

FLEX SPACE FOR LEASE

PORTAGE INDUSTRIAL PARK

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



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.

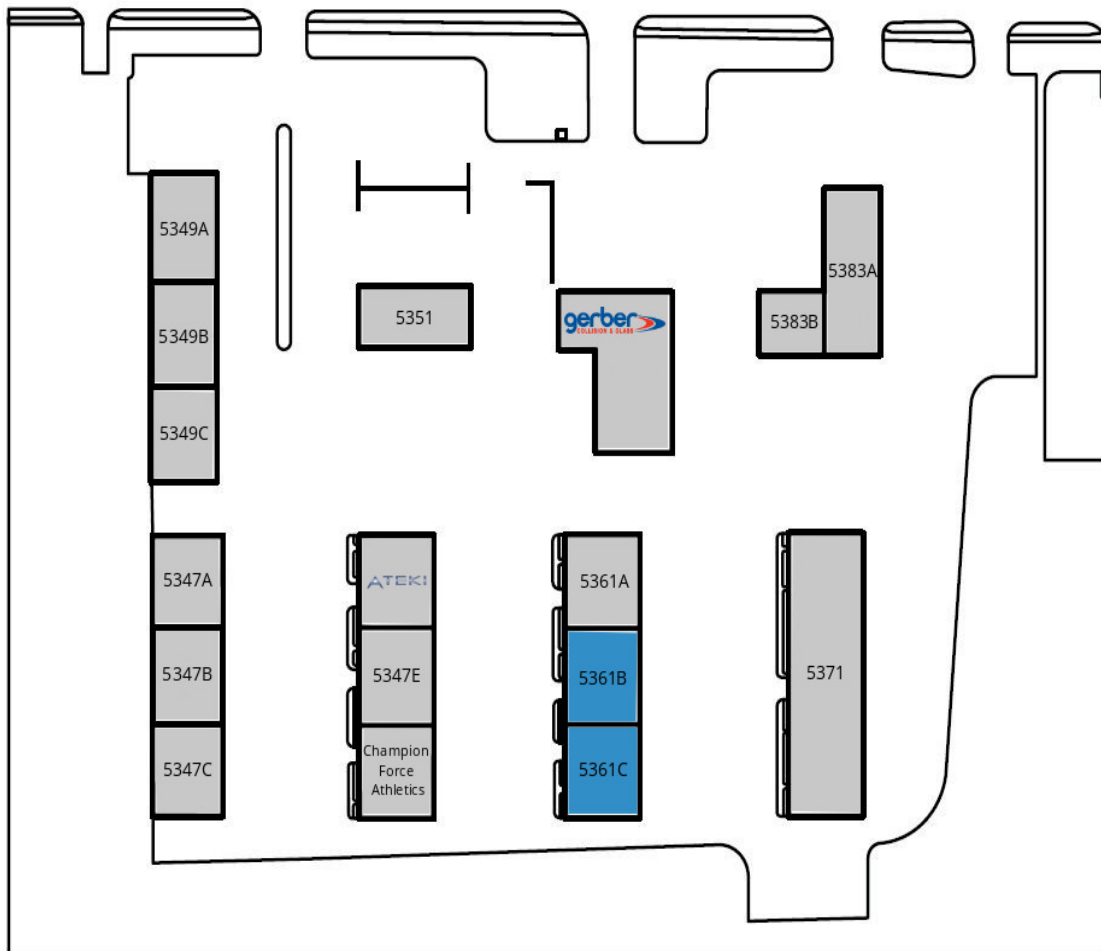
LOCATION OVERVIEW

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

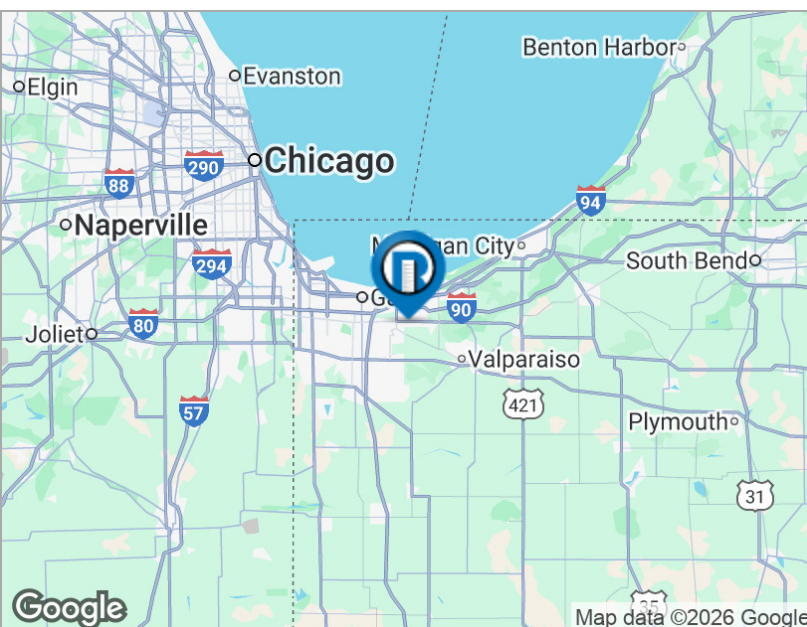


AVAILABLE SPACES

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