

13501 MORSE ST, CEDAR LAKE, IN 46303



For more information, please contact:

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13501 MORSE ST

13501 Morse St, Cedar Lake, IN 46303



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	10,000 SF
Lease Rate:	\$8.75 SF/yr (NNN)
Lot Size:	0.52 Acres
Year Built:	1977
Building Size:	10000 SF
Renovated:	2025
Zoning:	B-1

PROPERTY HIGHLIGHTS

- 10,000 SF Warehouse - +/- 2000 SF Office & 8,000 SF Warehouse
- 4 Overhead Drive-In Doors
- Recently Renovated Office w/New Flooring, Windows & Paint
- All New LED Lights in Warehouse
- Nice Pylon Signage Available
- Zoned B-1
- 14' Clear Height in Warehouse
- Great Exposure on Morse St Directly Across from the Lake



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PROPERTY DESCRIPTION



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10,000 SF Warehouse for lease in Cedar Lake, IN. Approximately 2,000 SF of Office Space and 8,000 SF of warehouse. 4 Overhead Drive-In Doors ranging from 9' to 12'. Recently renovated office space with new flooring, windows, paint. All new LED lights in the warehouse portion of the building. Concrete floors throughout the warehouse with 14' clear height under truss. Currently zoned B-1. Nice Pylon sign available. Plenty of parking and great exposure on Morse St directly across from the lake.

LOCATION DESCRIPTION

Cedar Lake is a town in Hanover and Center townships, Lake County, Indiana. Its population was 11,560 at the 2010 census. The town is notable for its location on Cedar Lake, the Lake of the Red Cedars museum, and veteran charity organization Operation Combat Bikesaver. The lake, is the largest natural lake in northwest Indiana.

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ADDITIONAL PHOTOS



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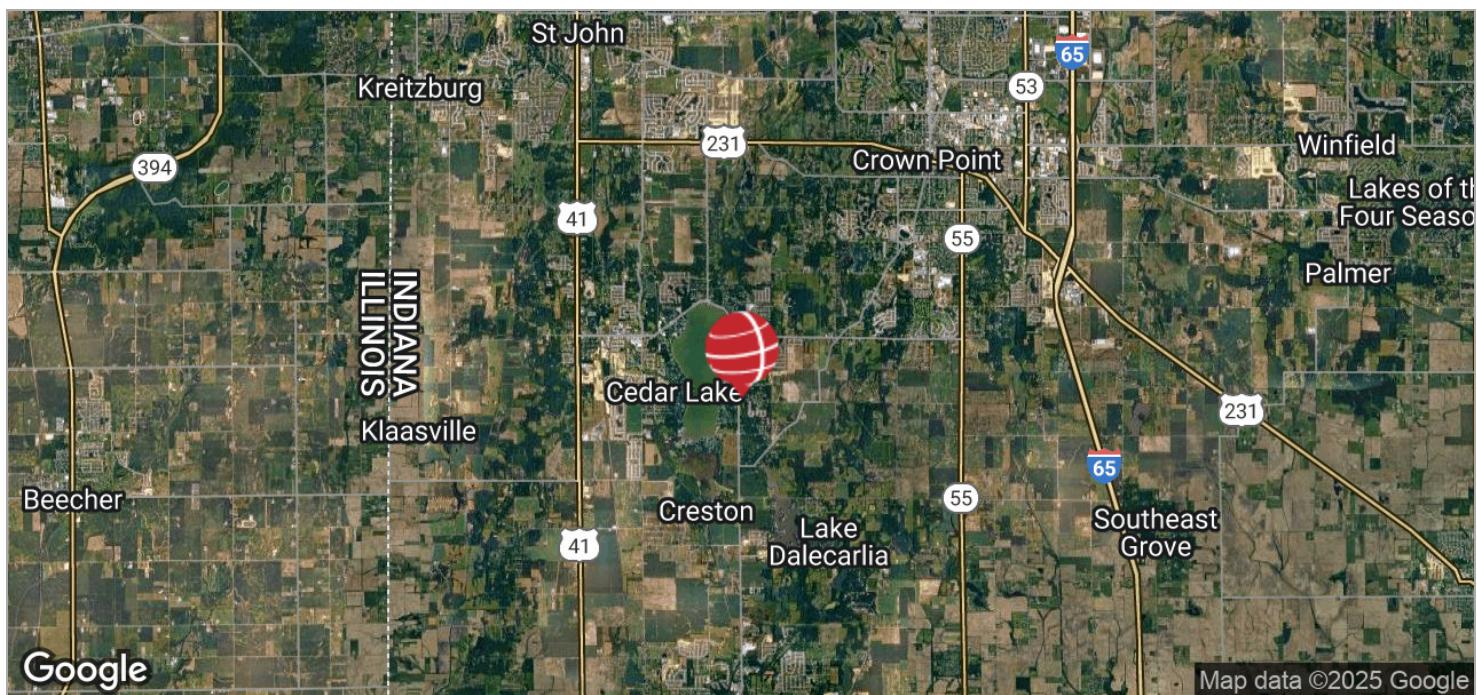
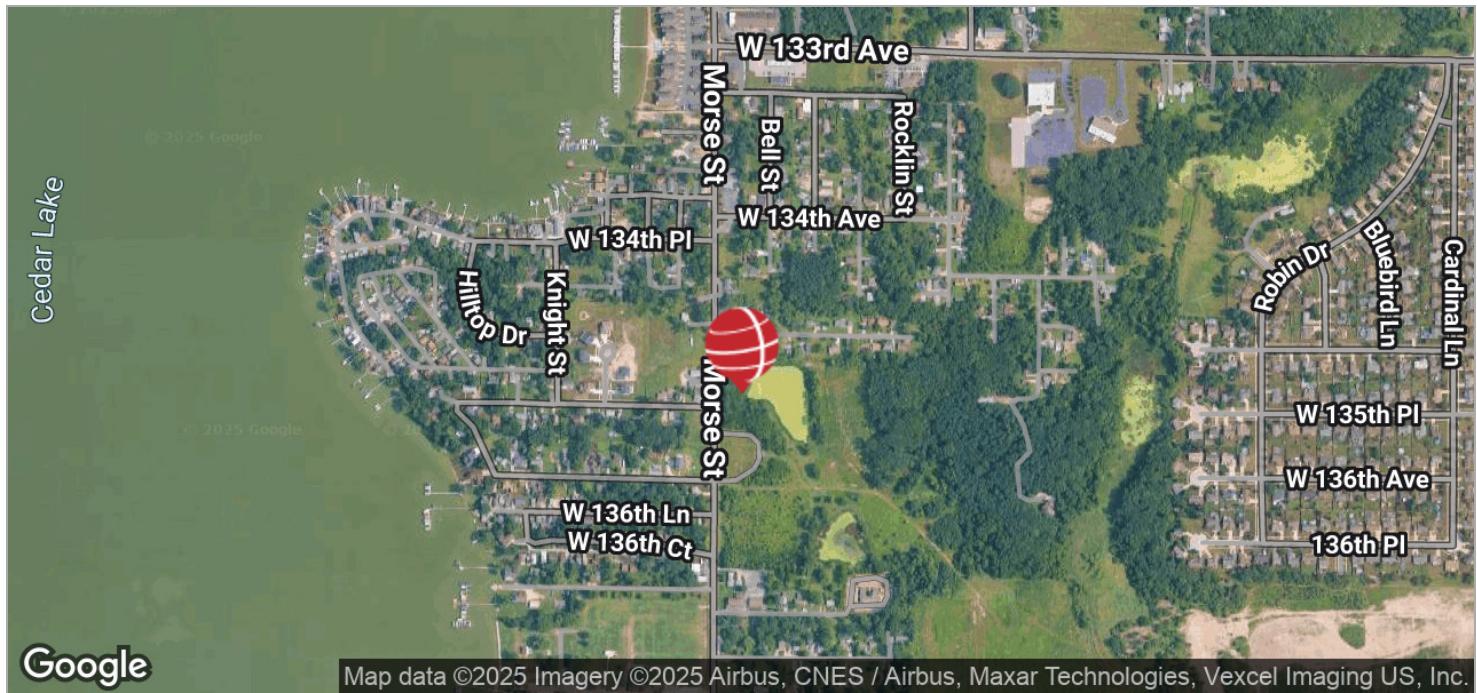
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LOCATION MAPS



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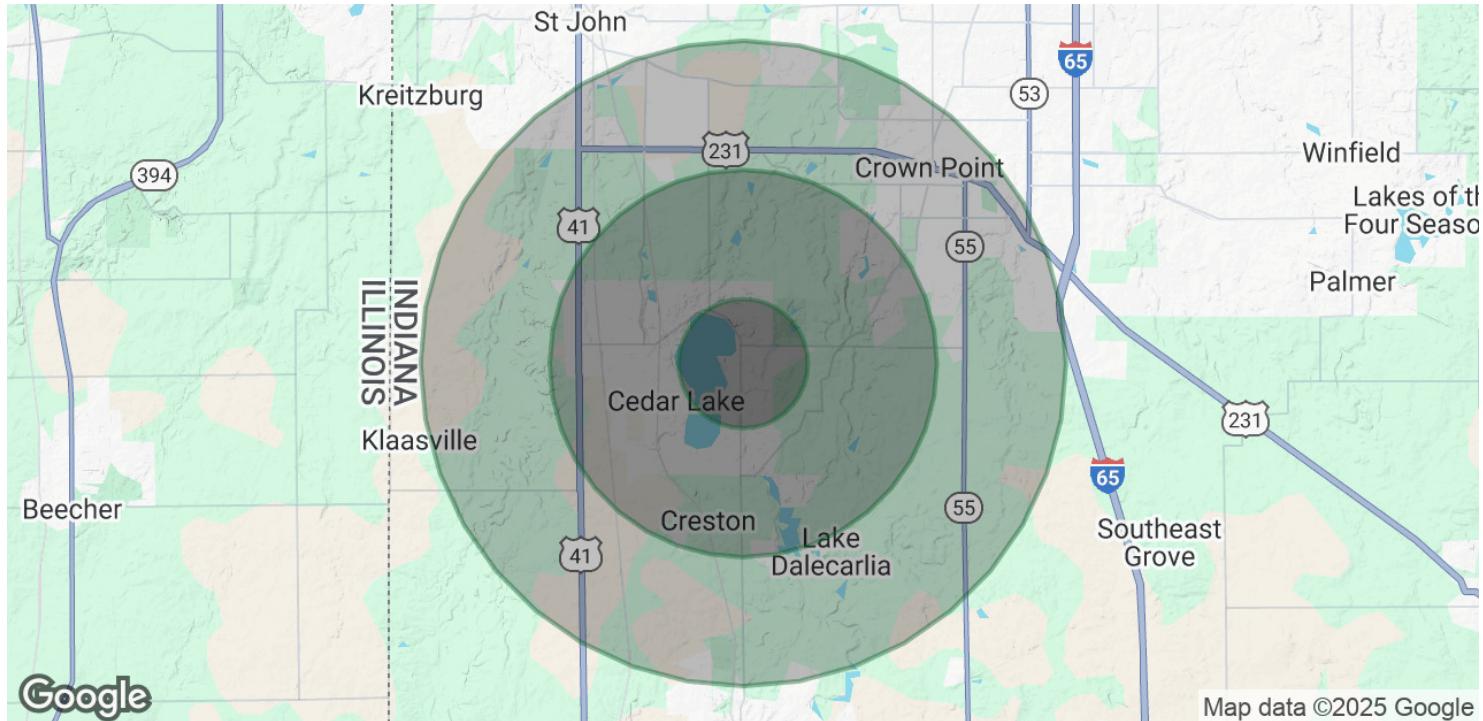
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,172	23,139	57,358
Average Age	40	39	41
Average Age (Male)	39	39	40
Average Age (Female)	40	40	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,595	8,524	21,453
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$104,133	\$119,503	\$117,643
Average House Value	\$312,620	\$360,628	\$359,781

Demographics data derived from AlphaMap

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