

701 W Mill St

CBRE



**48,330 SF Industrial
Building For Lease**

Angola, Indiana

Asking Lease Rate: \$4.50/sf NNN



Building Size
Office: Approximately 1,800 SF
Warehouse: 46,530 SF



Dock Doors
3 dock-high doors



Drive-In Doors
2 grade-level doors



Electric
1200 amp, 3-phase



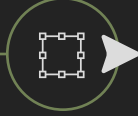
Ceiling Height
15 to 20 feet



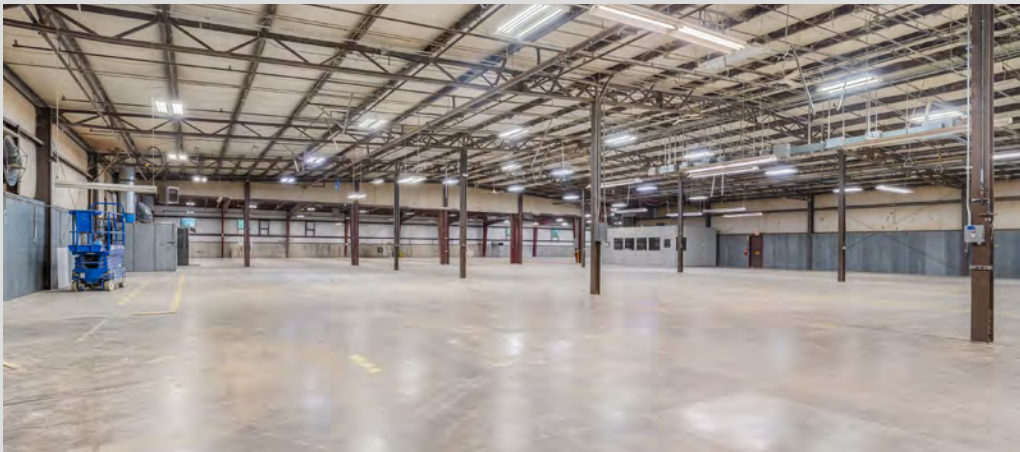
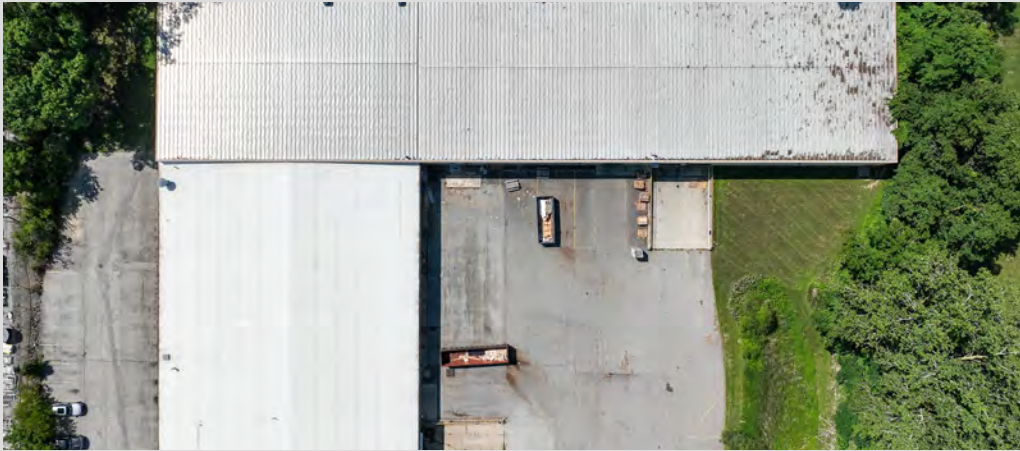
Fire Protection
Wet sprinkler system



Parking
50 striped spots



Site Size
2.98 acres



**View
360°
Images**





Perfectly Positioned in Angola

Angola, population 8,612, is the County Seat of Steuben County and the home to Trine University.

+ Two I-69 interchanges

+ 5 mins to I-80 & I-90

At the Crossroads of America



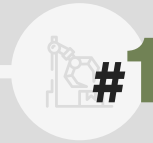


Indiana at the Top of the list



Overall Business Infrastructure

CNBC's America's Top States for Business, 2019



Manufacturing State in the United States

BusinessFacilities.com



Property Tax Index Rank

Tax Foundation, 2022



In the US for Industrial Deliveries in 2021 with 9.33 MSF

CommercialSearch.com



Life Sciences Exports in the United States

Indiana Business Research Center, 2018



New Jobs Created in 2021

Inside Indiana Business



Nationally in New Industrial Development in 2019

TradeAdministration,ingov,NationalCouncilonMetroAreaforExporters

How do we Compare To Other Midwest States?

3

Best States for Regulatory Environment

MI: 17th / OH: 13th
KY: 28th / IL: 39th

US News and World Report, 2020

3

State Infrastructure

MI: 19th / OH: 13th
KY: 10th / IL: 29th

CNBC America's Top States for Business, 2021

9

Cost of Doing Business

MI: 19th / OH: 13th
KY: 10th / IL: 29th

America's Top States for Business, 2021

2

Worker's Compensation Premium Rate Rank

MI: 18th / OH: 12th
KY: 16th / IL: 44th

Oregon Dept. of Consumer and Business Services, 2021

9

Best States Tax Climate

MI: 13th / OH: 42th
KY: 23th / IL: 36th

The Tax Foundation, 2022

A
A
A

Bond Rating

MI: AA- / OH: AA+
KY: A+ / IL: BBB-

Standard and Poors, 2022

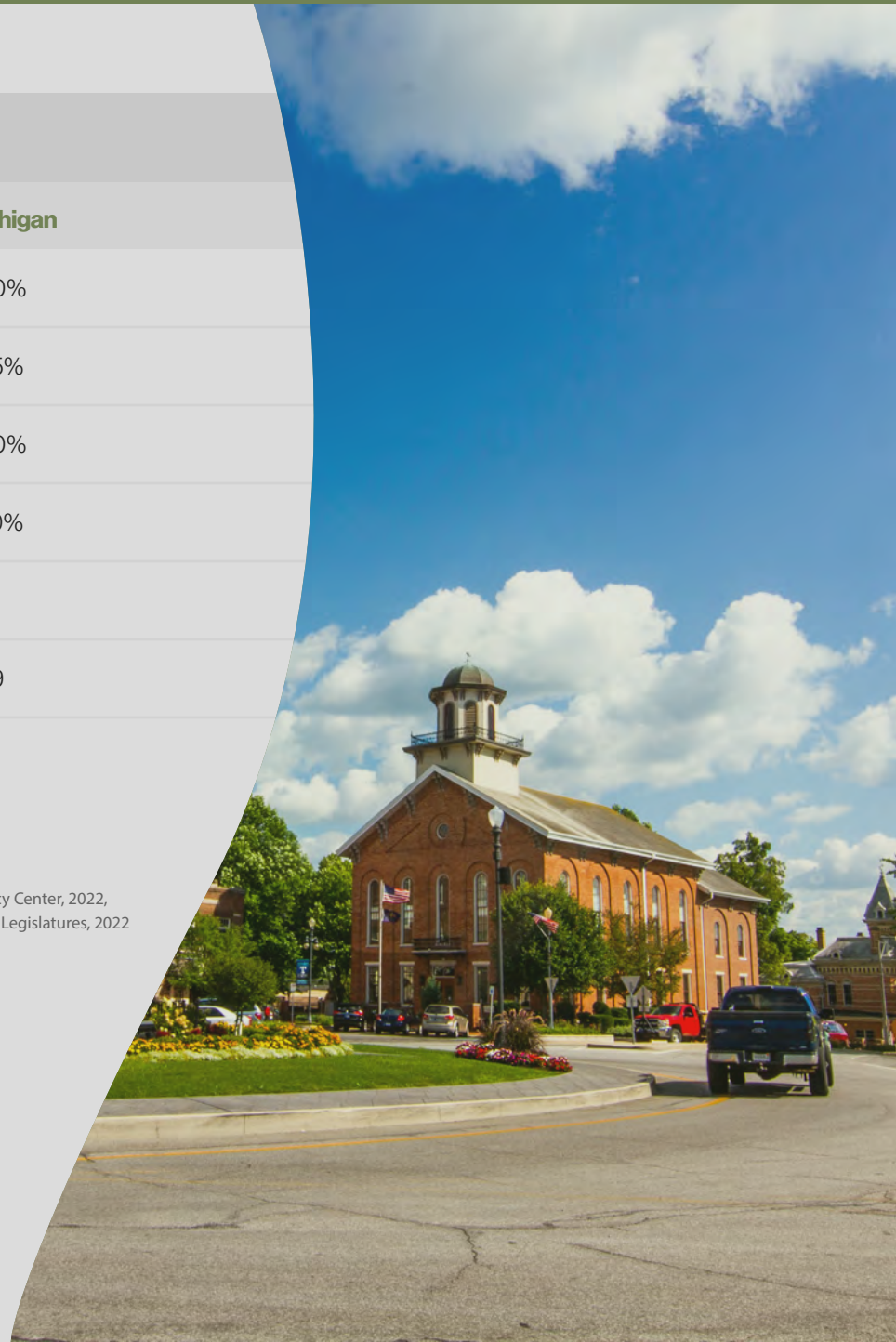
2022 Fact Sheet

Taxes & Factors	Indiana	Illinois	Michigan
Corporate Income Tax Rate (a)	4.90%	9.50%	6.00%
Individual Income Tax Rate (a)	3.23%	4.95%	4.25%
Sales Tax Rate	7.00%	6.25%	6.00%
New Employer Unemployment Insurance Tax Rate	2.50%	3.00%	2.70%
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	0.77	1.46	1.14
Cost of Living Index (Q1 2022)	89.2	91.7	89.9
Right To Work	Yes	No	No

* Gross receipts tax, no corporate income tax

Sources: The Tax Foundation, 2022; Federation of Tax Administrators, 2022; The Tax Foundation, 2022; The Tax Foundation, 2022; Tax Policy Center, 2022, Oregon Consumer and Business Services, 2021; Missouri Economic Research and Information Center, 2022, National Conference of State Legislatures, 2022

Indiana
is a State
that Works



701 W Mill St



CBRE

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