

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,390,000
Price / SF:	\$113.00
Combined Building Size:	30,000 SF
Lease Rate:	\$12.00/SF
Lease Type:	Gross
'25 PAY '26 Re Taxes:	\$17,285.64
Lot Size:	2.49 Acres
Zoning:	I-1/C2

PROPERTY OVERVIEW

A rare chance to own or lease one of Hebron's prime industrial buildings. The building's premier features are the Geothermal heating and cooling system throughout the entire building. The floors throughout have radiant heat and cooling. The building is extremely well insulated in the walls and ceiling, lowering the cost to heat and cool. This nice feature keeps the warehouse/production space nice and cool in the summer heat. Combined space is 30,000 sf of usable space. There is a two-story office in front and a loft office in the warehouse. The office space has multiple conference and break rooms. There is a two-story front entrance / reception area.

Building Features:

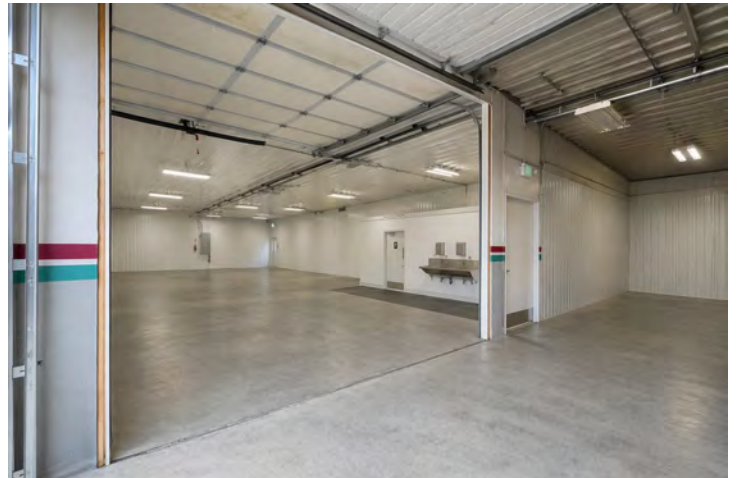
Building 616 is comprised of a two story office with 3,913 SF +/- on the first floor, 3,913 on the second floor and 7,000 SF open warehouse with shipping and receiving docks. Locker rooms and bathrooms available. 12'x12' overhead door and 10'x10' overhead dock door.

Building 622 is comprised of a loft warehouse with 565 SF storage area office, 525 SF of office space and 13,200 sf of warehouse. The building's main power is 240-volt 3 phase service and 480-volt 3 phase services. This can be leased with or without the warehouse or office. The front entryway is a two story front entrance/reception area with available space upstairs.

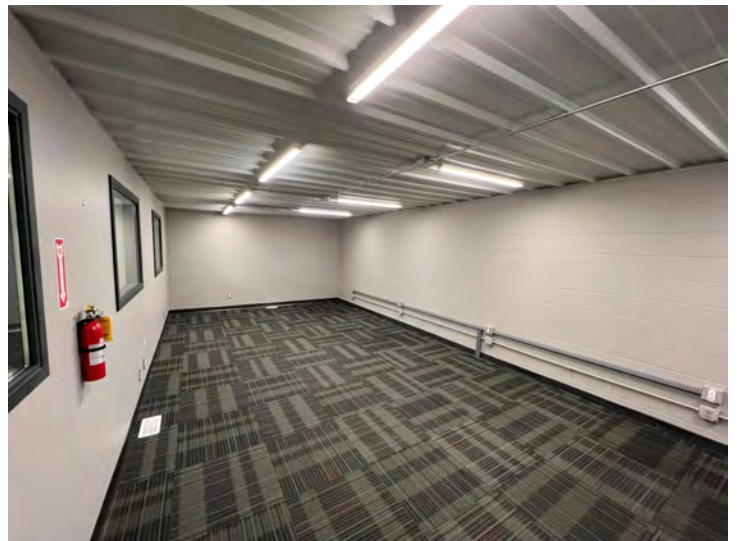
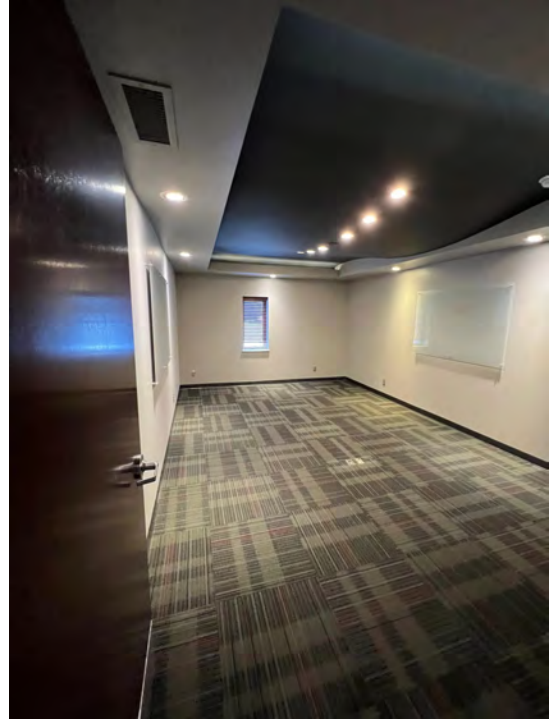
LOCATION OVERVIEW

The buildings are located on the west side of Main Street (S.R. 2) between 900 South and W. Sigler Street (S.R. 6). 1 1/2 miles north of downtown Hebron, 6 miles to I-65 and 15 miles to Valparaiso. Near Dairy Queen, Family Express, Wana Pizza, Salon 618 North, Osby Water Systems, Subway, Rush Physical Therapy, PAVS Restaurant, Hebron Lanes, Ace Hardware, Dollar Tree, and Dollar General. Sits close to major shipping routes! 2025 INDOT traffic counts for Main Street are 6,262 cars/day.

WAREHOUSE PHOTOS



OFFICE SPACE PHOTOS



ADDITIONAL PHOTOS



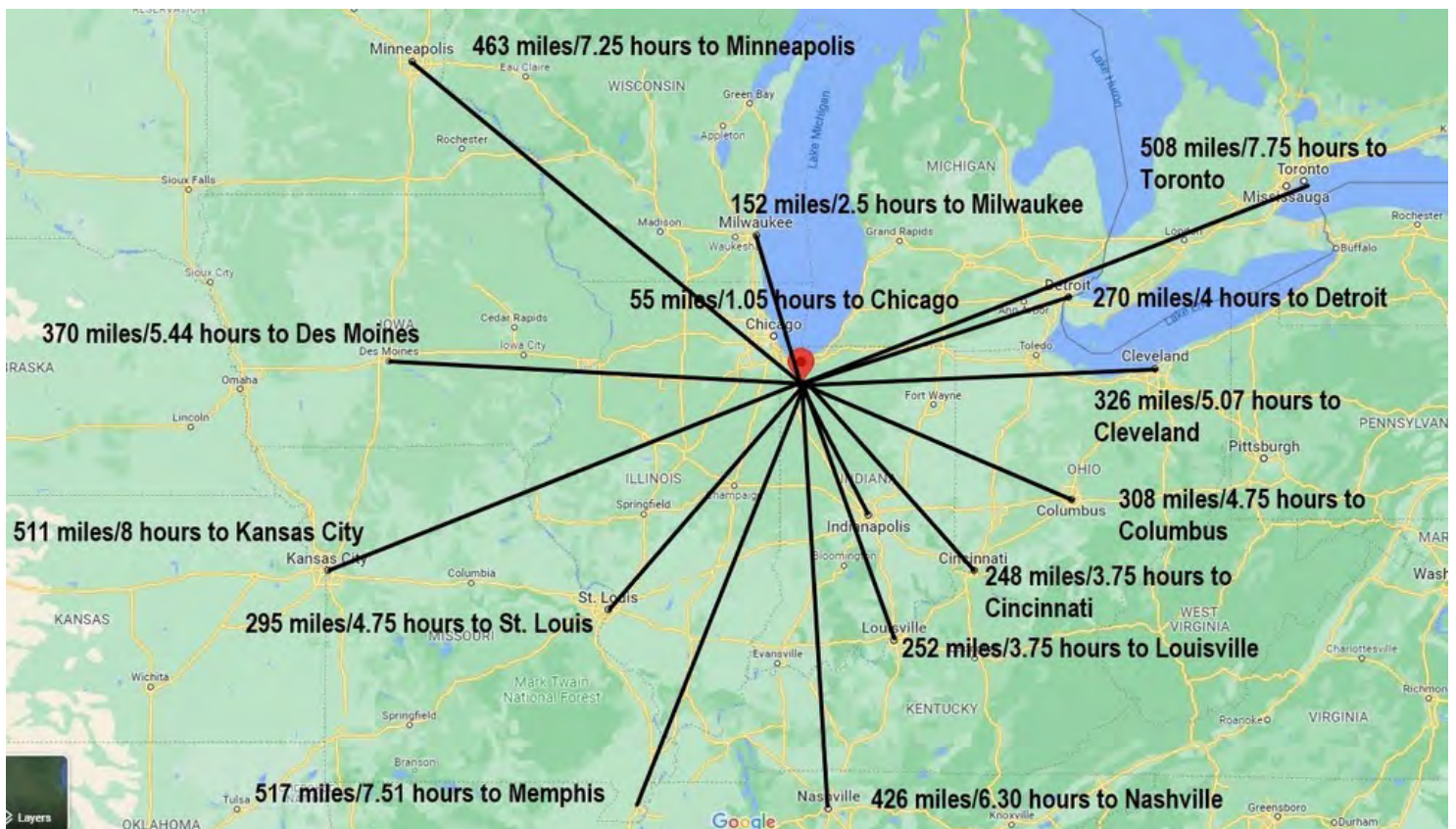
ADDITIONAL PHOTOS



GIS IMAGE



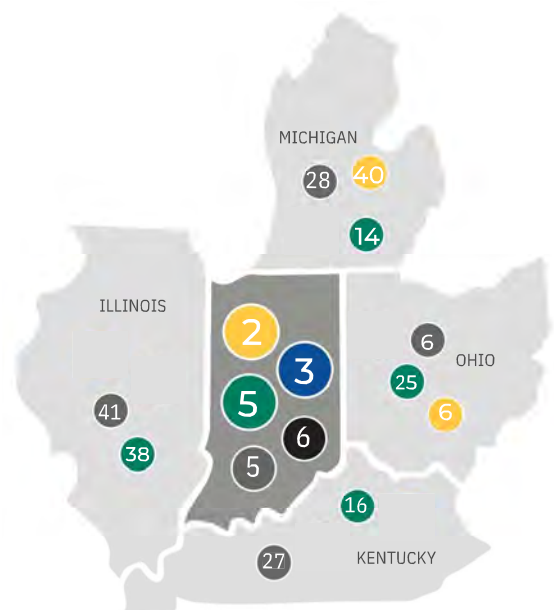
DRIVE TIME MAP



INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports your business objectives.



- 2 BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3 COST OF DOING BUSINESS (CNBC, 2025)
- 5 STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5 PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6 BEST STATES FOR BUSINESS (Chief Executive, 2025)



ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-

(Fitch, 2024)



2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

\$238 UI TAX FOR NEW EMPLOYERS

7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

MI: No | OH: No | KY: Yes | IL: No