

5200 CLEVELAND STREET, GARY, IN 46410



For more information, please contact:

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FREESTANDING INDUSTRIAL FOR SALE- GARY, IN

5200 Cleveland Street, Gary, IN 46410



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,400,000

Price / SF: \$112.90

Lot Size: 2.15 Acres

Year Built: 1969

Building Size: 12400 SF

PROPERTY HIGHLIGHTS

- 12,400 SF industrial building on a fully fenced 2.15-acre lot
- Three 14' drive-in doors and 28' peak ceiling height
- Includes front showroom and office area with strong street visibility
- Newer roof (approximately 5 years old) and brand-new electronic sign
- 2024 pay 2025 taxes: \$7,773 annually
- Excellent location near I-80/94, US-20, and I-65 for easy regional access



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The 12,400 SF industrial building at 5200 Cleveland Street in Gary, Indiana offers a unique combination of functionality, visibility, and recent upgrades. Situated on a fully fenced 2.15-acre lot, the property includes a front showroom, office area, and warehouse space with three 14-foot drive-in doors and 28-foot peak ceiling height, providing excellent flexibility for a variety of industrial or service-based users. The building is equipped with a newer roof (approximately five years old) and a brand-new electronic sign, adding both durability and curb appeal. With 2024 pay 2025 taxes totaling \$7,773 annually, the property delivers a cost-efficient operating profile. Conveniently located near major routes including I-80/94, US-20, and I-65, it offers easy access throughout Northwest Indiana and the greater Chicagoland area—making it an ideal option for businesses seeking secure outdoor space, showroom exposure, and functional warehouse capability in one prime location.

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	2.15 Acres
Building Size:	12,400 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,898	18,724	59,104
Total Population	7,141	47,861	145,072
Average HH Income	\$68,104	\$69,037	\$73,742

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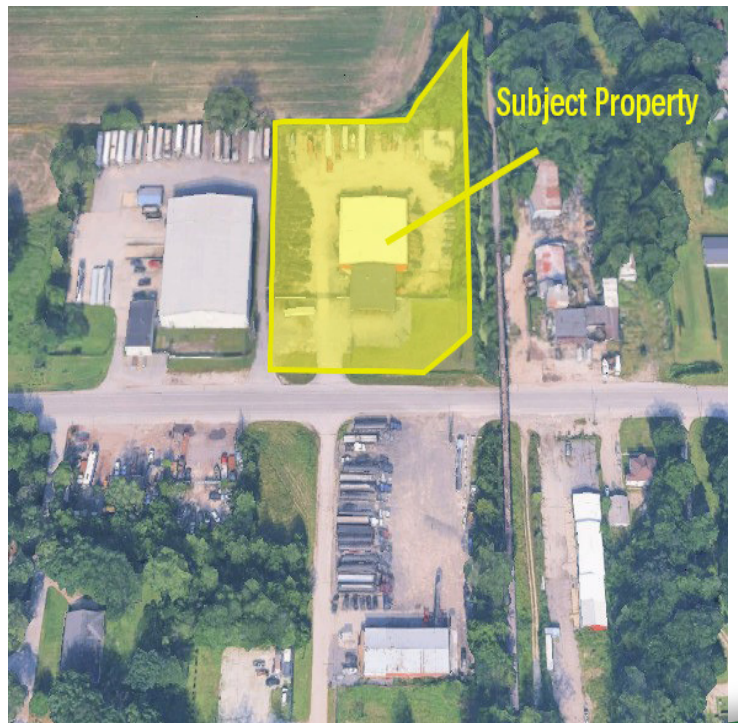
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ADDITIONAL PHOTOS



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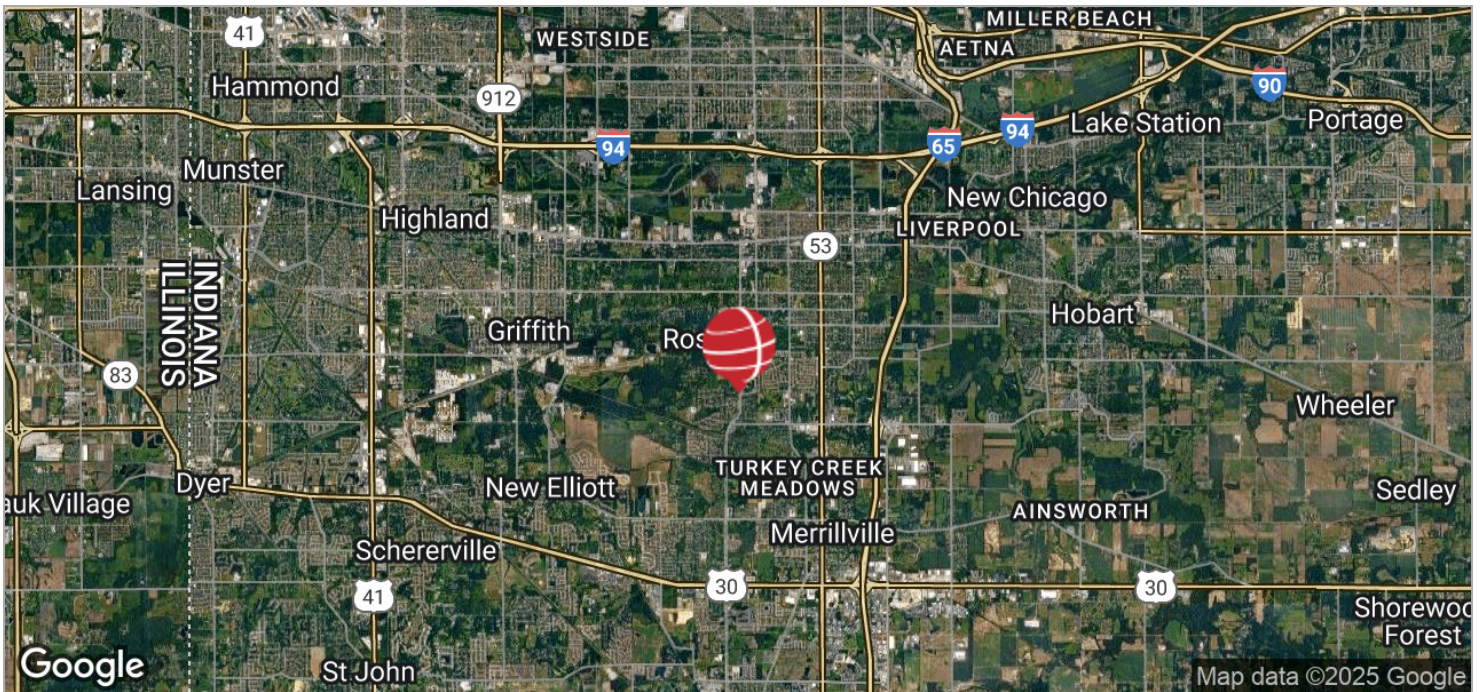
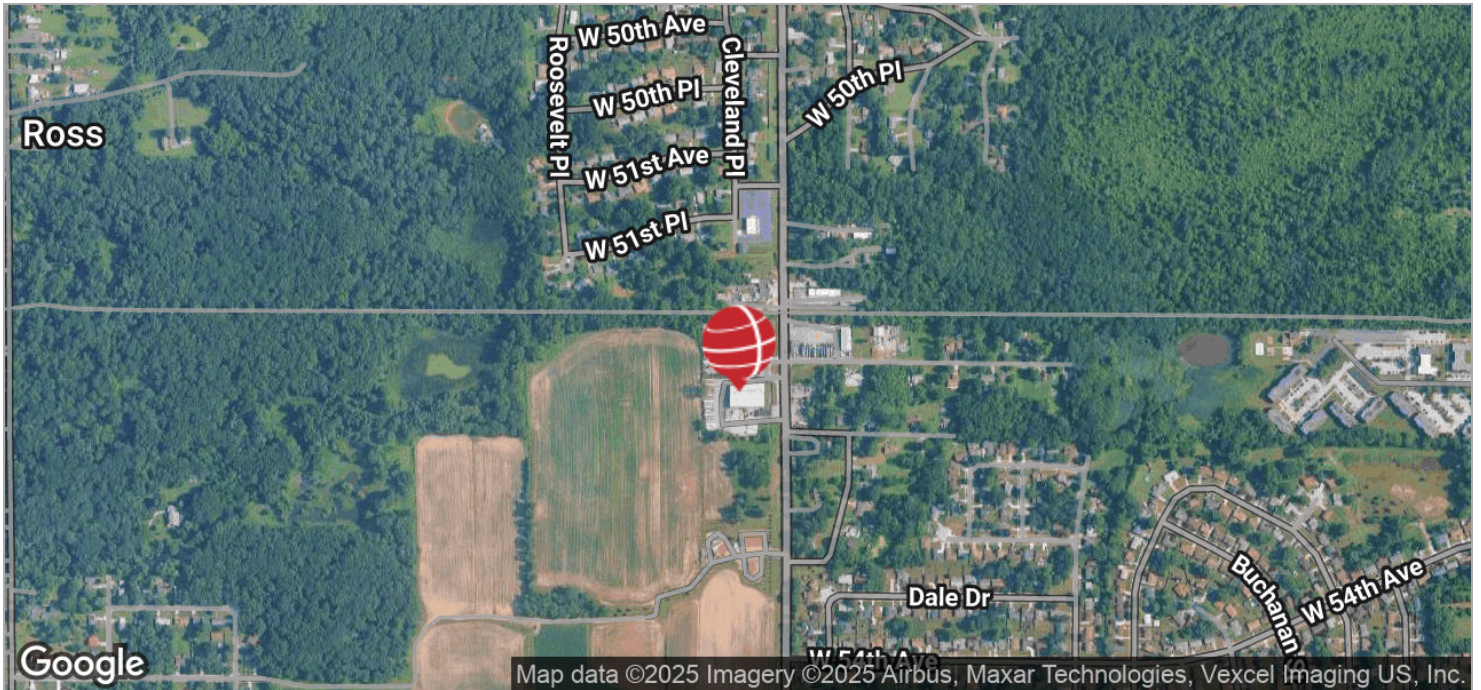
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LOCATION MAPS



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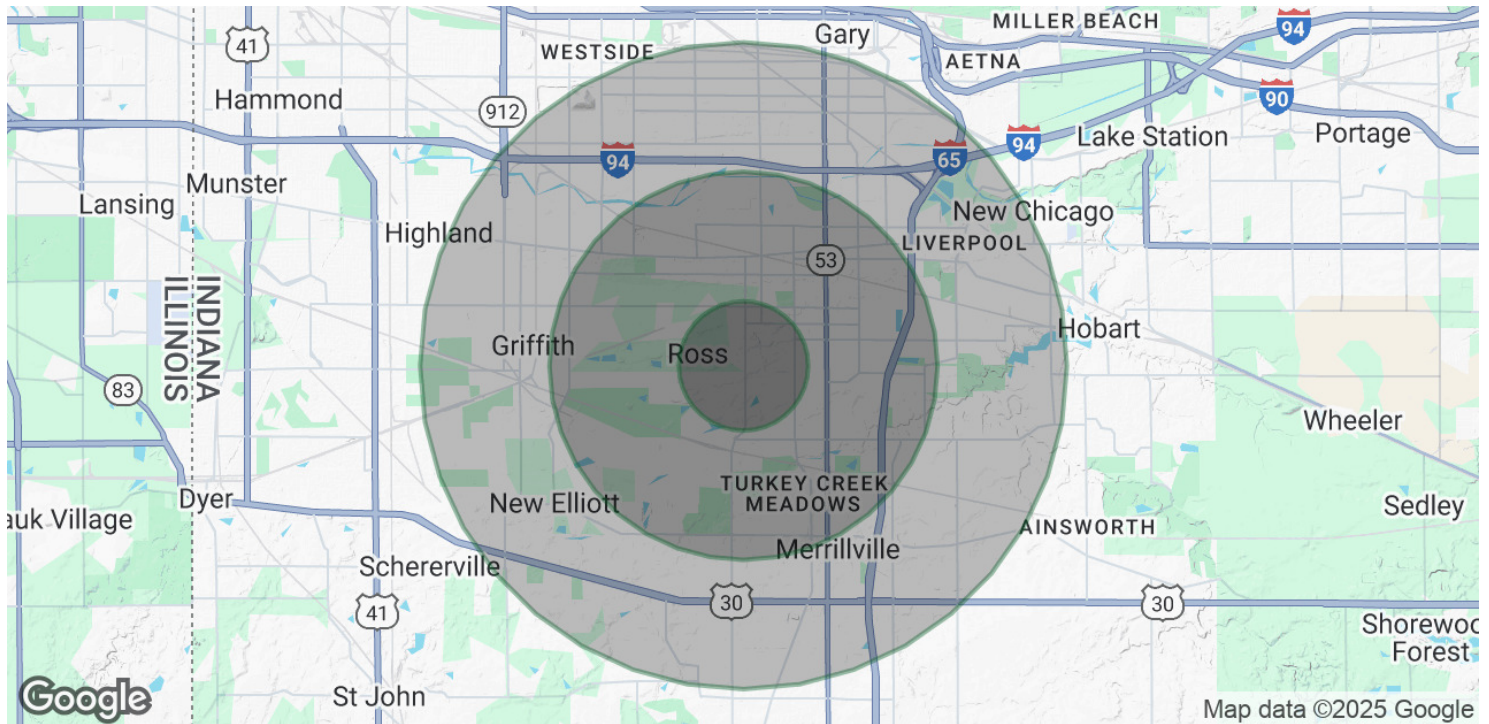
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,141	47,861	145,072
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,898	18,724	59,104
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$68,104	\$69,037	\$73,742
Average House Value	\$159,753	\$171,509	\$199,981

Demographics data derived from AlphaMap

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