



MIDWEST

TRADE CENTER

FOOD GRADE DISTRIBUTION SPACE

6500 S US HWY 421
WESTVILLE, IN 46391

±47,769 SF
AVAILABLE FOR LEASE



CLICK TO VIEW
DRONE VIDEO

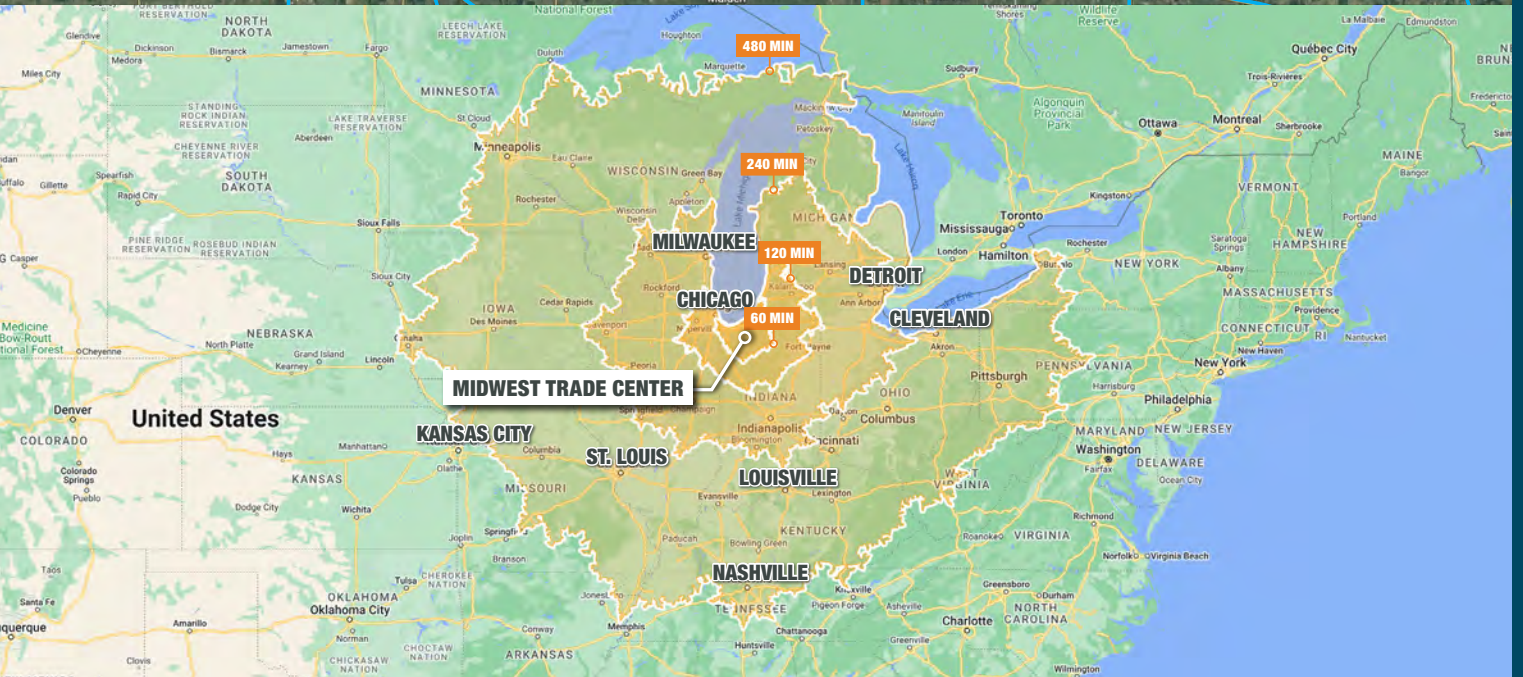


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SITE LOCATION

6500 S US HWY 421
WESTVILLE, IN 46391



DRIVE-TIMES

Chicago	61 miles	1 hr 15 min
Grand Rapids	134 miles	2 hrs 7 min
Indianapolis city	138 miles	2 hrs 47 min
Detroit	233 miles	3 hrs 35 min
Pittsburgh	415 miles	6 hrs 27 min
Minneapolis	469 miles	7 hrs 21 min

DRIVE-TIME/POPULATION

1 hour	1,412,181
2 hours	10,467,212
4 hours	30,374,583
8 hours	71,606,416



±47,769 SF AVAILABLE —



SITE ADVANTAGES —



EXCELLENT FACILITY FEATURES

29' clear height, great dock capacity (1 dock/3,750 SF), dry space is cross-docked and rail-served (CSX). Space is fully racked and ready for occupancy.



EXCELLENT SITE FEATURES

The site includes 300 trailer stalls (expandable) and security gates.



STRATEGICALLY LOCATED

Facility is located approximately 5 miles south of I-90, 10 miles south of I-94 and 55 minutes from downtown Chicago.



SIZEABLE LABOR POOL

Large labor pool with the ability to support a sizeable warehouse operation.

NEIGHBORING TENANTS

Tonn and Blank Construction



Pratt Paper



Dollar General

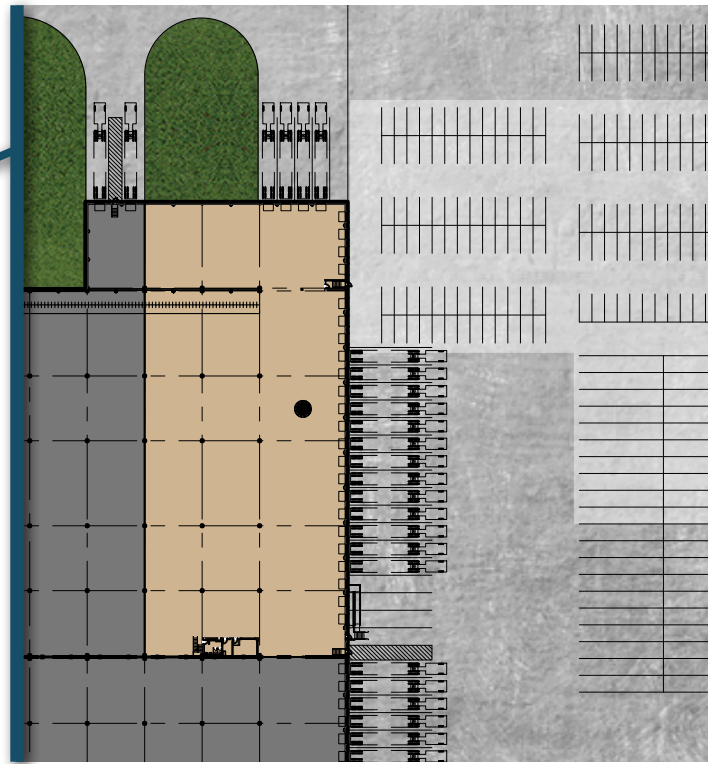
DOLLAR GENERAL



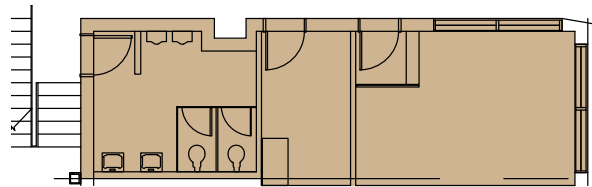
LOW OPERATING COSTS

Inclusive of taxes and CAMs

SITE OVERVIEW —



SHIPPING/RECEIVING OFFICE



Total Land Area	98 Acres	Floor	6" Slab
Available SF	±47,769 SF	Lighting	T-5 on Motion Sensors
Office Area	Remote shipping and receiving office	Natural Gas	4" Service
Rail Loading	1 Interior Rail Spur (CSX) - 658'	Electric	6900 KVA / 480 Volt / 4 Switch
Truck Docks	17 Hydraulic Docks	Surveillance	52 Cameras on Property
Trailers	34	Sprinkler	Wet
Cars	246	Clear Height	29'
Bays	45' x 40'	Year(s) Built	1980, 2000, 2004
Speed Bays	60'	Asking Rate	\$4.75 PSF NET
		Estimated OPEX	\$1.05

