

**LEASE RATE****\$11.00 SF/YR****OFFERING SUMMARY**

Available SF:	3,148 - 6,296 SF
Lease Rate:	\$11.00 SF/yr (MG)
Lot Size:	7.35 Acres
Year Built:	1985
Building Size:	59,903 SF
Zoning:	BP   Business park
Market:	Chicago
Submarket:	Porter County
Traffic Count:	15,841

**PROPERTY OVERVIEW**

This property's convenient 10-acre location on US Highway 6, and its Business Park Zoning, make the units ideal for light industrial, retail, or athletic use.

**LOCATION OVERVIEW**

Portage Industrial Park near the Port of Indiana is only 30 miles from downtown Chicago and near several major roadways including I-94, the Indiana Toll Road, and I-65. The City of Portage as well as the state of Indiana are known for pro-business attributes.

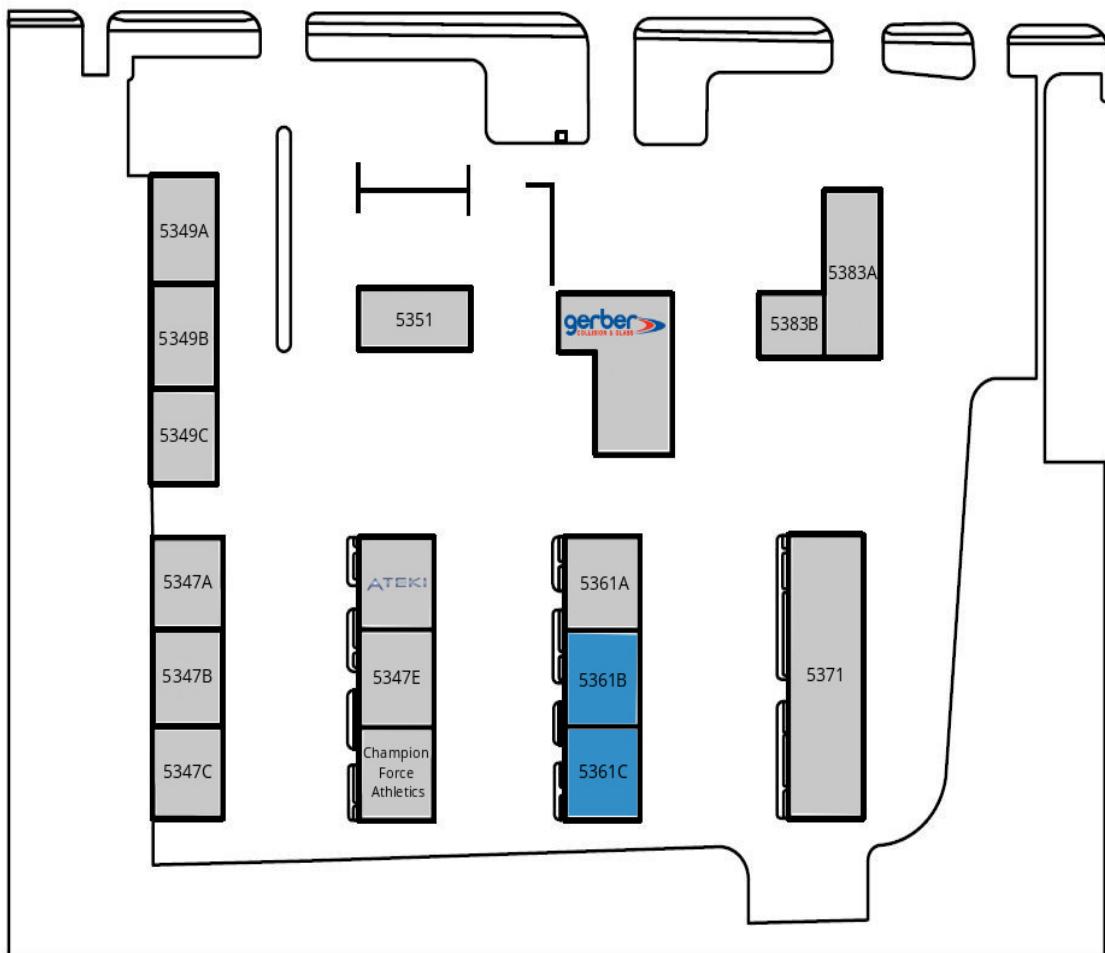
The population of Portage was 37,926 as of the 2020 census. It is the largest city in Porter County, and third largest in Northwest Indiana.

**PROPERTY HIGHLIGHTS**

- Highly visible from US Highway 6
- High Traffic Count
- Experienced Property Management

# PORTAGE INDUSTRIAL PARK

5347-5383 E. U.S. HWY 6, PORTAGE, IN 46368

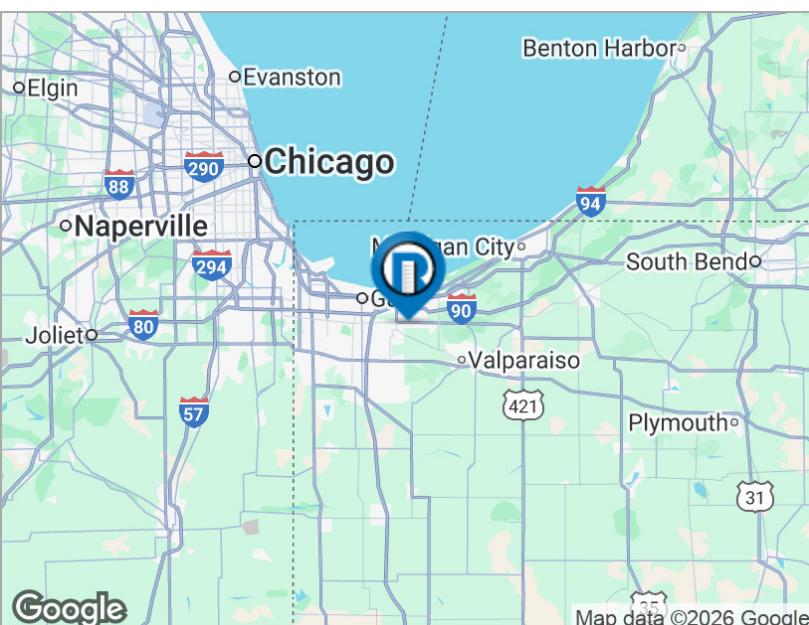


## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
5361B E US Hwy 6	3,148 - 6,296 SF	Modified Gross	\$11.00 SF/yr	In-line   Flex Space with overhead doors   Ideal for Professional or Service Uses
5361C E US Hwy 6	3,148 - 6,296 SF	Modified Gross	\$11.00 SF/yr	2 In-Line Overhead Doors   Flex Space   Tall Ceilings   2-Story Office Space   Ideal for Professional or Service Uses

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,733	92,614	236,857
Average age	37.9	37.4	37.2
Average age (Male)	38.8	36.7	35.9
Average age (Female)	37.4	38.0	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,242	35,593	88,937
# of persons per HH	2.6	2.6	2.7
Average HH income	\$51,567	\$57,161	\$59,148
Average house value	\$132,420	\$130,918	\$163,114

\* Demographic data derived from 2020 ACS - US Census