

1690 E PORTER STREET, CROWN POINT, IN 46307



For more information, please contact:

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PORTER STREET WAREHOUSE

1690 E Porter Street, Crown Point, IN 46307



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 7,360

Lease Rate: \$14.00 SF NNN

Lot Size: 1.57 Acres

Year Built: 2023

Building Size: 14,720 SF

Submarket: Chicago

PROPERTY HIGHLIGHTS

- 7,360 SF available
- Built out office space
- One 14' overhead door
- 16' ceiling height
- Private Parking-39 Spaces
- Close Proximity to I-65



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PROPERTY DESCRIPTION



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7,360 SF of warehouse space available in Crown Point. Warehouse can be divided into two units of 7,360 SF each. Each unit has one 14 foot overhead door with private offices, receptionist area, two private restrooms and a total of 39 parking spaces.

LOCATION DESCRIPTION

Crown Point is a city in and the county seat of Lake County, Indiana, United States. The population was 33,996 per the 2020 census. The city was incorporated in 1868. Due to its location, Crown Point is known as the "Hub of Lake County".

The city is surrounded by Merrillville to the north, Winfield to the east, Cedar Lake to the southwest, St. John to the west, and unincorporated Schererville to the northwest. The southern and southeastern parts of Crown Point border some unincorporated areas of Lake County.

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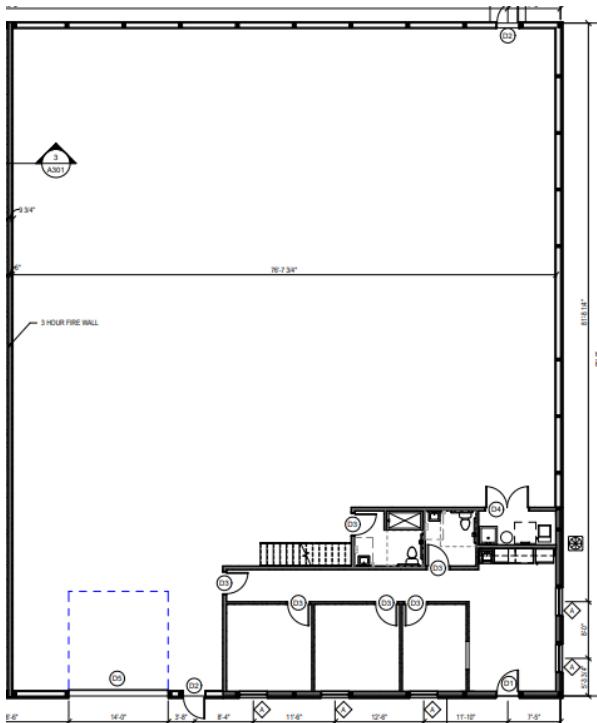
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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,360 SF	Lease Rate:	\$14.00 SF

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Porter Warehouse	Available	7,360 SF	NNN	\$14.00 SF/yr	-

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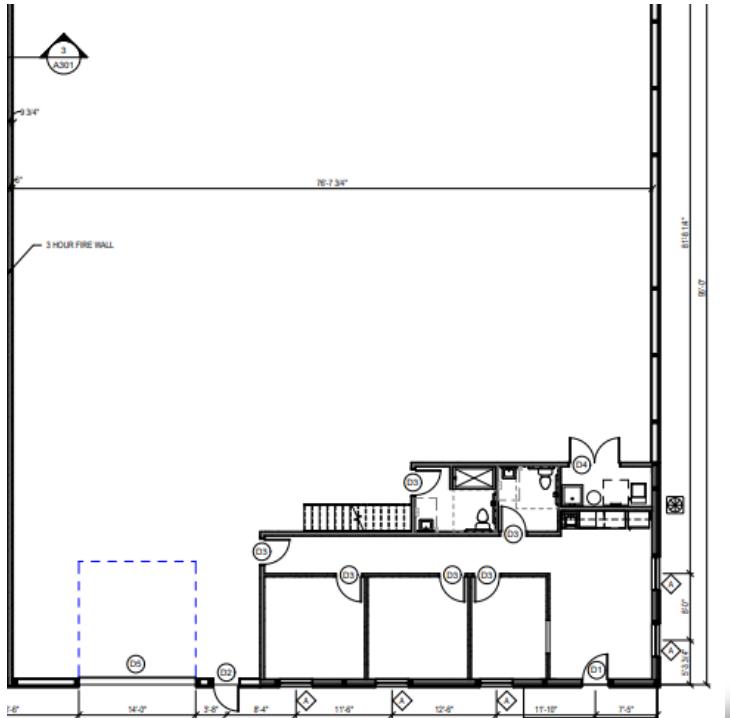
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ADDITIONAL PHOTOS



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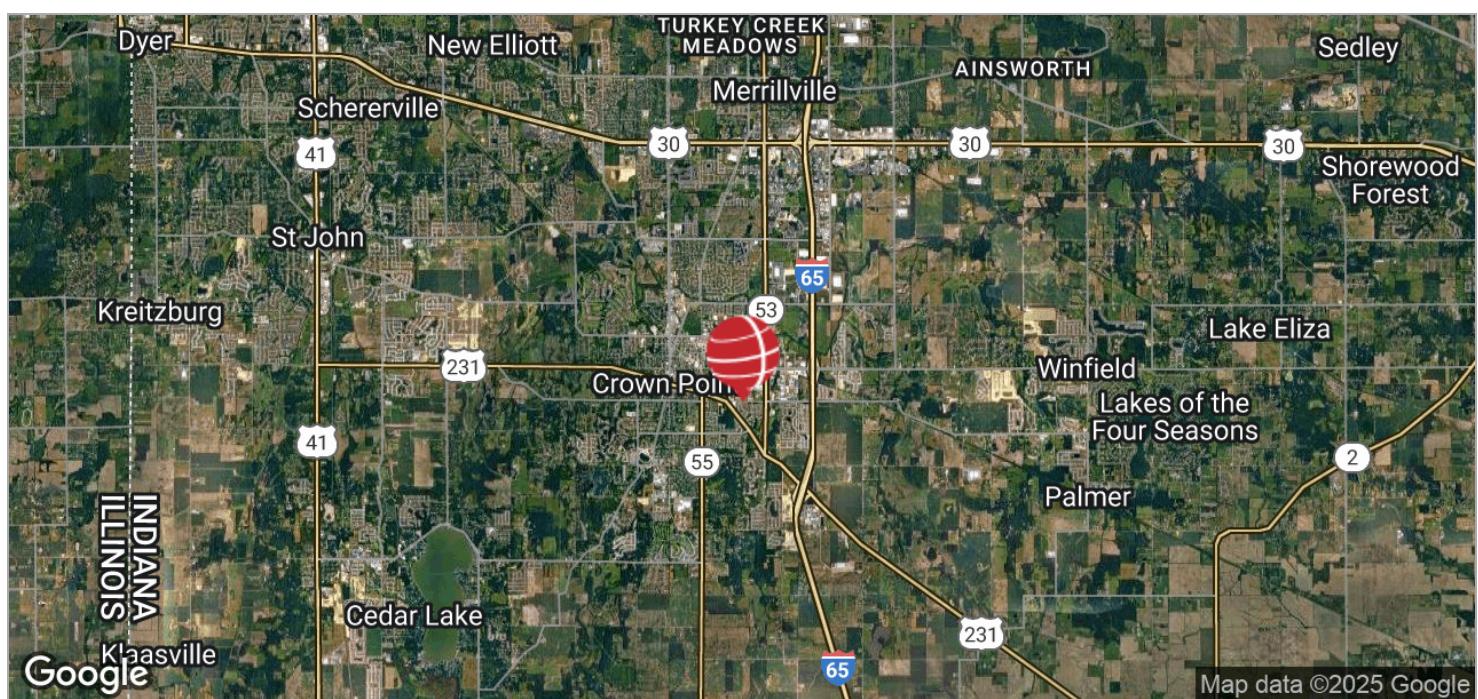
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LOCATION MAPS



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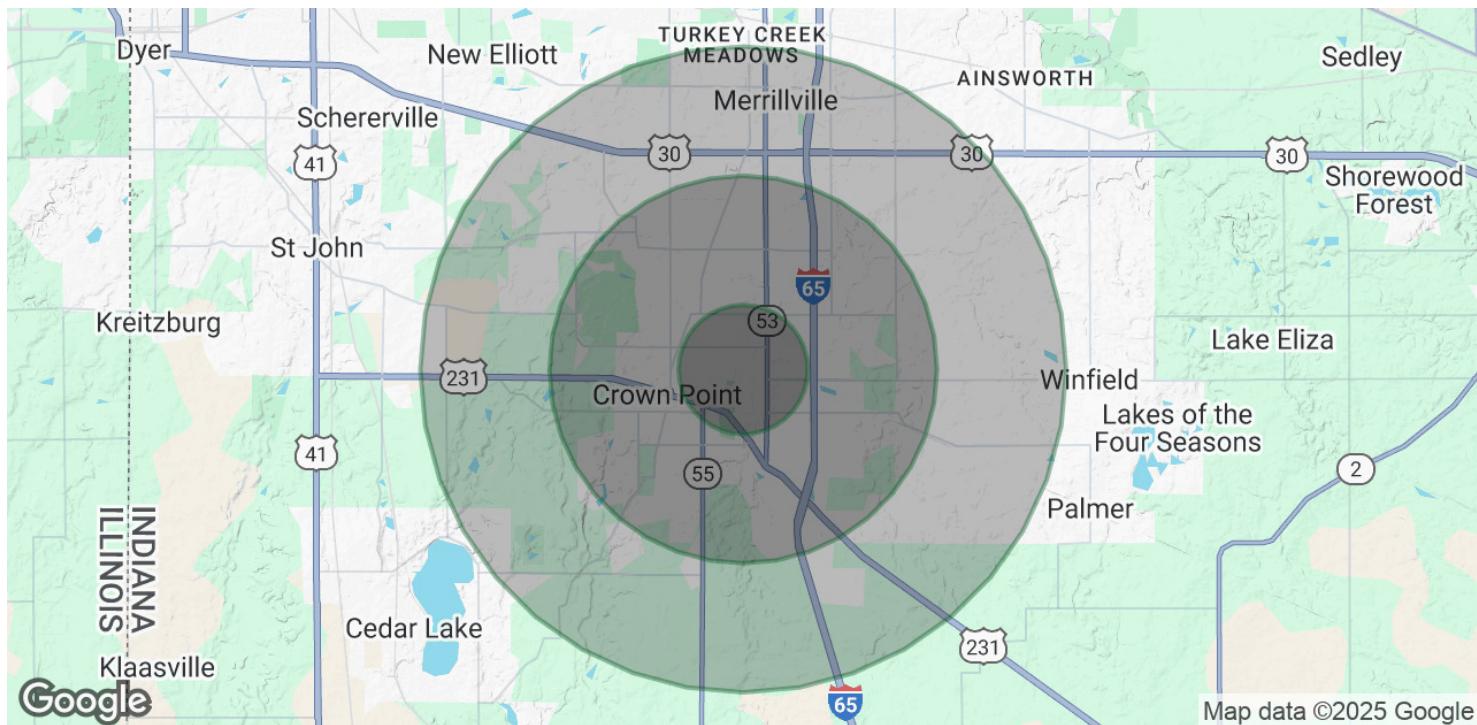
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,189	35,616	75,670
Average Age	40.7	41.1	40.8
Average Age (Male)	41.5	39.1	39.1
Average Age (Female)	37.7	42.9	41.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,521	13,954	30,669
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$74,720	\$89,452	\$82,796
Average House Value	\$170,849	\$203,833	\$195,646

2020 American Community Survey (ACS)

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