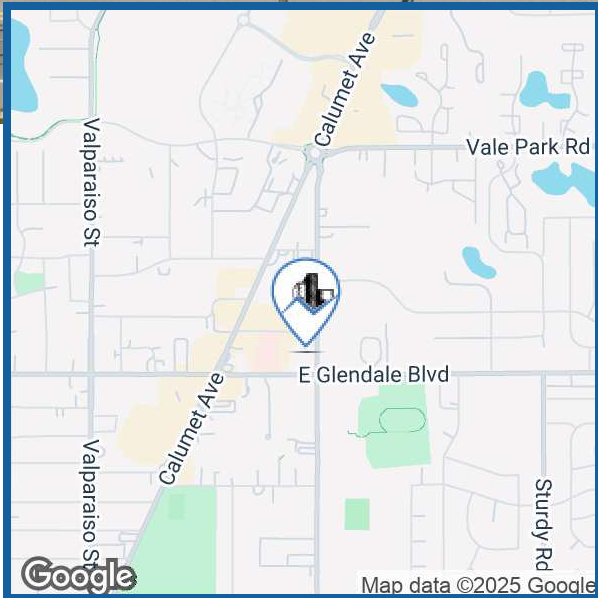


1111 E Glendale Blvd

Valparaiso, IN



FOR LEASE | 6,000 SF OF INDUSTRIAL & OFFICE SPACE

PROPERTY HIGHLIGHTS

- 4,500 SF Warehouse
- 1,500 SF Office
- Clean Warehouse
- 1.7 Miles from Route 49
- Zoning is General Commercial

FOR MORE INFORMATION

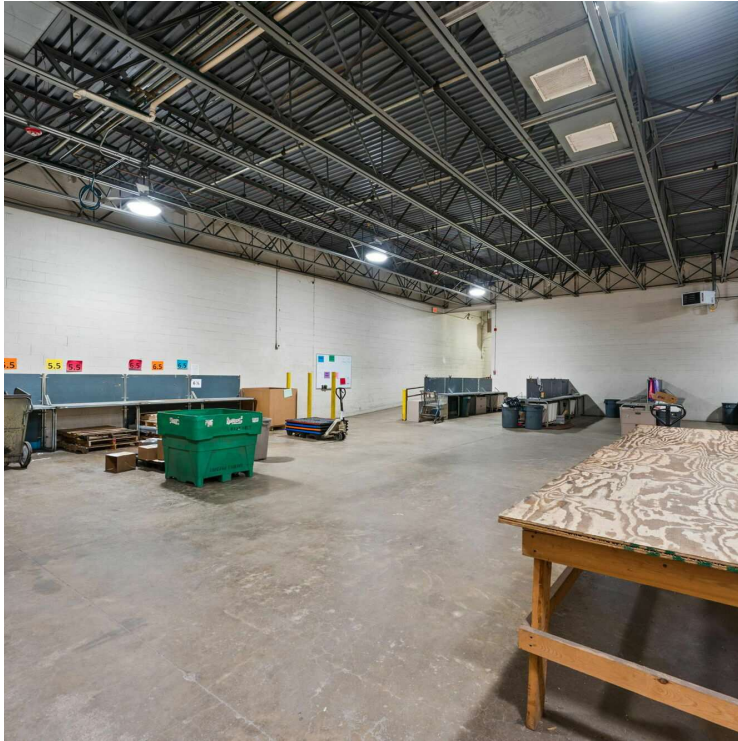
Ryan Peters
219.510.3720
ryan@streetfrontre.com

1111 East Glendale Boulevard

Valparaiso, IN



STREETFRONT
— REAL ESTATE —



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	6,000 SF
Lot Size:	1.86 Acres
Year Built:	1972
Renovated:	2003
Zoning:	General Commercial

PROPERTY OVERVIEW

This 6,000 SF building has approximately 4,500 SF of warehouse space and 1,500 SF of finished office. The warehouse features 18-foot clear ceilings, clean concrete floors, a loft accessible from within the warehouse, and one dock-high loading door, ideal for logistics or light manufacturing. The building is heated with gas-forced air and offers ample space for storage, operations, or light industrial use. The office area includes multiple private offices, restrooms, and a kitchen area, making it well-suited for administrative support.

LOCATION OVERVIEW

Strategically situated just 1.5 miles from downtown Valparaiso, this property offers convenient access to the city's core business, dining, and service amenities. Located only 1.7 miles from State Road 49 and approximately 7 miles from the I-90/Indiana Toll Road, the site provides excellent regional connectivity for logistics, commuting, and distribution. Its proximity to major transportation routes makes it an ideal location for businesses seeking both local presence and efficient access to broader markets across Northwest Indiana and the greater Chicago area.

FOR MORE INFORMATION

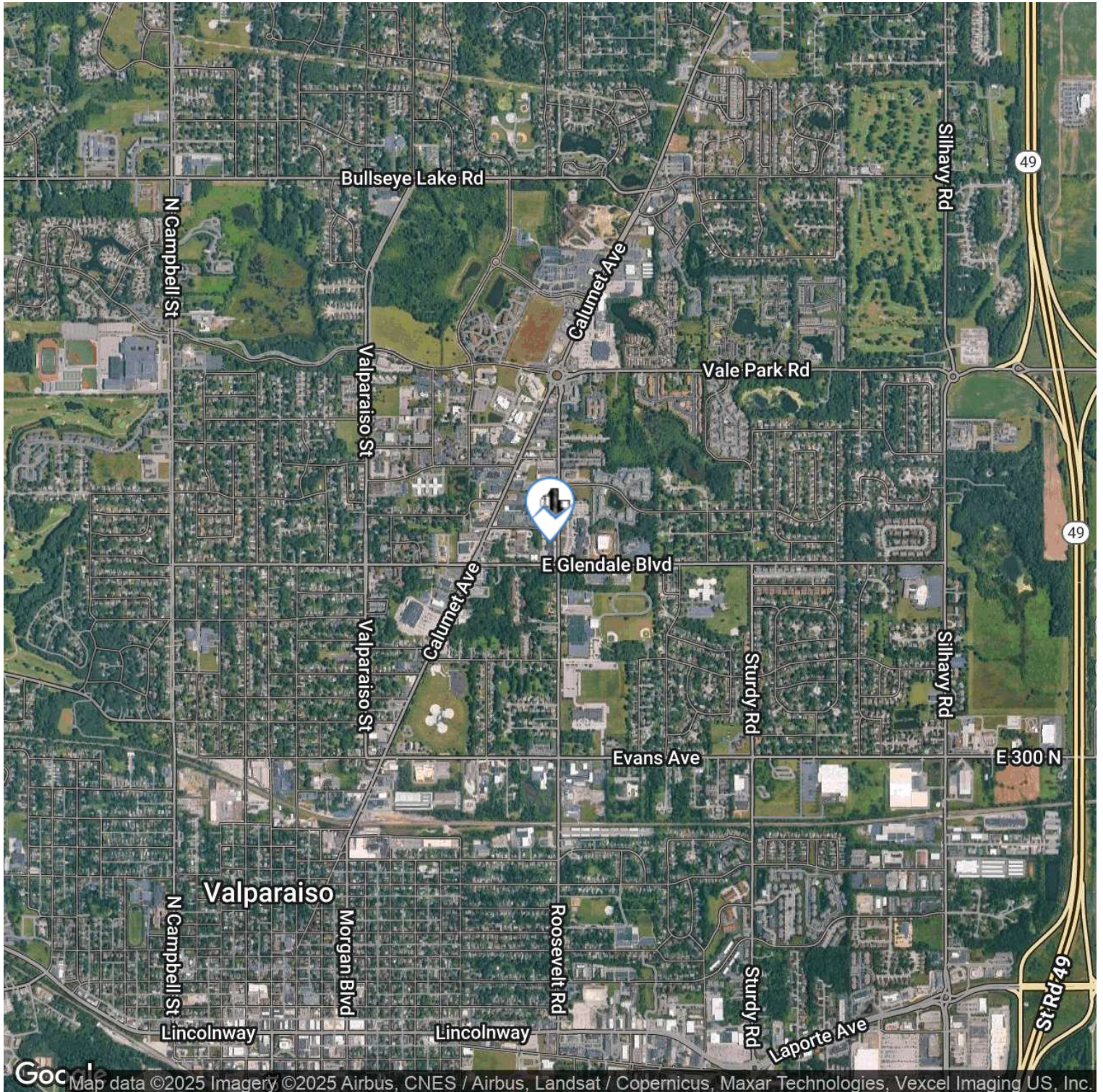
Ryan Peters
219.510.3720
ryan@streetfrontre.com

1111 E Glendale Blvd

Valparaiso, IN



STREETFRONT
— REAL ESTATE —



Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

FOR MORE INFORMATION

Ryan Peters

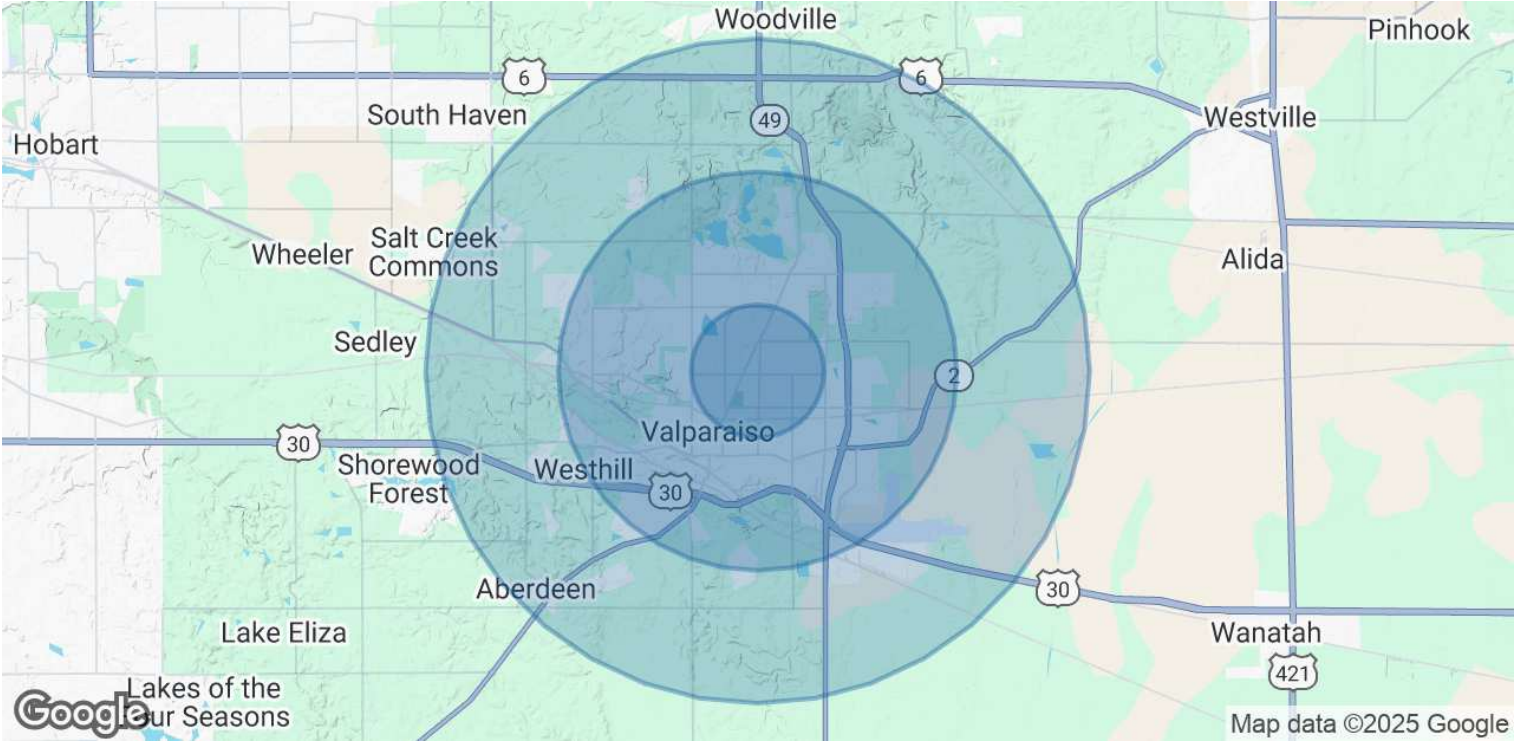
219.510.3720

ryan@streetfrontre.com

Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Any property information presented above has been obtained from sources believed reliable. Not all information has been independently verified, and StreetFront, LLC makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, or estimates are for example only and do not necessarily represent the future performance of a property. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

1111 E Glendale Blvd

Valparaiso, IN



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,616	42,221	61,194
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,156	17,351	24,293
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$86,010	\$98,027	\$108,599
Average House Value	\$275,718	\$313,621	\$338,256

Demographics data derived from AlphaMap

FOR MORE INFORMATION
Ryan Peters
219.510.3720
ryan@streetfrontre.com