

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.00/SF
Available SF:	8,250 SF
Min/Max SF:	4,125/8,250 SF
Lease Type:	Modified Gross
Expenses:	Gas, Electric, Utilities and janitorial
Building Size:	8,250 SF
Ceiling Height:	16'
Lot Size:	0.33 acres
Zoning:	M-1

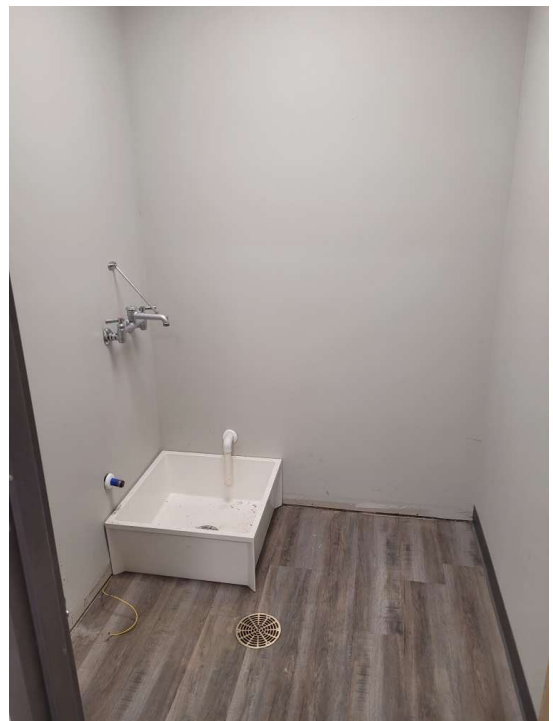
PROPERTY OVERVIEW

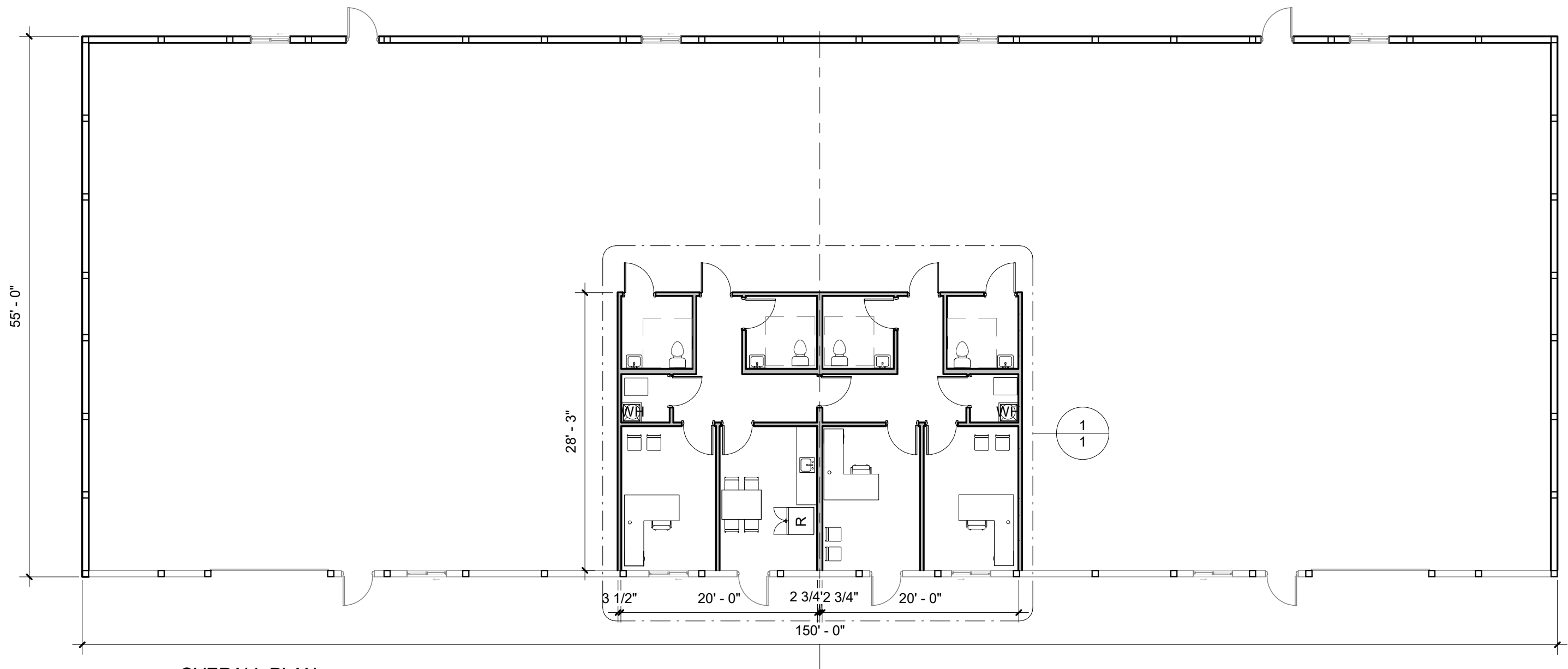
This 8,250 SF building can be one tenant or two. Each unit features one 10'x14' OHD with a 600 +/-SF office and 3,525 +/- SF warehouse. Office features include reception/office area, one private office, small kitchen area and one bathroom. Warehouse features 21' ceiling, 10'x14' OHD and small bathroom. Parking available in front of the building. Tenant pays utilities, interior janitorial and trash.

LOCATION OVERVIEW

This is the south east building. 1 mile southeast of the I-65 and U.S. 30 interchange. I-65 to U.S. 30 east 1 block to Mississippi Street then south 1/2 mile. The property is situated at the southwest corner of Mississippi and 86th Avenue. Southlake Mall is 1/2 mile to the north. Great access to regional highways of I-65, I-80/94 and I-90. See attached PDF on Why Indiana! IDEC State marketing for all the great reasons to consider the move or expansion to this property.

OFFICE PHOTOS





① OVERALL PLAN
3/32" = 1'-0"



MISSISSIPPI OFFICES

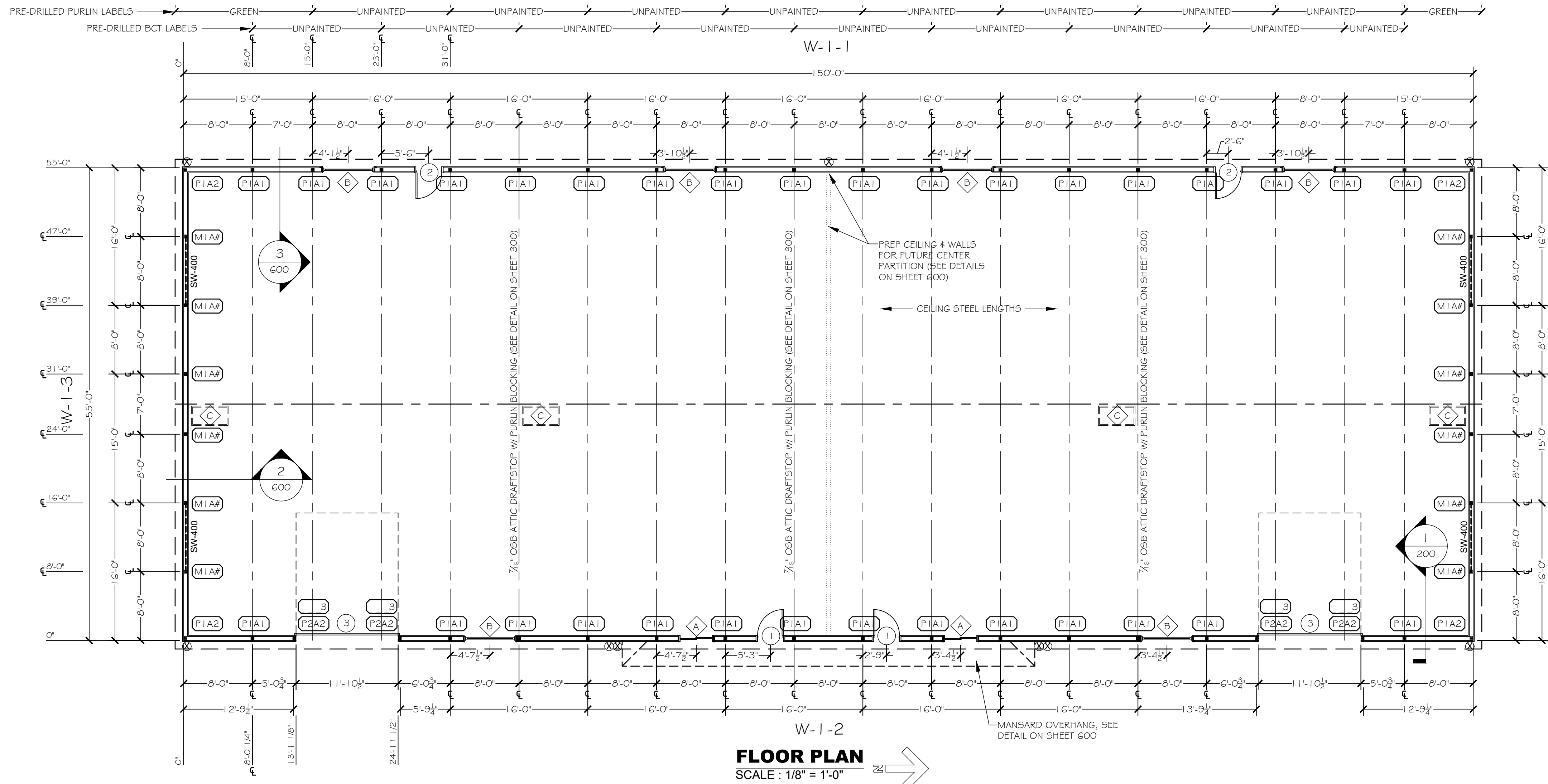
ALLEN BARTLEY

23104

3/16/23

WAREHOUSE PHOTOS





Standard Connection Details:

1. Nails shall be called out on drawings by penny weight. The following fasteners & specs have been used in design & shall be used in construction:

- 10d x 1-1/2"	- .148" x 1 1/2"
- 10d	- .120" x 3" threaded pneumatic
- 16d	- .162" x 3 1/2" common
- 16d R.S.	- .148" x 3 1/2" threaded hardened-steel
- 20d	- .177" x 4" threaded hardened-steel
- 20d	- .177" x 6" threaded hardened-steel
- 80d	- .207" x 8" threaded hardened-steel

2. Substitution of fasteners shall not be permitted without the written consent of the design engineer except as follows:

- 10d nails may be used to replace 16d or 16d R.S. nails where specified at a 2:1 ratio.
- 16d or 16d R.S. nails may be used to replace 10d nails where specified at a 2:3 ratio.

3. Unless noted otherwise all nails shall be evenly distributed over the connection area, placed in an orderly splitting pattern, and shall be driven into the center of the narrow face of 2x members when applied. Edge distances and end-distances and spacings for nails shall be sufficient to prevent splitting of the wood. Nails that do not make a solid connection (inaccurate placement, driven between plies of lumber, etc.) shall be removed and replaced or compensated with extra nails that meet the required specs.

4. Fasteners in pressure treated lumber must be hot-dipped galvanized or stainless steel.

5. All light-gauge metal connectors shall be fastened per manufacturer's specs.

Thermal:
To have a great-performing thermal package materials must be installed correctly and be properly maintained throughout the duration of the project. Purchaser is responsible for holding all trades accountable for maintaining / repairing any penetrations through insulation or barrier(s) to their original uncompromised state.

COLUMN TAG KEY:

 COLUMNS IN GROUND

[illegible]

86th Place Lot #1

503 86th Place, Lot #1
Merrillville, IN 46410

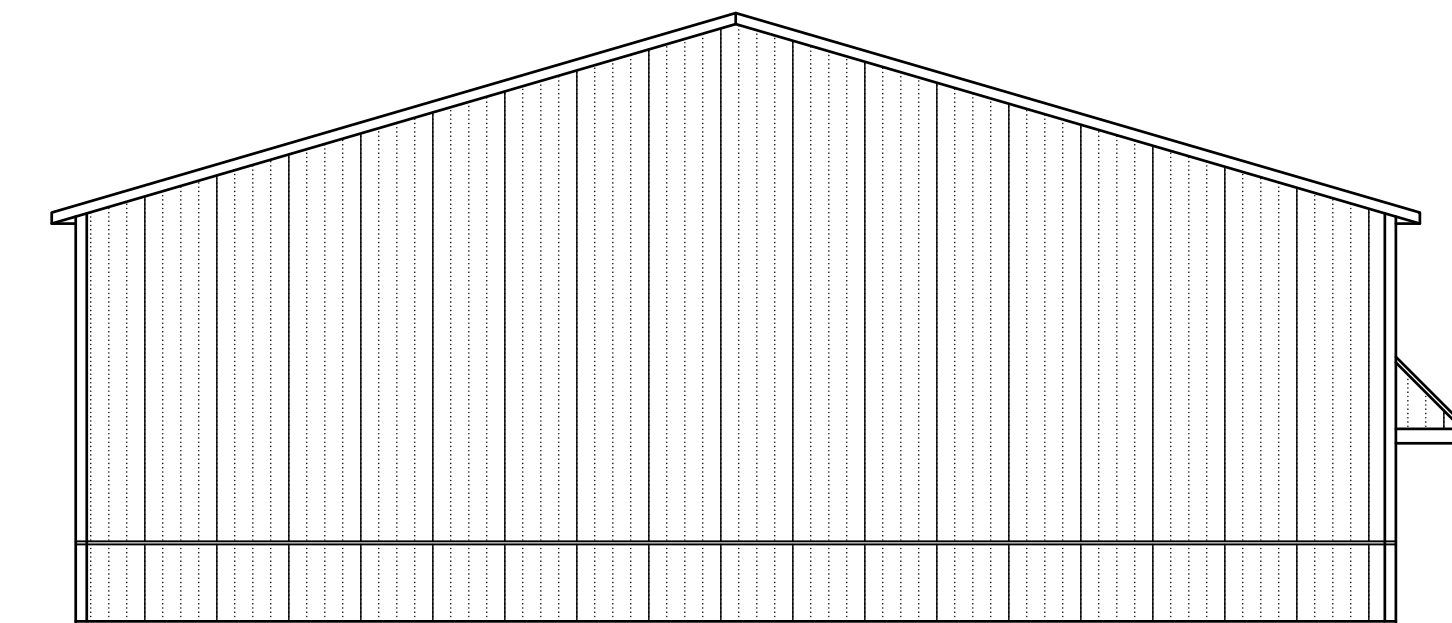
SHEET TITLE:
FLOOR PLAN



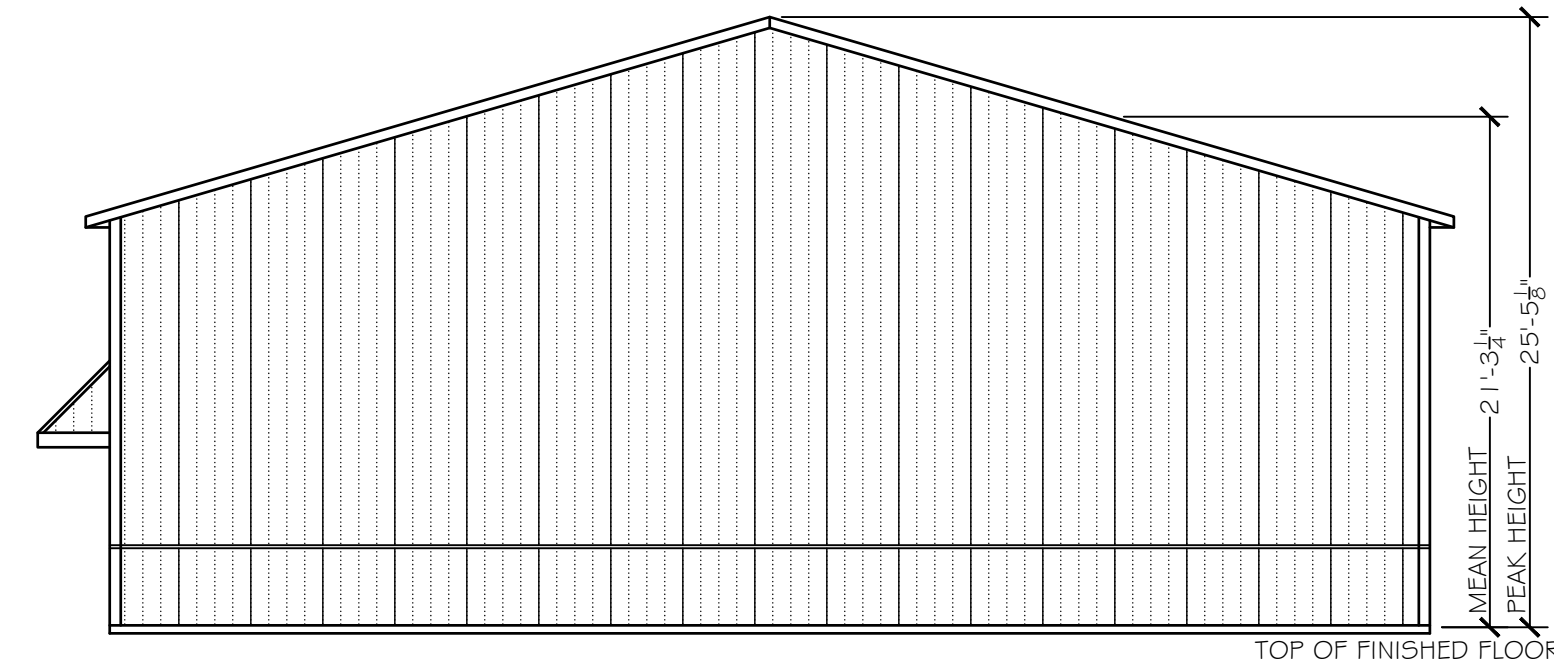
FBI Buildings

fbibuildings.com • (800) 552-2981

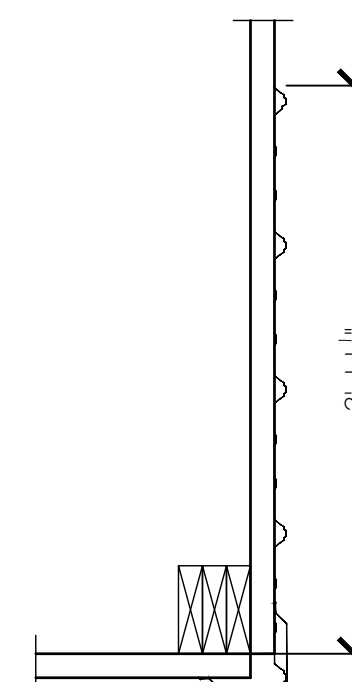
DRAWN BY :	LCS, LLC
MTO BY :	XX
ENG. BY :	JS
PSC :	Kurt W.
SHEET :	200
FBI PROJECT # :	20-1226-00



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



ENDWALL STARTER PANEL

SCALE: 1" = 1'-0"

DRAWN BY :	LCS_LLJ
DMTO BY :	XX
ENG. BY :	JS
PSC :	Kurt W.
SHEET :	
400	
FBI PROJECT # :	20-1226-00

[illegible]

SHEET TITLE:
BUILDING ELEVATIONS

fbibuildings.com • (800) 552-2981

ADDITIONAL PHOTOS



For Information Contact:

Allen Bartley

219.384.7299

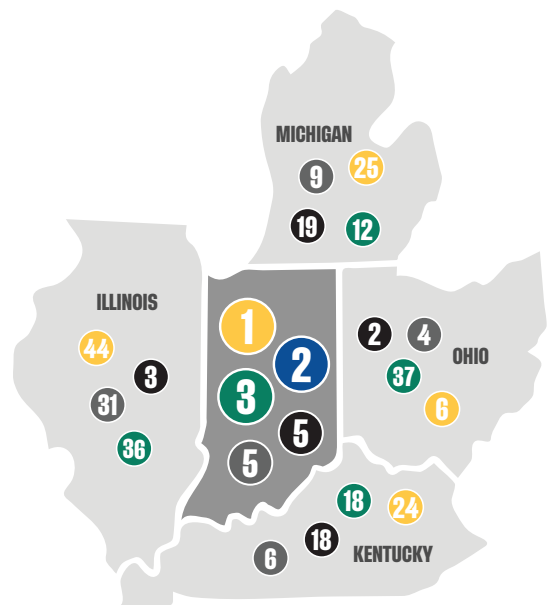
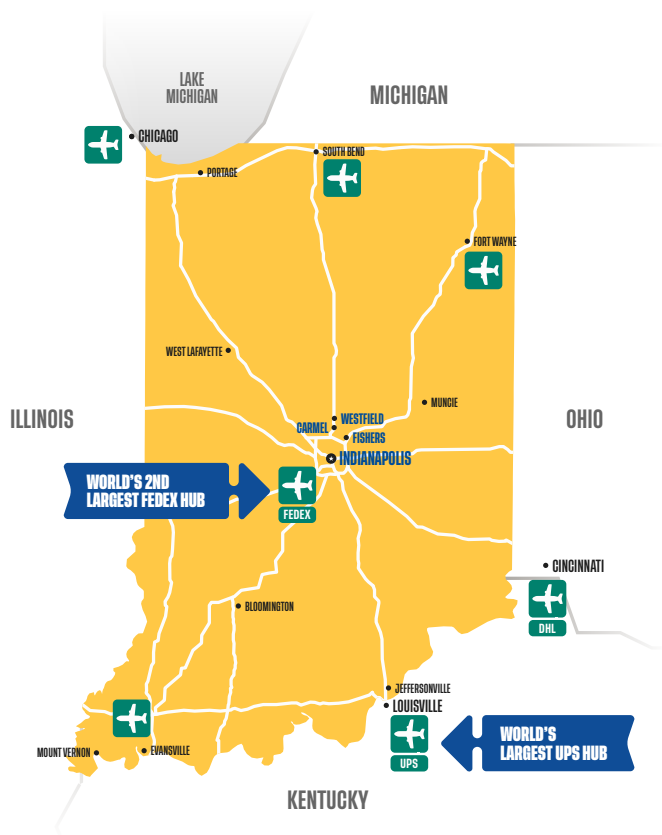
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INDIANA BUSINESS CLIMATE

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

