

## FOR LEASE | INDUSTRIAL PROPERTY 1563-1573 E. 86th Place Merrillville, IN 46410

### **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

Ceilng 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.

**For Information Contact:** 

**Allen Bartley** 

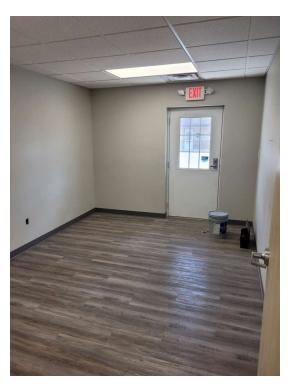
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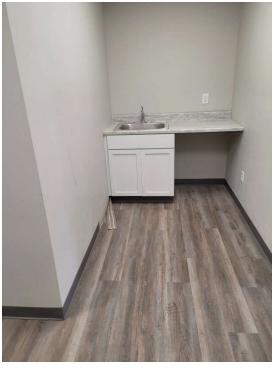
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## **OFFICE PHOTOS**







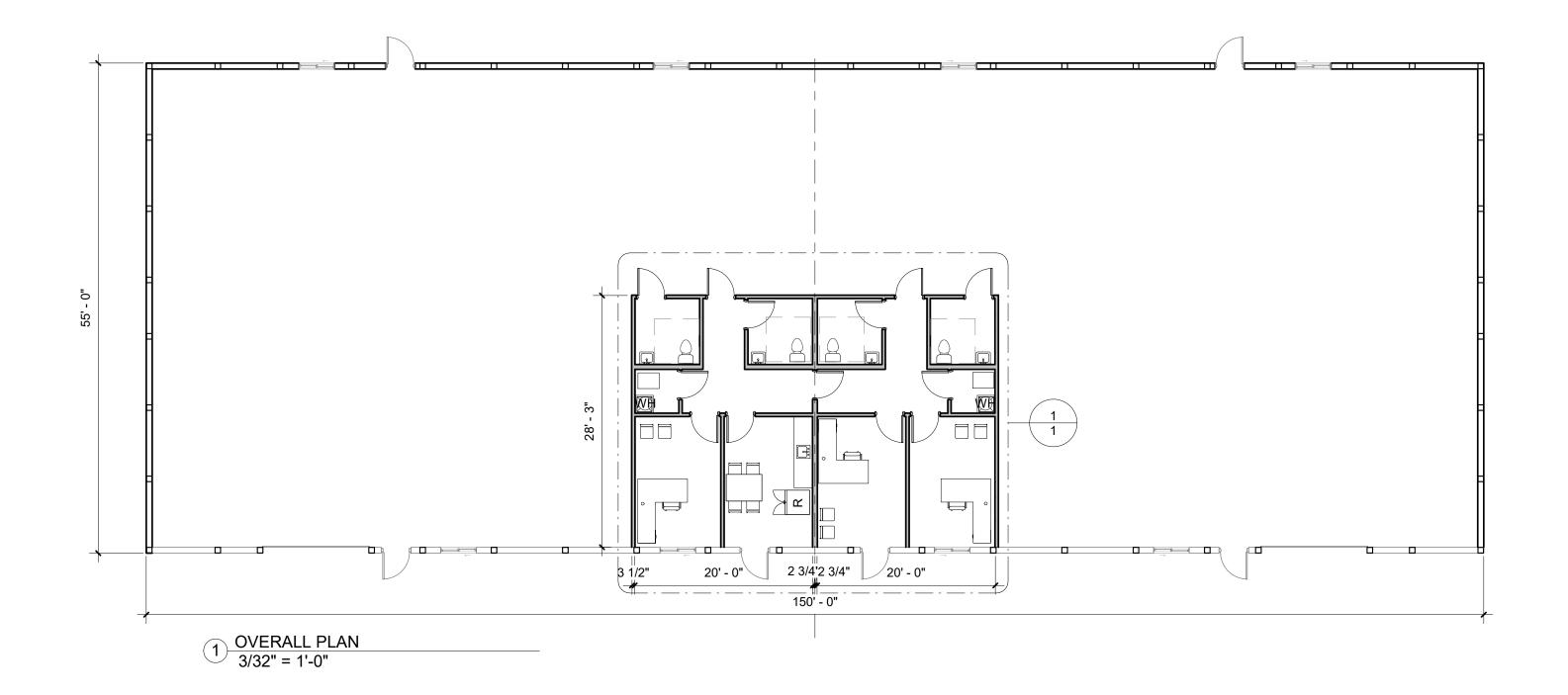


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23104

3/16/23





## **WAREHOUSE PHOTOS**



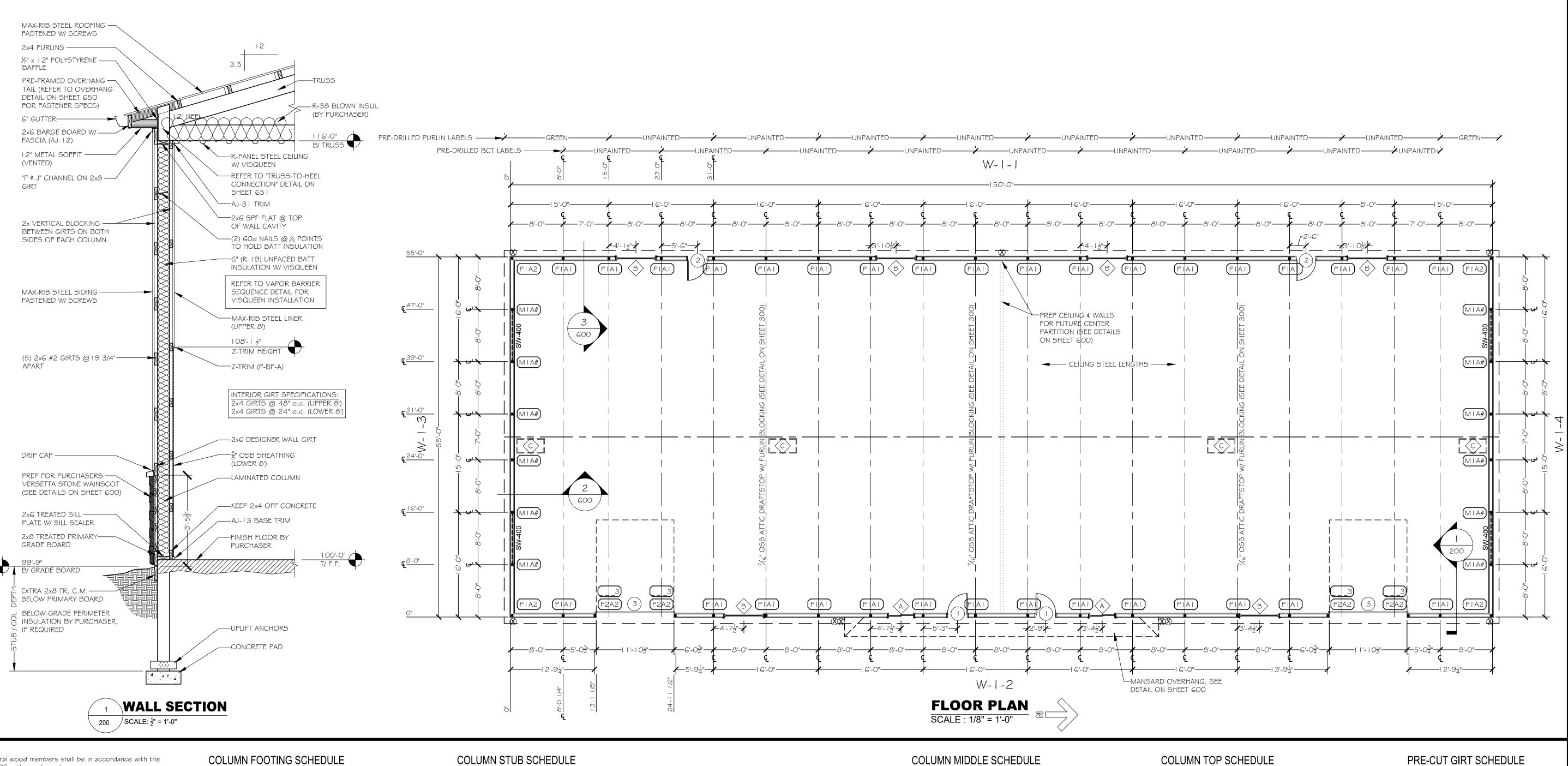


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I. Design and construction of all structural wood members shall be in accordance with the current or referenced issue of AF&PA-NDS with supplement.

2. Minimum grades of all wood members shall be as follows unless noted otherwise: Girts, purlins, studs \$ bracing - (2x4) #2 SPF or better - (2x6) purlins #2 SPF or better Columns - (2x6) #1 SYP treated \$ non-treated Columns - (2x8) #1 SYP treated \$ MSR2400 SYP non-treated

Truss webs, chords, headers, joist, rafters \$ all other framing material #1 or #2 SYP - (2x4 \$ 2x6) MSR 2400 SYP -  $(2x8, 2x10 \pm 2x12)$ 

 $2.0E F_{b} = 3,100 psi - (LVL)$ 3. All members in contact with soil or concrete shall be preservative-treated to min 0.8 #/c.f. retention CCA for columns/posts and UC4 Ground Contact for all others. 4. Plywood and OSB, when shown on construction documents shall be APA rated.

5. Stud wall corners and intersections shall be framed with a min. of three or more studs. 6. Load-bearing headers in a stud wall shall have a min. of one cripple under each end of the header and be fastened securely to full length studs immediately beside header. 7. Deflections of wood members shall be limited to the model building code-specified minimums.

Standard Connection Details: I. 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 11/2" - .120" x 3" threaded pneumatic - 10d - .162" x 3 1/2" common - 16d

- 16d R.S. - .148" x 3 1/2" threaded hardened-steel - 20d - .177" x 4" threaded hardened-steel - .177" x 6" threaded hardened-steel - 60d - 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: - IOd nails may be used to replace IGd or IGd 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 straight pattern, and shall be driven into the center of the narrow face of 2x members when applicable. Edge distances, 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.

SCHEDULE	COLUMN STUB SCH

LABEL	PAD SIZE	TYPE	MISCELLANEOUS NOTES		FULL COLUMNS OR STUBS						
М	14" Ø x 4"	PRE-CAST	N/A	LAB	STUB / COL. SIZE	LENGTH	UPLIFT ANCHORS	UPLIFT ANCHOR FASTENERS	COMMENTS	BRACKET TYPE	STUB / COL. DEPTH
Р	20" Ø x 8"	P.I.P.	N/A	1	3-PLY 2x6	7'-0"	(2)   2" TR. BLOCKS	(10) 10d NAILS PER BLOCK	TREATED STUB	N/A	4'-0"
				2	3-PLY 2x6	8'-0"	(2)   2" TR. BLOCKS	(10) 10d NAILS PER BLOCK	I' EXTRA TREATED STUB	N/A	5'-0"

## COLUMN MIDDLE SCHEDULE

LABEL	COLUMN SIZE	COMMENTS
Α	3-PLY 2x6	NON-TREATED MIDDLE

## COLUMN TOP SCHEDULE

	LABEL	COLUMN SIZE	COMMENTS
	I	3-PLY 2x6	SIDE TOP
	2	3-PLY 2x6	DOOR / CORNER TOP
	3	3-PLY 2x6	OHD HEADER TOP
	#	3-PLY 2x6	END TOP (SEE SHEET 300)
-			

COMMENTS	LENGTH (-1/16")	COLOR
SIDE TOP	16'-0"	RED
DOOR / CORNER TOP	15'-0"	GREEN
OHD HEADER TOP	13'-9 1/4"	YELLOV
END TOP (SEE SHEET 300)	12'-9 1/4"	ORANG
	8'-0"	PURPLE
HEDULE	5'-9 1/4"	BLUE

## OPENINGS SCHEDULE

COLUMN TAG KEY:

(MIAI) GROUND

LABEL	TYPE	MFTR/MODEL	SIZE	ROUGHOUT	ACCESSORIES	DETAIL LOCATION / COMMENTS
	WALKDOOR	AJ #5 I OO SERIES	3068	40 5/16" x 81 1/8"	9-LITE, LEVER / DEADBOLT COMBINATION LOCKSET	FBI TO FRAME OUT \$ INSTALL, SEE FRAME OUT DETAIL ON SHEET 650
2	WALKDOOR	AJ #5 I OO SERIES	3068	40 5/16" x 81 1/8"	SOLID PANEL, LEVER / DEADBOLT COMBINATION LOCKSET	FBI TO FRAME OUT & INSTALL, SEE FRAME OUT DETAIL ON SHEET 650
3	OVERHEAD	BY PURCHASER	12' x 14'	-   0     /2" x   3'-         /2"	NONE	FBI TO FRAME OUT, PURCHASER TO SUPPLY \$ INSTALL, SEE DOOR #3 DETAIL ON SHEET 600
A	HORIZONTAL SLIDING WINDOW	SIMONTON	4030	48" x 36"	SCREEN	ALIGN W/ TOP OF 3068 WALKDOOR
B	FIXED WINDOW	SIMONTON	6020	72" x 24"		TOP OF ROUGH OPENING 14' ABOVE F.F.
$\Diamond$	ATTIC ACCESS	FBı	24" x 44"	24   /8" x 44   /8"		VERIFY LOCATION W/ PURCHASER, SEE DETAIL ON SHEET 650

## MISCELLANEOUS NOTES

SIDING SCREW PATTERN NOTE:  LAP SCREW (THROUGH RIB) CANNOT BE LEFT OUT AT DRIP CAP,  Z-TRIM (IF INCLUDED), \$ EAVE LOCATIONS	
⊗ = 4" x 3" DOWNSPOUT LOCATION	
DIAGONAL: $(55'-0" \times 75'-0") = 93'-0\frac{1}{16}" (x2)$	
SW-400 = SHEARWALL BAY LOCATION (SEE DETAIL ON SHEET 650)	
<del>-</del>	

## MISCELLANEOUS PRE-CUT SCHEDULE

LENGTH	COLOR	COMMENTS
*	BROWN	*
*	WHITE	*
*	GRAY	*
*	BLACK	*

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

The following sequence / details are provided to aid in the proper installation of the thermal

- package:

  I. Install visqueen and insulation per "Thermal Installation Sequence @ Corner"
- detail on sheet 650. Install ceiling visqueen and liner per "Vapor Barrier Sequence Detail" on sheet 650.
- 3. Spray foam around doors \$ windows per "Walkdoor \$ Window Frameout Details" on sheet 650 prior to installing interior

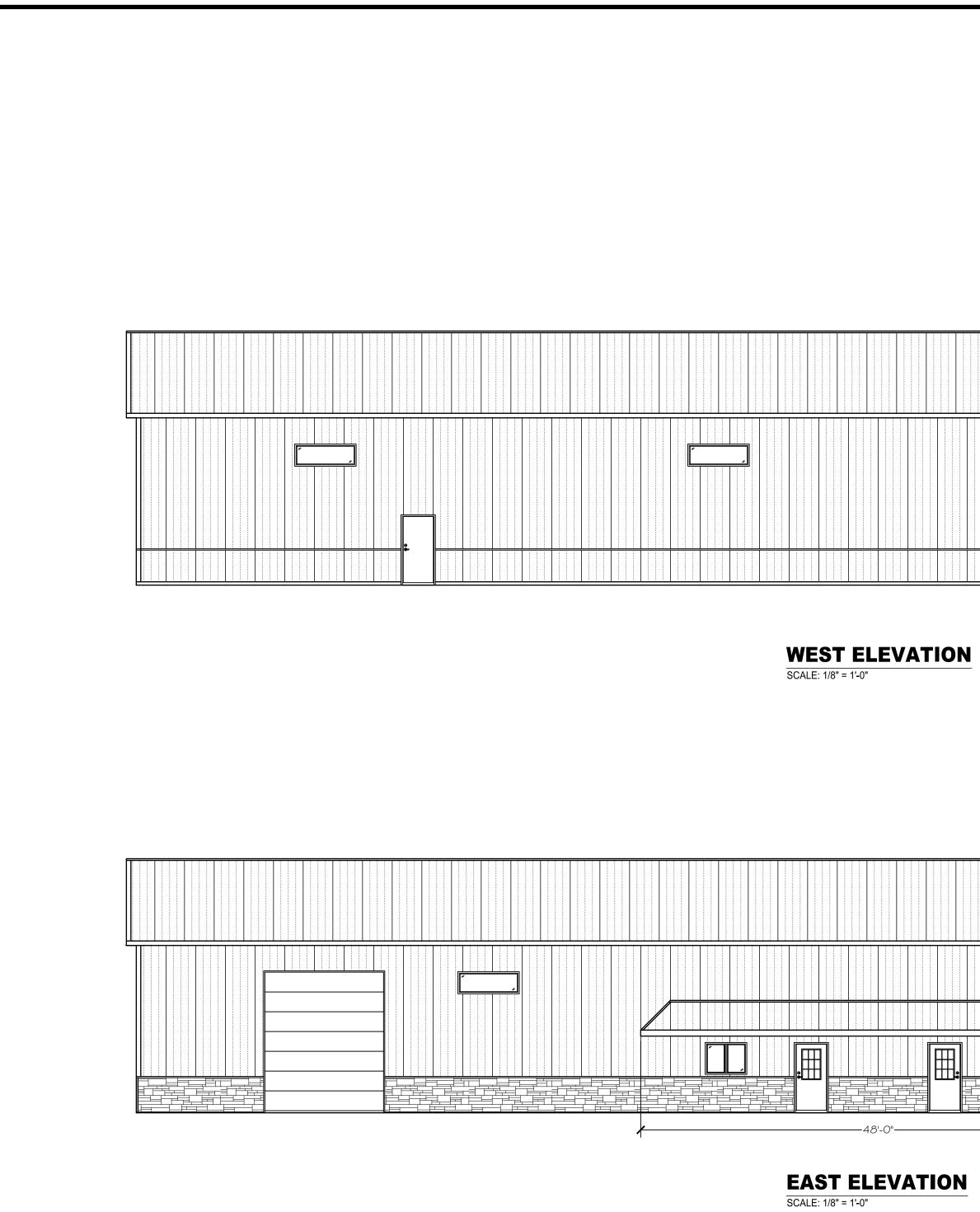
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**86th** 

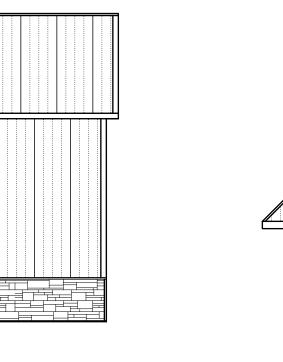
DRAWN BY :  MTO BY :  ENG. BY :	LCS_LLC XX JS
PSC:	Kurt W.
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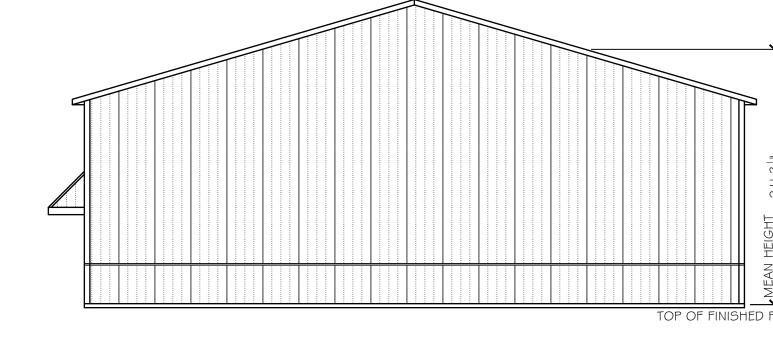
FBi PROJECT # : 20-1226-00

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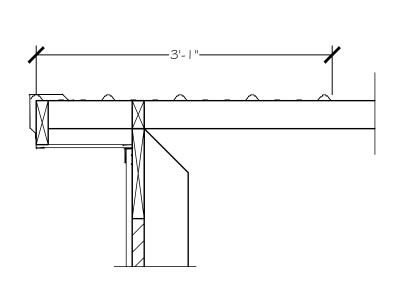
## SOUTH ELEVATION SCALE: 1/8" = 1'-0"



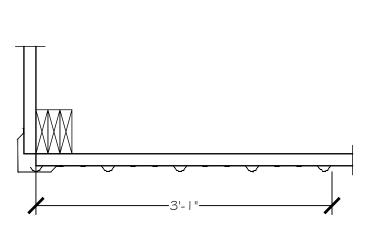


NORTH ELEVATION

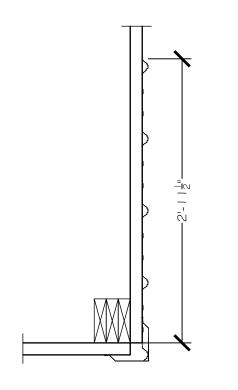
SCALE: 1/8" = 1'-0"



ROOF STARTER PANEL
SCALE: 1" = 1'-0"



SIDEWALL STARTER PANEL
SCALE: 1" = 1'-0"



ENDWALL STARTER PANEL
SCALE: 1" = 1'-0"

FINISH GRADE ELEVATION AT BUILDING PERIMETER TO BE BELOW STEEL SIDING DRIP CAP AND ABOVE THE BOTTOM OF THE PRIMARY GRADE BOARD.

86th Place Lot #1
1503 86th Place, Lot #1
Merrillville, IN 46410

Il FBi Buildings Com (800) 552-2081

DRAWN BY:

MTO BY:

ENG. BY:

PSC:

Kurt V

SHEET:

FBi PROJECT #: 20-1226-00





## **ADDITIONAL PHOTOS**





**For Information Contact:** 

**Allen Bartley** 

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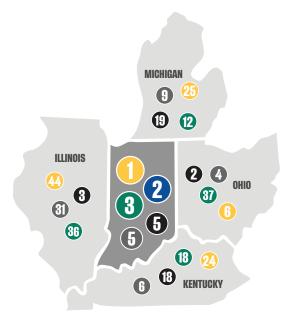
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## **AN ECOSYSTEM OF INNOVATION**

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.





- PROPERTY TAX INDEX RANK
  (Tax Foundation, 2022)
- BEST PLACE TO START A BUSINESS
- STATE BUSINESS TAX CLIMATE INDEX SCORE
  (CNBC, 2023)
- GOST OF DOING BUSINESS (CNBC, 2023)
- AMERICA'S TOP STATE FOR BUSINESS INFRASTRUCTURE (CNBC, 2023)





## 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%

# 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: 14<sup>th</sup> | OH: 5<sup>th</sup> | KY: 6<sup>th</sup> | IL: 33<sup>rd</sup>

### 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