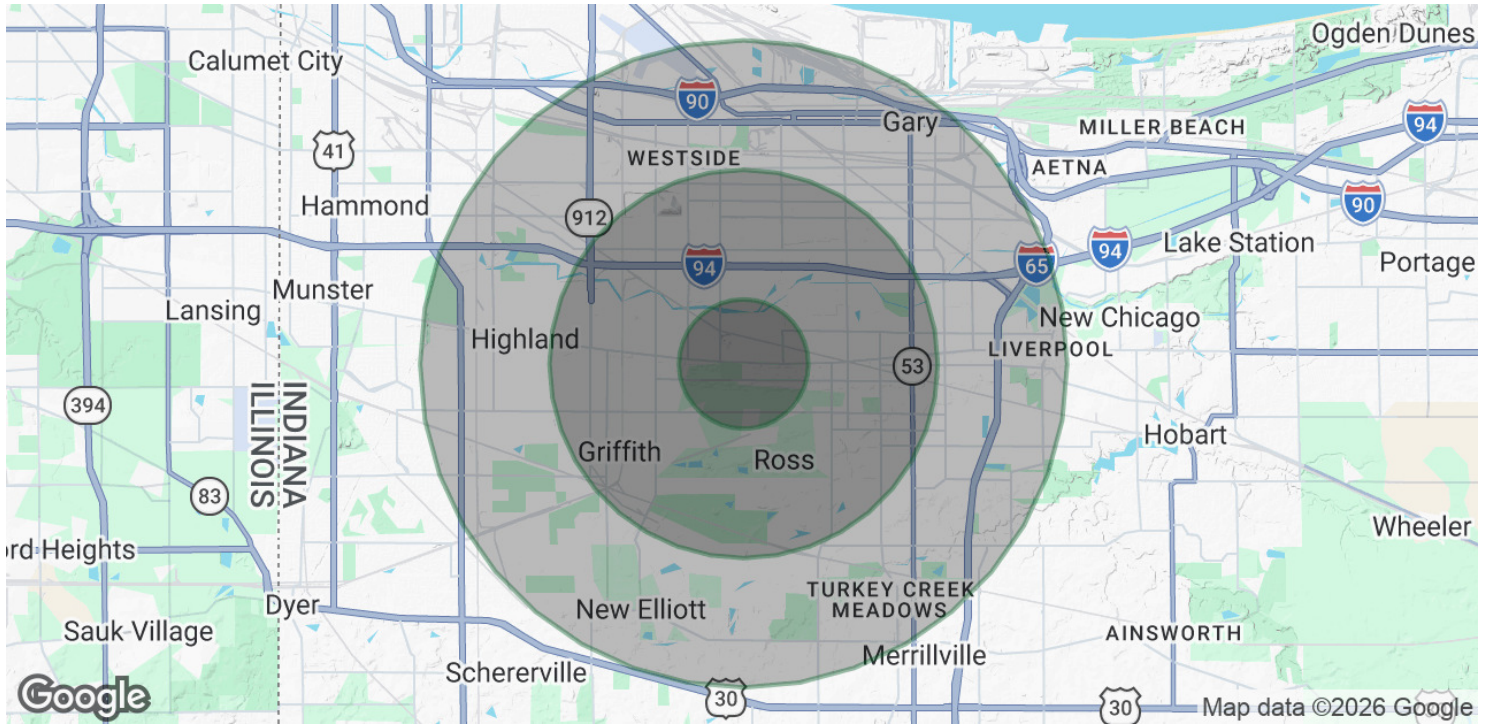
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,578	51,007	151,818
Average Age	39	40	40
Average Age (Male)	39	38	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,042	20,785	61,599
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$57,752	\$67,173	\$73,040
Average House Value	\$208,089	\$176,944	\$191,239

Demographics data derived from AlphaMap

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