

# 2311 165TH, HAMMOND, IN 46324



For more information, please contact:

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# INDUSTRIAL FLEX SPACE/WAREHOUSE ON 165TH

2311 165th, Hammond, IN 46324



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 4,144 SF

**Lease Rate:** \$6.00 SF/yr (MG)

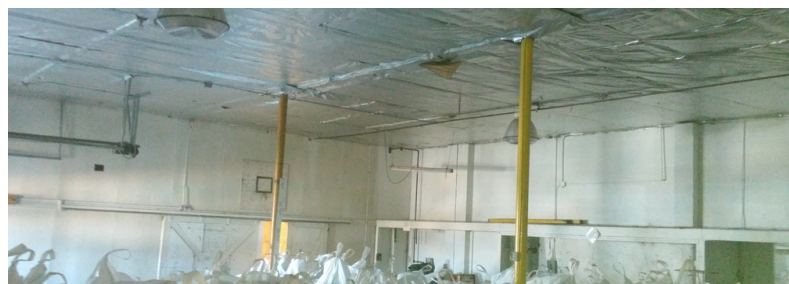
**Lot Size:** 0.0 Acres

**Building Size:** 14000 SF

**Renovated:** 2013

### PROPERTY HIGHLIGHTS

- Aggressively Priced Warehouse Space Available
- 16' Ceilings
- Approximately 1400 SF Office
- Light Industrial
- Fenced in yard
- Close Proximity to I-80/94



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## ADDITIONAL PHOTOS



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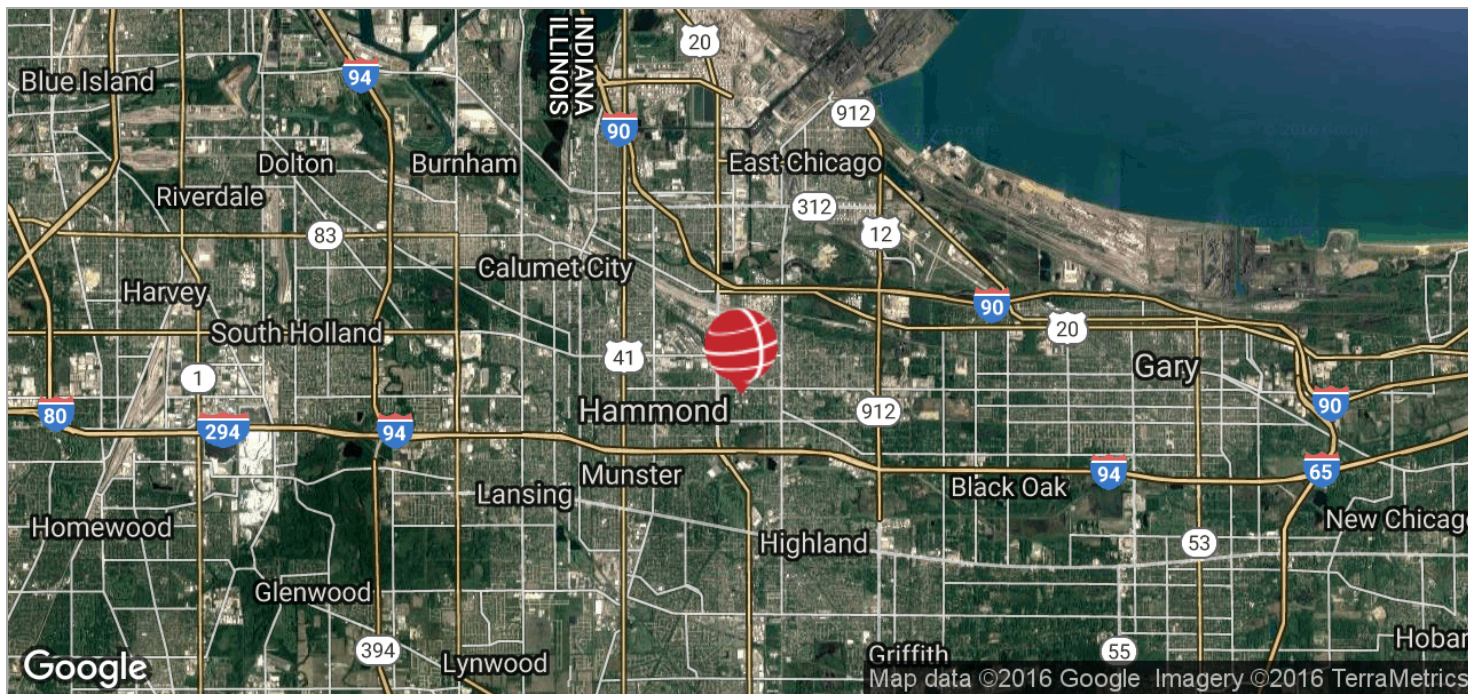
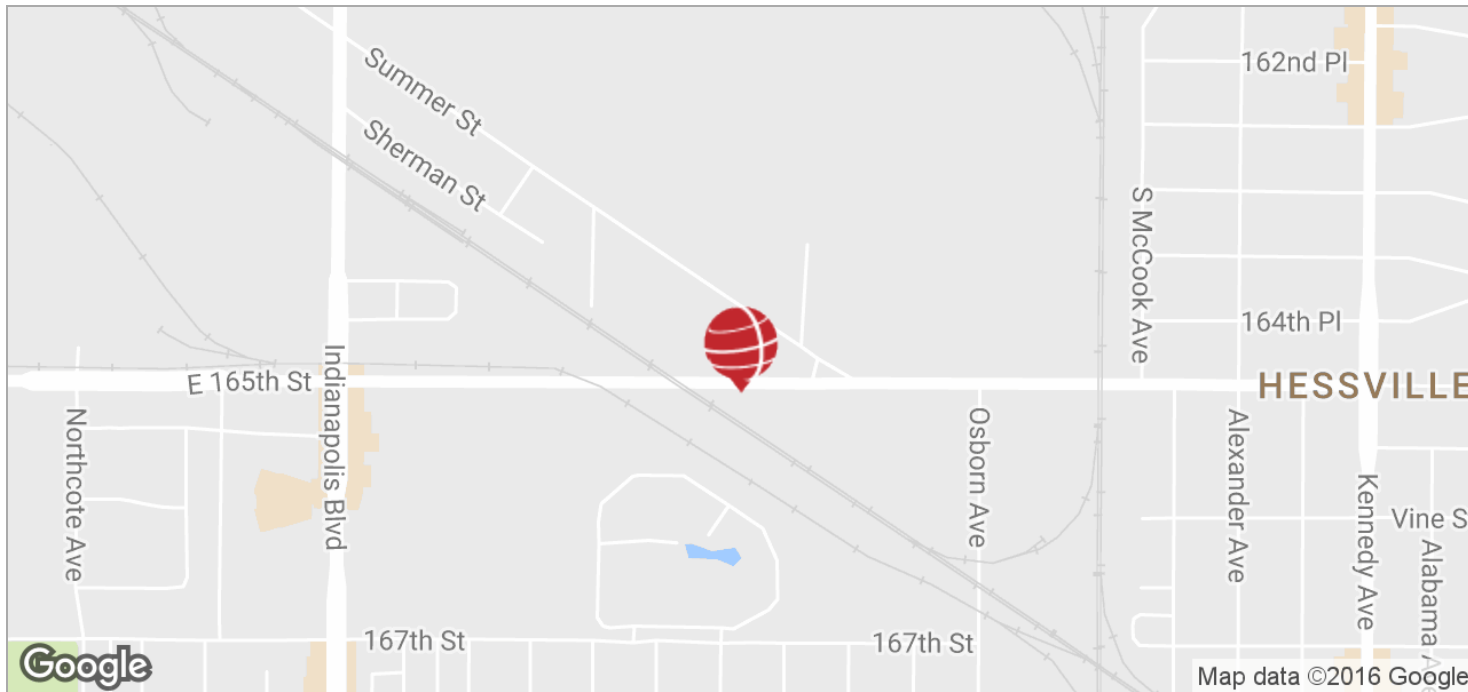
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## LOCATION MAPS



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### MYLES RAPCHAK

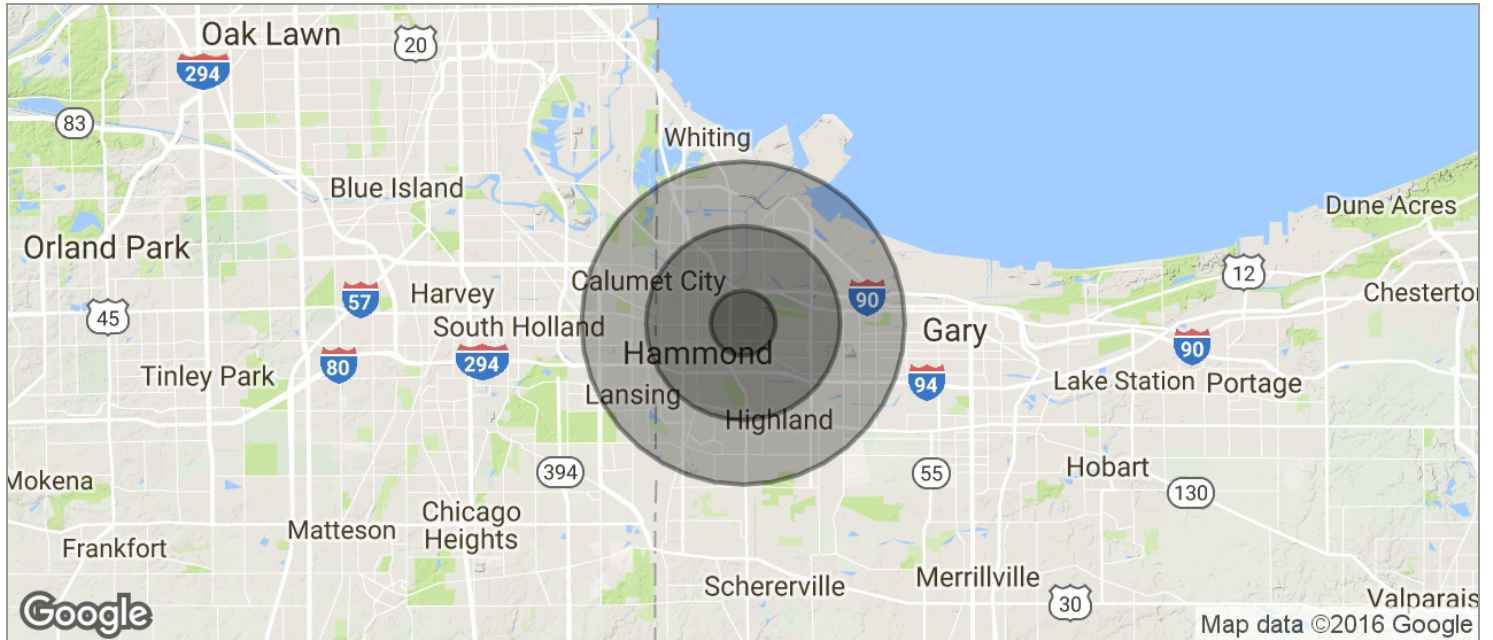
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## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	7,054	96,790	237,235
MEDIAN AGE	38.0	33.7	35.3
MEDIAN AGE (MALE)	36.2	32.2	33.9
MEDIAN AGE (FEMALE)	39.3	35.1	36.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,745	34,618	87,289
# OF PERSONS PER HH	2.6	2.8	2.7
AVERAGE HH INCOME	\$51,941	\$49,725	\$54,612
AVERAGE HOUSE VALUE	\$122,048	\$126,605	\$155,413

\* Demographic data derived from 2010 US Census

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