

EXECUTIVE SUMMARY



OFFERING SUMMARY

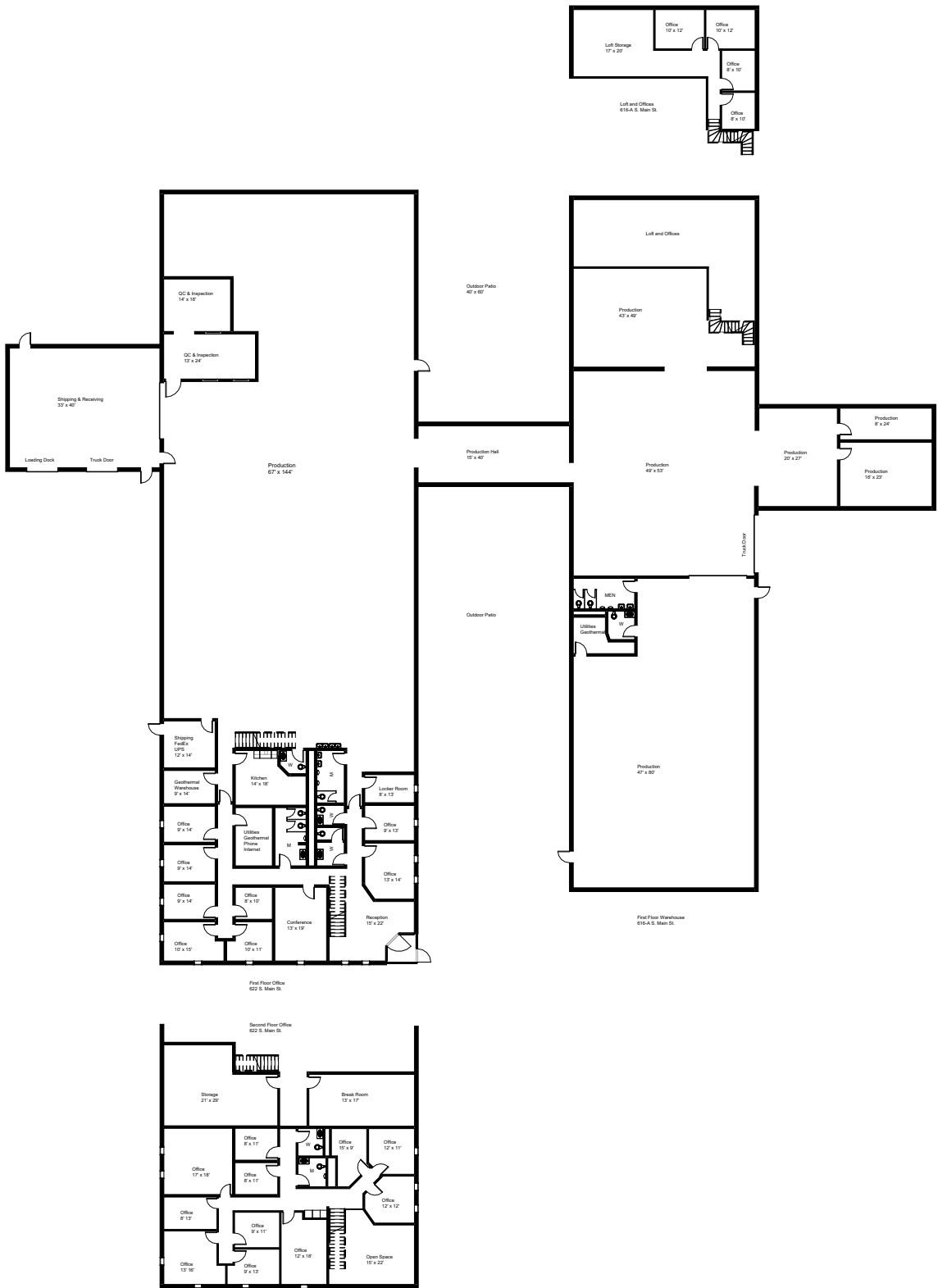
Lease Rate:	\$12.00/SF
Available SF:	30,000 SF
Lease Type:	NNN
Expenses:	Utilities/Janitorial
Building Size:	30,000 SF
Lot Size:	2.49 Acres
Parking:	Acres
Zoning:	I-1/C-2

PROPERTY OVERVIEW

Unique opportunity to lease or purchase one of Hebron's premier industrial buildings. The buildings 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.

LOCATION OVERVIEW

The buildings are located on the west side of Main Street (S.R. 2) between W. 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. 2020 INDOT traffic counts for Main Street are 6,128 cars/day.



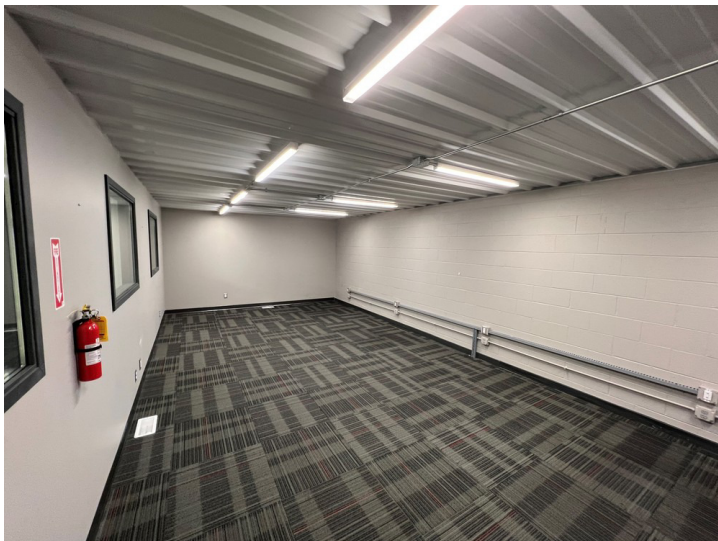
IMPORTANT DISCLOSURE NOTE: Floor plan and dimensions are for illustration purposes only.

Precision Turbo 616A-622 S Main Street, Hebron, IN	Floor Plan	
	Project number	616A-622
	Date	02/14/2022
	Drawn by	Jeff Brennan
	Checked by	
		A-101
		Scale 7/256" = 1'-0"

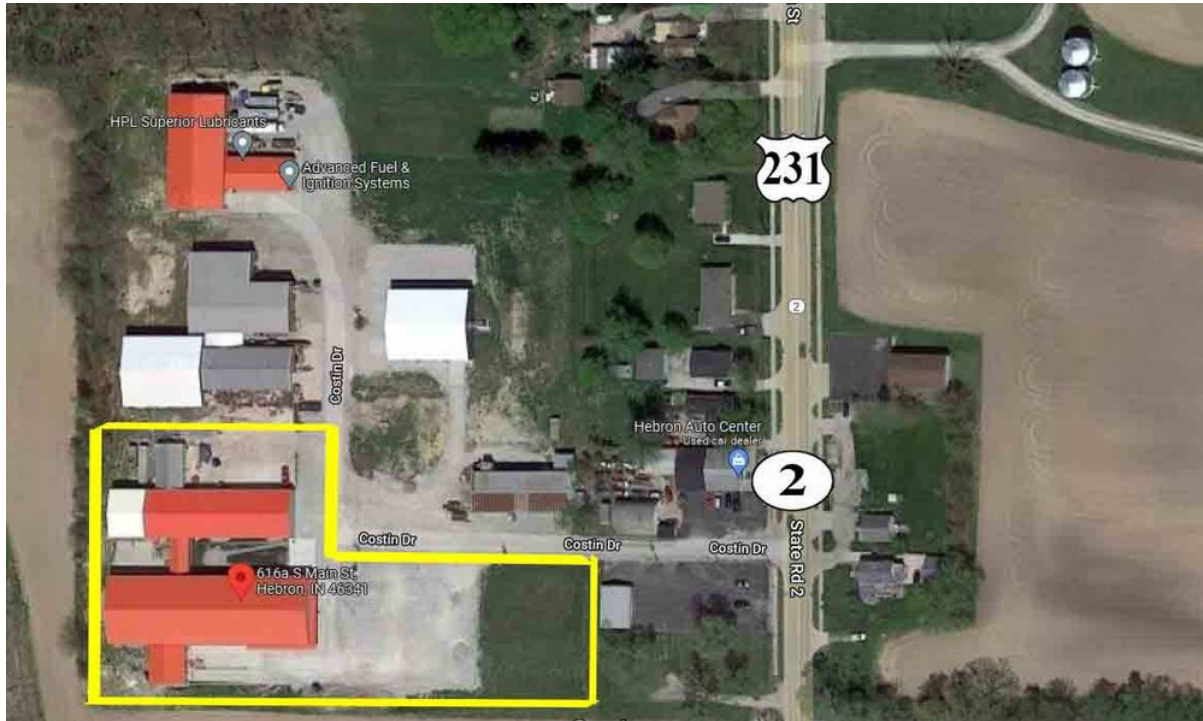
WAREHOUSE PHOTOS



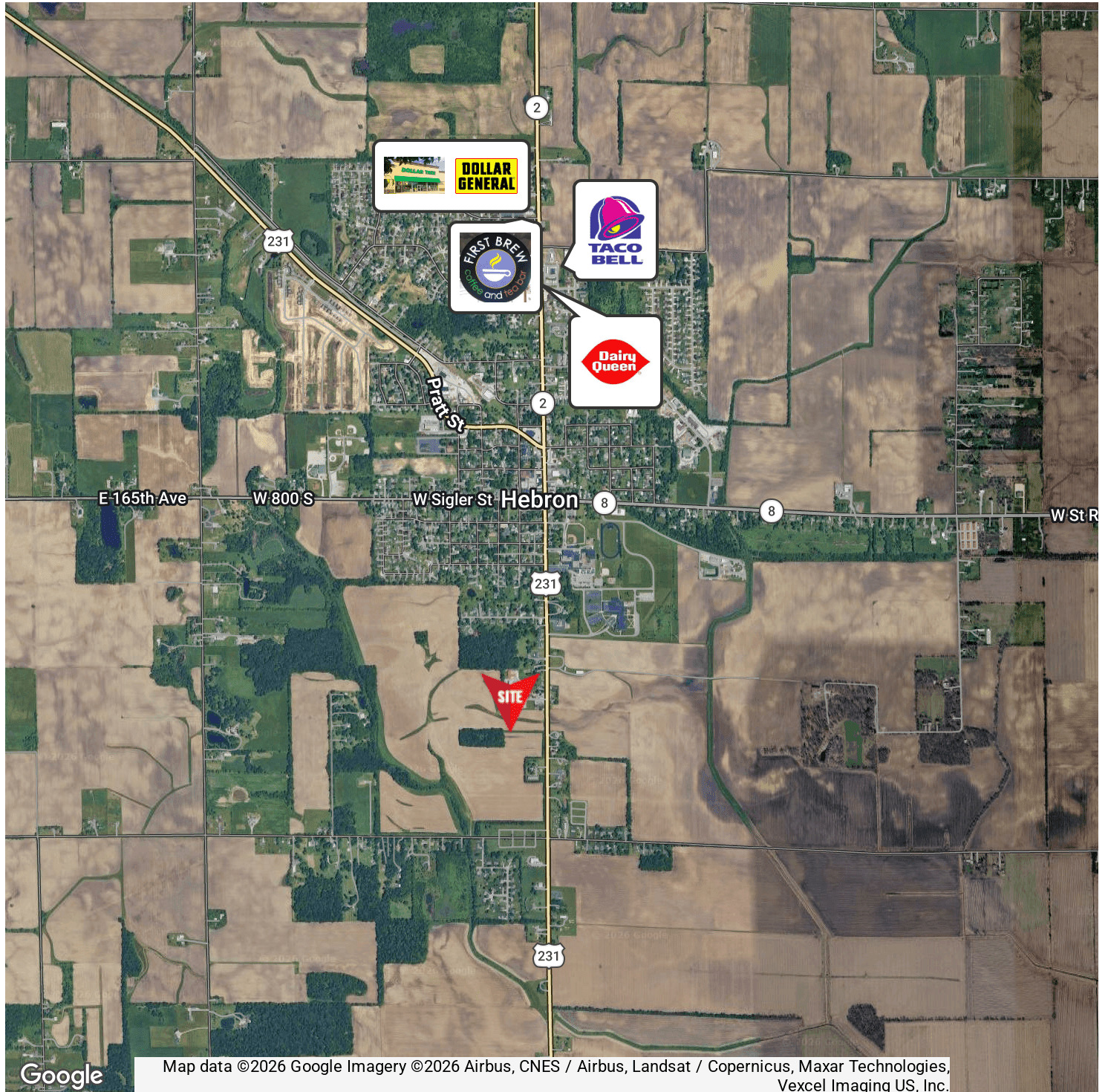
OFFICE SPACE



ADDITIONAL PHOTOS



RETAILER MAP



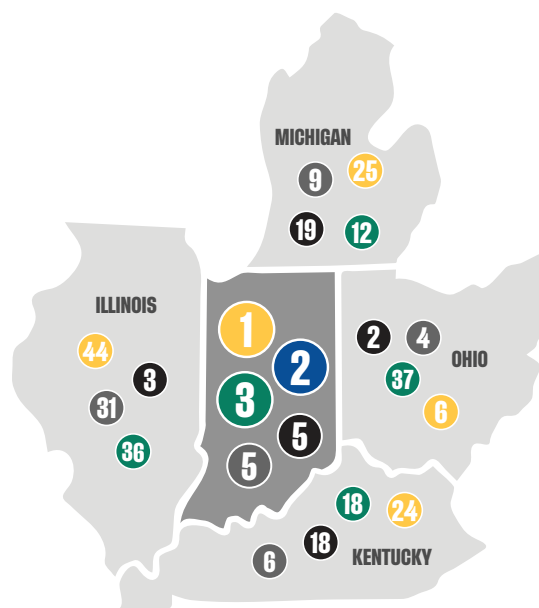
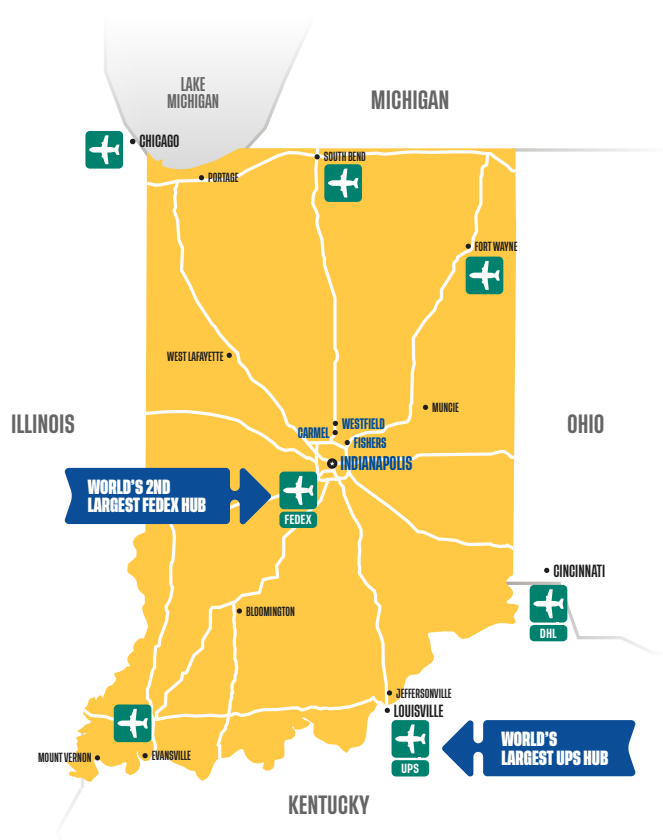
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INDIANA BUSINESS CLIMATE

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%

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

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%

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

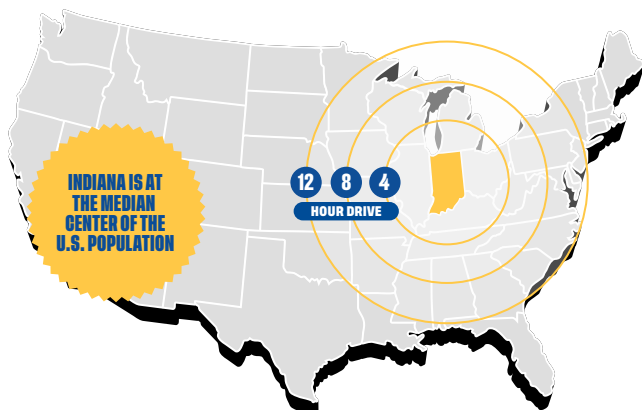
AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-
(Fitch, 2024)

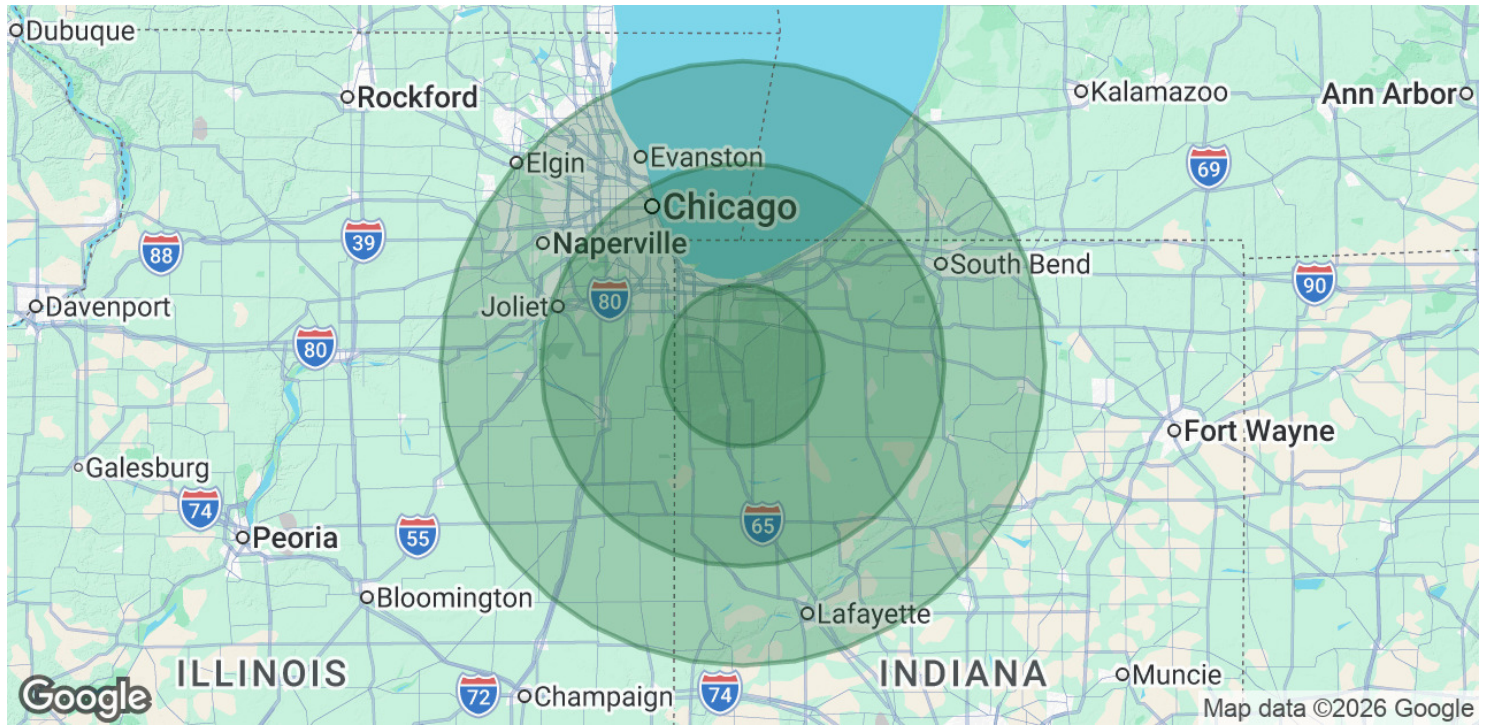
BUILT FOR BUSINESS RIGHT TO WORK STATE

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

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



DEMOGRAPHICS MAP & REPORT



POPULATION	20 MILES	50 MILES	75 MILES
Total Population	456,793	3,839,207	10,263,321
Average Age	37.2	36.6	36.1
Average Age (Male)	35.9	34.5	34.7
Average Age (Female)	38.7	38.5	37.4

HOUSEHOLDS & INCOME	20 MILES	50 MILES	75 MILES
Total Households	168,052	1,394,643	3,805,064
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$67,328	\$62,856	\$73,842
Average House Value	\$180,754	\$212,206	\$312,725

2020 American Community Survey (ACS)