

PRIME INDUSTRIAL PROPERTY

1561-99 E 93rd Ave,
Merrillville, IN 46410



Situated in a rapidly growing industrial area, this prime property is just minutes away from the new Amazon delivery station. Located at the desirable corner of 93rd Ave. and Mississippi, the site consists of two of four available parcels, totaling 1.58 acres for sale or lease. Nestled in a thriving industrial hub, this property offers an unbeatable location for your business within the Limited Industrial Corridor Overlay District.

Zoned for industrial use, the property provides flexibility for a variety of commercial and manufacturing purposes. All essential utilities, including water, sewer, gas, electric, and telecommunications, are already on-site, ensuring a smooth and efficient setup for your operations. Additionally, the property boasts convenient access to major highways and transportation routes, enhancing connectivity and logistics.

FOR SALE OR LEASE!
PRICE: \$699,000

HIGHLIGHTS:

- Desirable Corner Lot 1.58 acres ●
- Additional 1.8+ acres available on site ●
- Strategic Location ●
- Flexible Usage ●
- Utilities On-Site ●
- Access to major transportation routes ●

FOR MORE INFORMATION :



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**REALTY
EXECUTIVES**