

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10.00/SF
Available SF:	2,675 - 2,880 SF
Lease Type:	Triple Net
NNN \$/SF:	\$3.00/SF
Expenses:	Utilities/Dumpster
Building Size:	20,160 SF
Lot Size:	2.55 Acres
Parking:	104 spaces
Zoning:	M-2

PROPERTY OVERVIEW

Two available flex spaces. Unit 1577 is 2,880 SF suitable for office/warehouse, showroom or some retail uses with 12' rear overhead door, 14' ceilings, 3 offices, kitchen area and small warehouse. Unit 1593 is 2,675 SF suitable for office/warehouse, showroom or some retail uses and is all open concept with 14' ceilings, 12' rear overhead door and bathroom. Mississippi Street recently widened to four lanes. Triple net expenses are estimated at \$3.00/SF. See attached Business Climate PDF sheet. The IEDC State marketing for all the great reasons to consider the move or expansion to this property.

LOCATION OVERVIEW

Southeast corner of 93rd Avenue and Mississippi Street, just east of I-65, 1 mile south of U.S. 30. Accessed from Sammy Balicki Drive, a cul-de-sac on west side of Mississippi Street, just south of 93rd Avenue. Near Southlake Mall, Ameriplex at the Crossroads, The Silos featuring Amazon, Methodist Hospital, and convenient to Merrillville, Crown Point, and I-65. Adjoins the new 1 million square foot Amazon building at Silos Farm.

LEASE SPACES

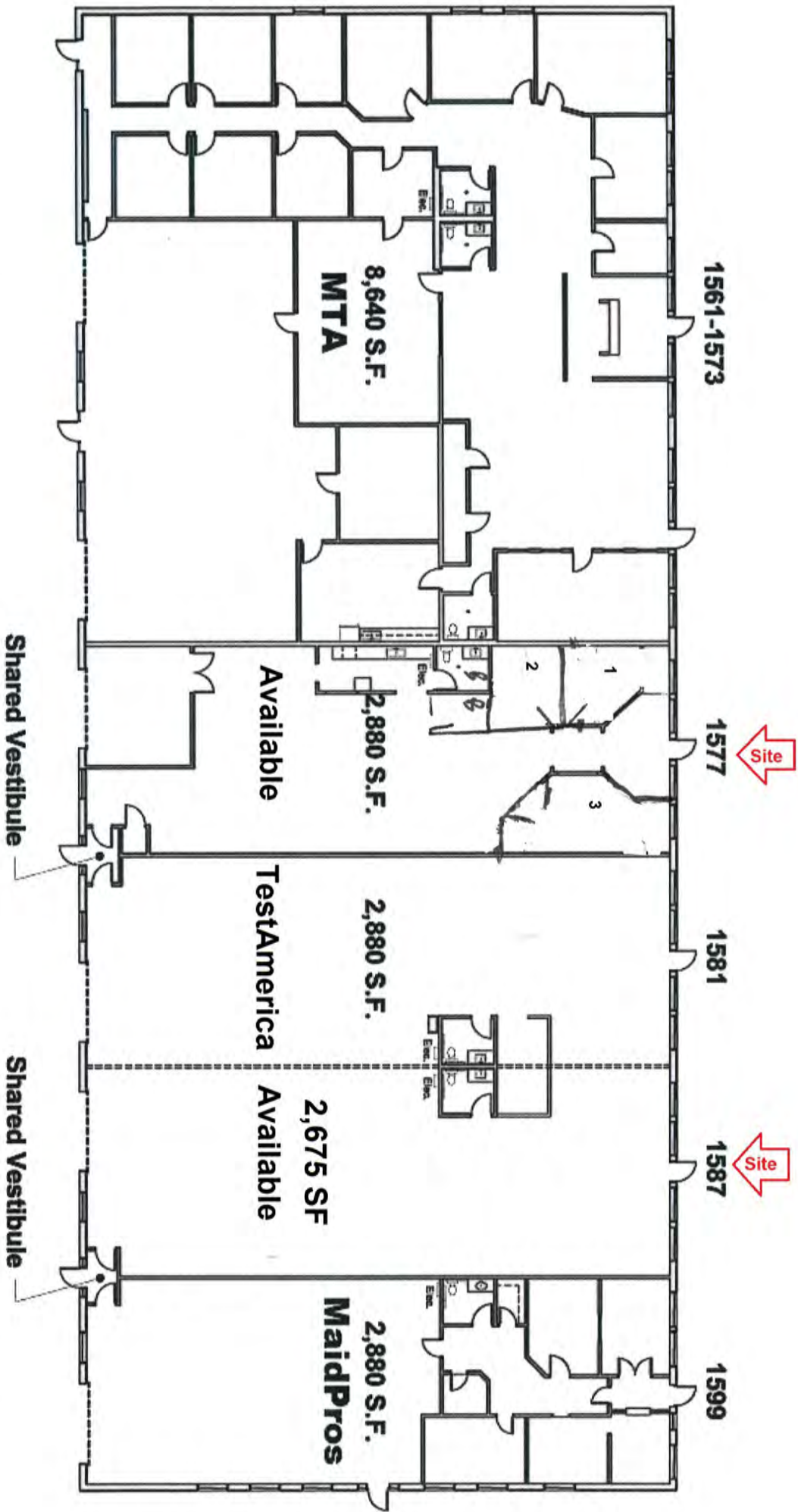


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,675 - 2,880 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1577	Available	2,880 SF	NNN	\$10.00 SF/yr	NNN \$3.00/SF
1593	Available	2,675 SF	NNN	\$10.00 SF/yr	NNN \$3.00/SF



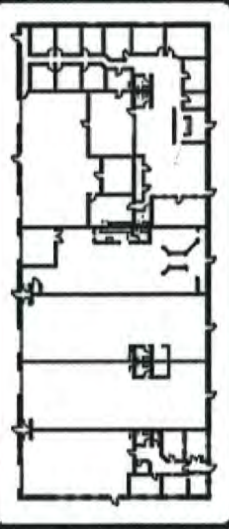
Floor Plan



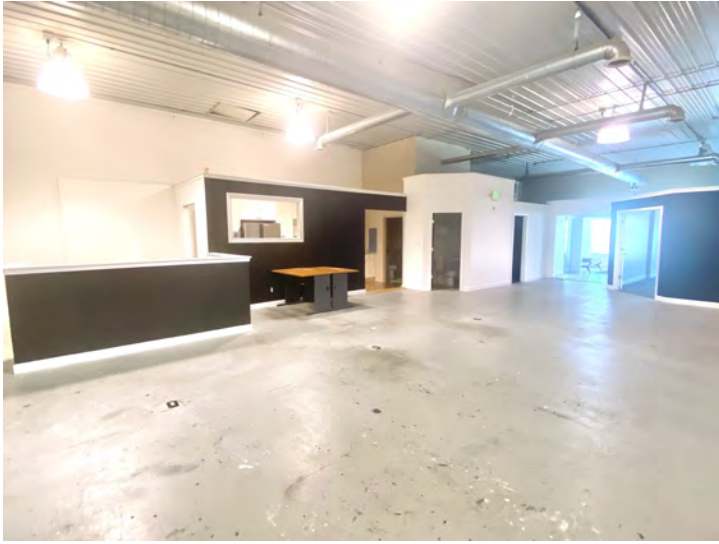
20,160 S.F.

This drawing indicates the general scope of the building in terms of its layout. Contractors shall field verify any critical dimensions prior to construction. This drawing has been prepared by Genesburg, Ltd. Architecture/Design, 105 Revere Dr., Suite G, Northbrook, Illinois 60062 Tel. (847) 715-8591.

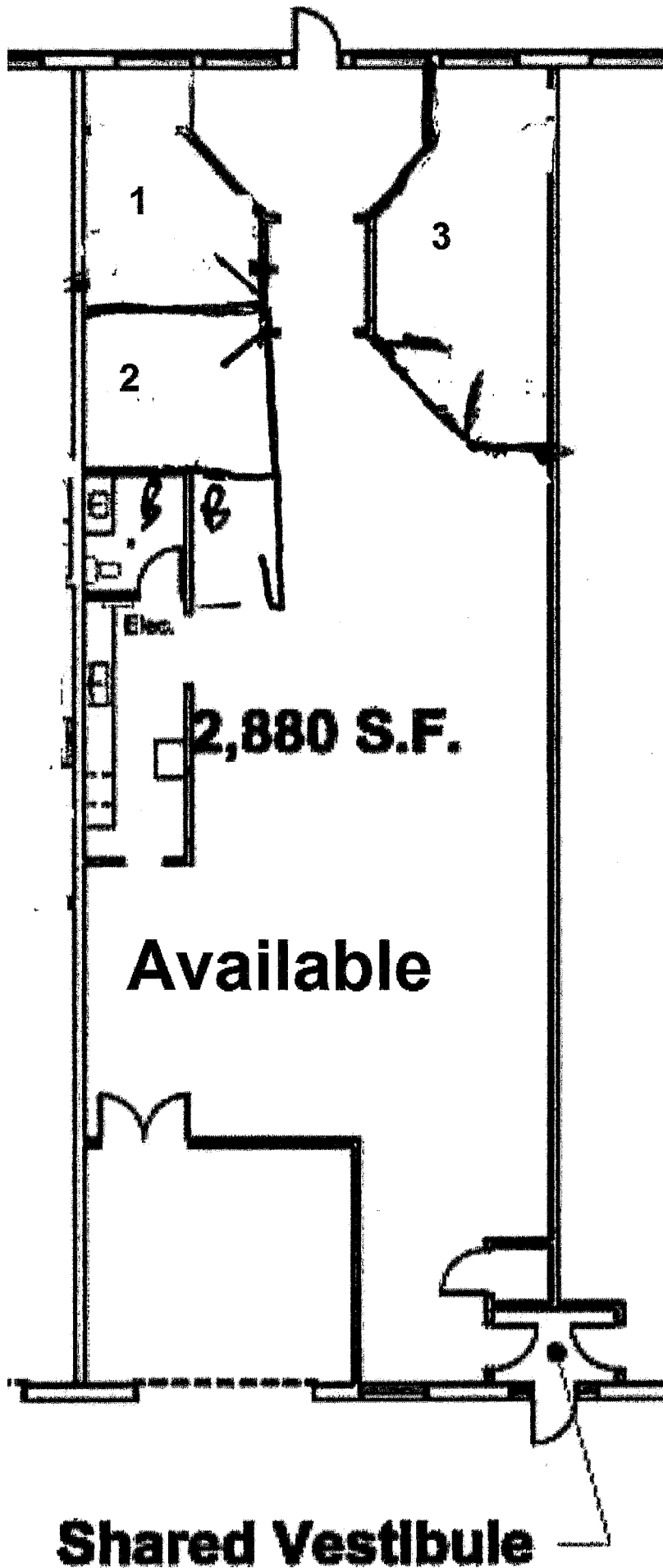
**1561-1599 E. 93RD AVENUE
MERRILLVILLE, INDIANA**



UNIT 1577 PHOTOS



1577



2,880 S.F.

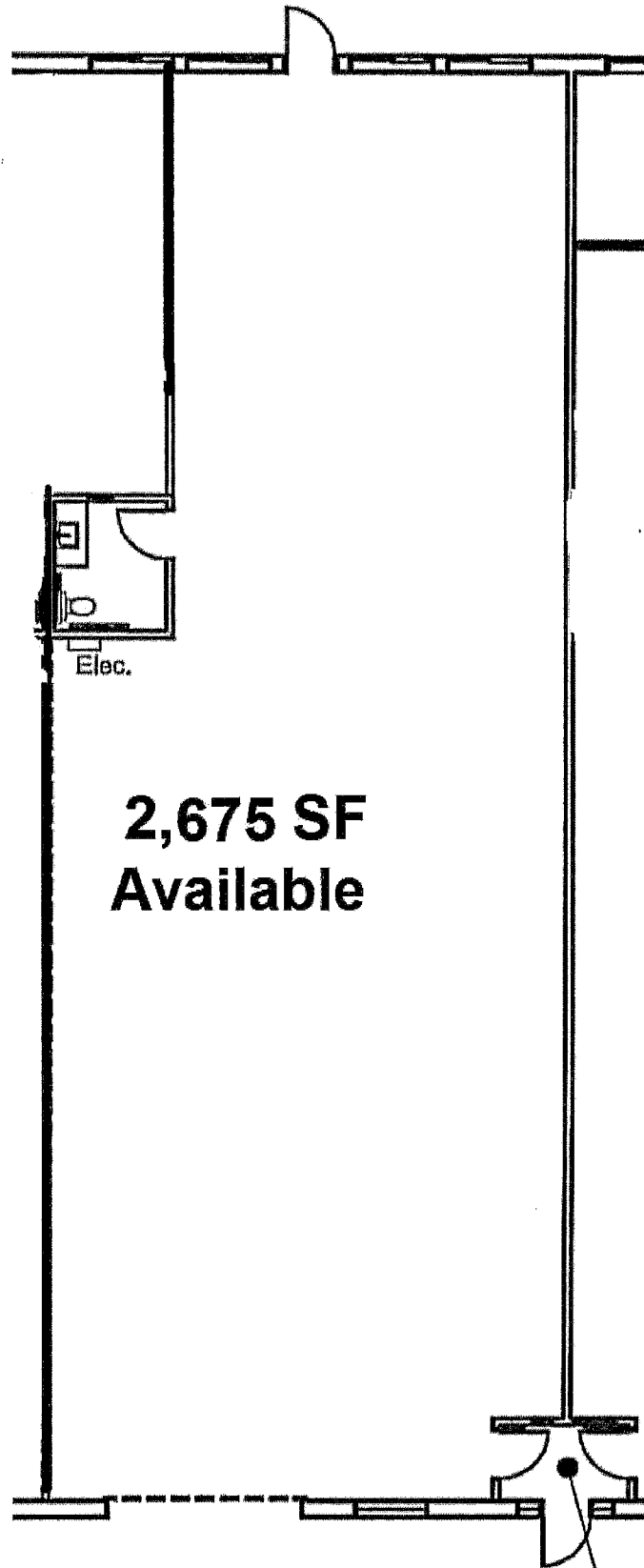
Available

Shared Vestibule

UNIT 1593 PHOTOS



1593



**2,675 SF
Available**

Shared Vestibule

RETAILER MAP



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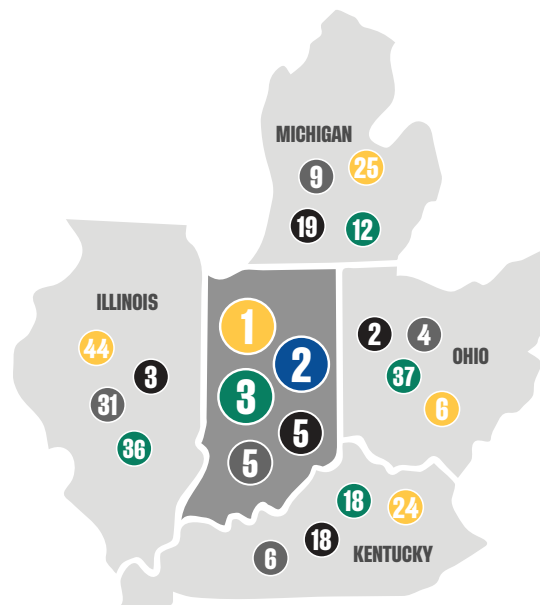
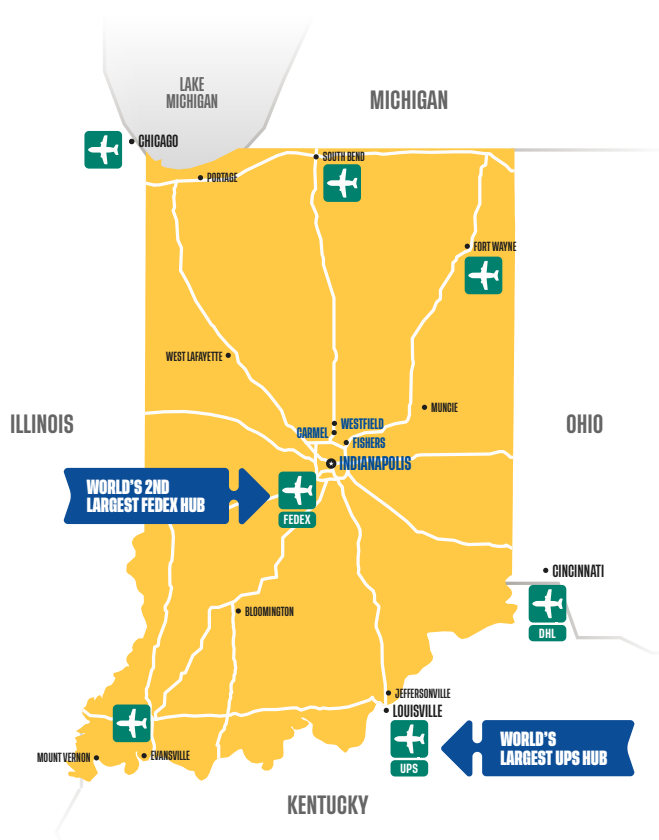
DRONE AERIALS



INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana is more than the Crossroads of America - it's the center of intelligence that 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 business objectives.



- 1** **PROPERTY TAX INDEX RANK**
(Tax Foundation, 2022)
- 2** **BEST PLACE TO START A BUSINESS**
(Forbes, 2024)
- 3** **STATE BUSINESS TAX CLIMATE INDEX SCORE**
(CNBC, 2023)
- 5** **COST OF DOING BUSINESS**
(CNBC, 2023)
- 5** **AMERICA'S TOP STATE FOR BUSINESS INFRASTRUCTURE**
(CNBC, 2023)



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

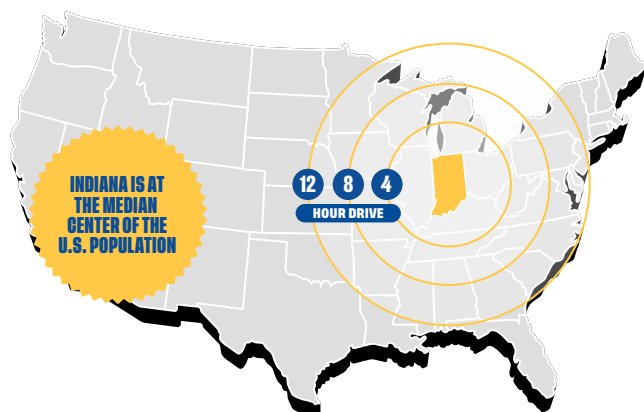
Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

3.0% 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 NAICS code 23 is 3.23% or 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

4TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

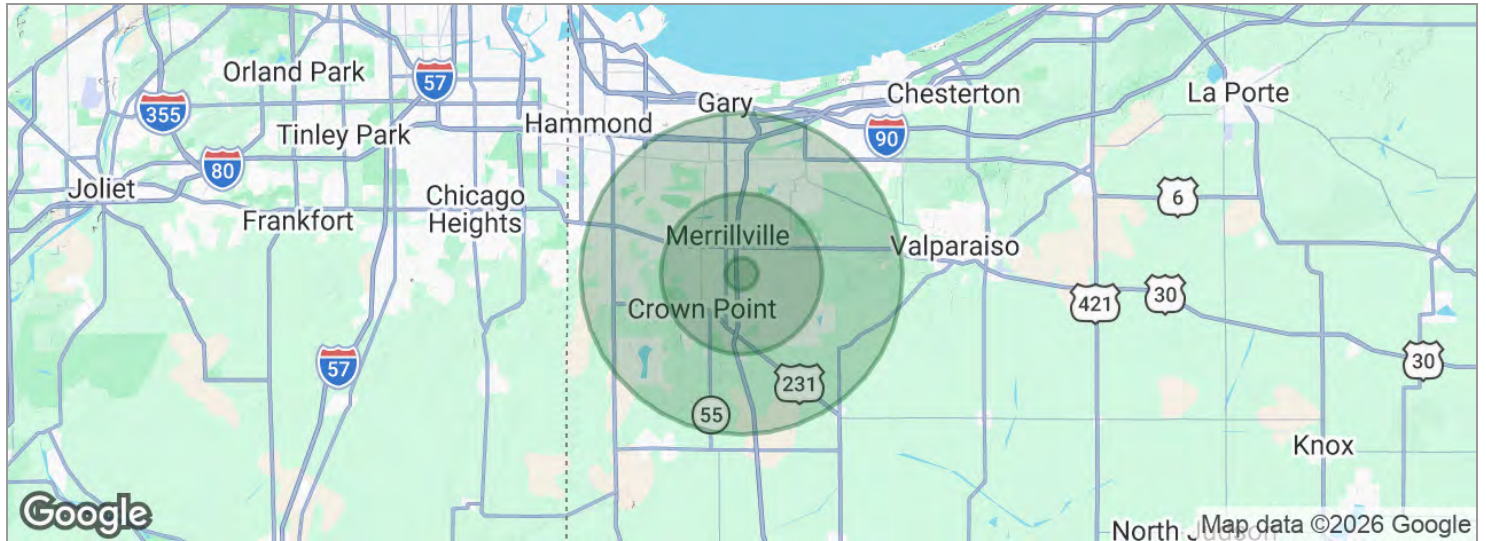
MI: 14th | OH: 5th | KY: 6th | IL: 33rd

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

DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,049	66,270	294,778
Median age	37.1	37.7	37.5
Median age (Male)	35.5	35.1	35.6
Median age (Female)	40.6	40.9	39.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	779	25,085	108,493
# of persons per HH	2.6	2.6	2.7
Average HH income	\$73,910	\$68,472	\$63,087
Average house value	\$199,132	\$203,005	\$174,946

** Demographic data derived from 2020 ACS - US Census*