

3600 W RIDGE RD, GARY, IN 46408



For more information, please contact:

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LATITUDE
COMMERCIAL
REAL ESTATE SERVICES

LATITUDECO.COM

3600 W RIDGE TRUCK TERMINAL

3600 W Ridge Rd, Gary, IN 46408



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,500,000
Price / SF:	\$391.60
Available SF:	9.66 Acres
Lease Rate:	Negotiable
Lot Size:	5.97 Acres
Year Built:	1955
Building Size:	6384 SF
Zoning:	M1-1

PROPERTY HIGHLIGHTS

- 9.66 acres of truck parking now available! 50% leased
- Two buildings off Ridge Road-totaling 6,384 SF fully leased
- Close proximity to I-90/94 and I-65
- Easy access to Chicagoland area
- Currently used as a terminal for equipment leasing company



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PROPERTY DESCRIPTION



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Positioned as a prime investment opportunity for industrial and transportation-focused investors, this property at 3600 W Ridge Rd, Gary, IN showcases a 6,384 SF building, and plenty of parking space. Its excellent location, along with dedicated truck parking, space for truck sales, an equipment storage yard, and potential for a towing business and auto recycling, presents a versatile and lucrative proposition for prospective investors. With strategic proximity to essential transportation routes, this property offers an ideal foundation for establishing a robust industrial or transportation hub catering to a range of operational needs.

LOCATION DESCRIPTION

This spacious and secure property is perfect for businesses in need of ample parking and warehouse space. With 9.66 acres of fenced and gated land, this property offers the safety and security needed to store goods, equipment, and vehicles.

The heavy industrial zoning of M-1 allows for a broad range of commercial and industrial uses, making it an ideal location for a variety of businesses.

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ADDITIONAL PHOTOS



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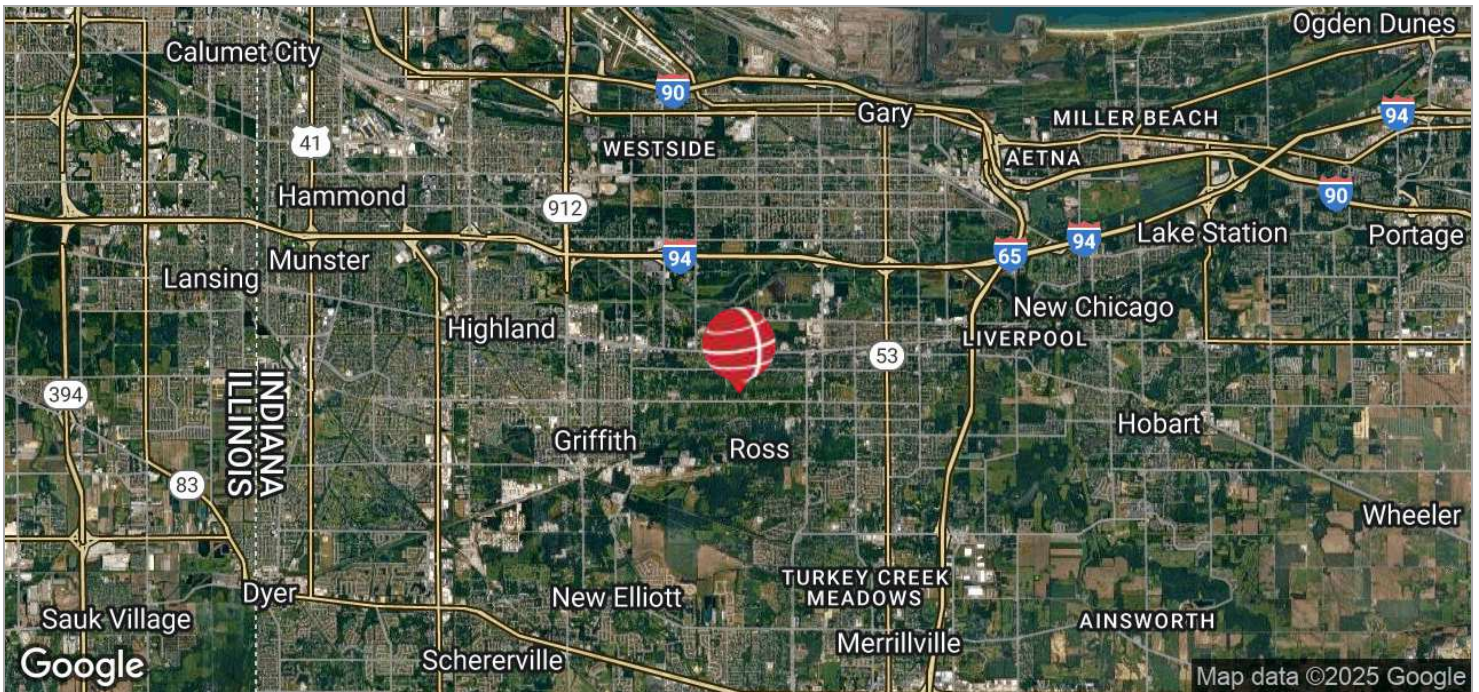
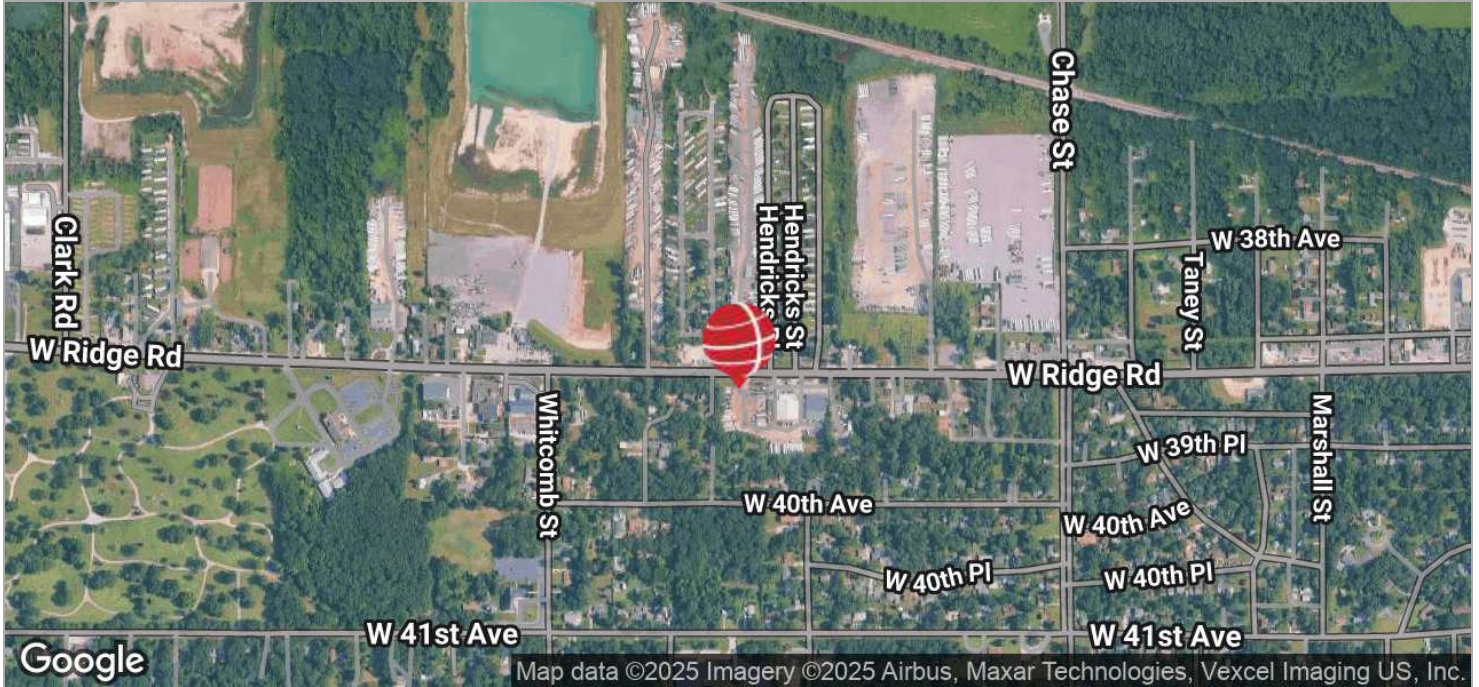
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LOCATION MAPS



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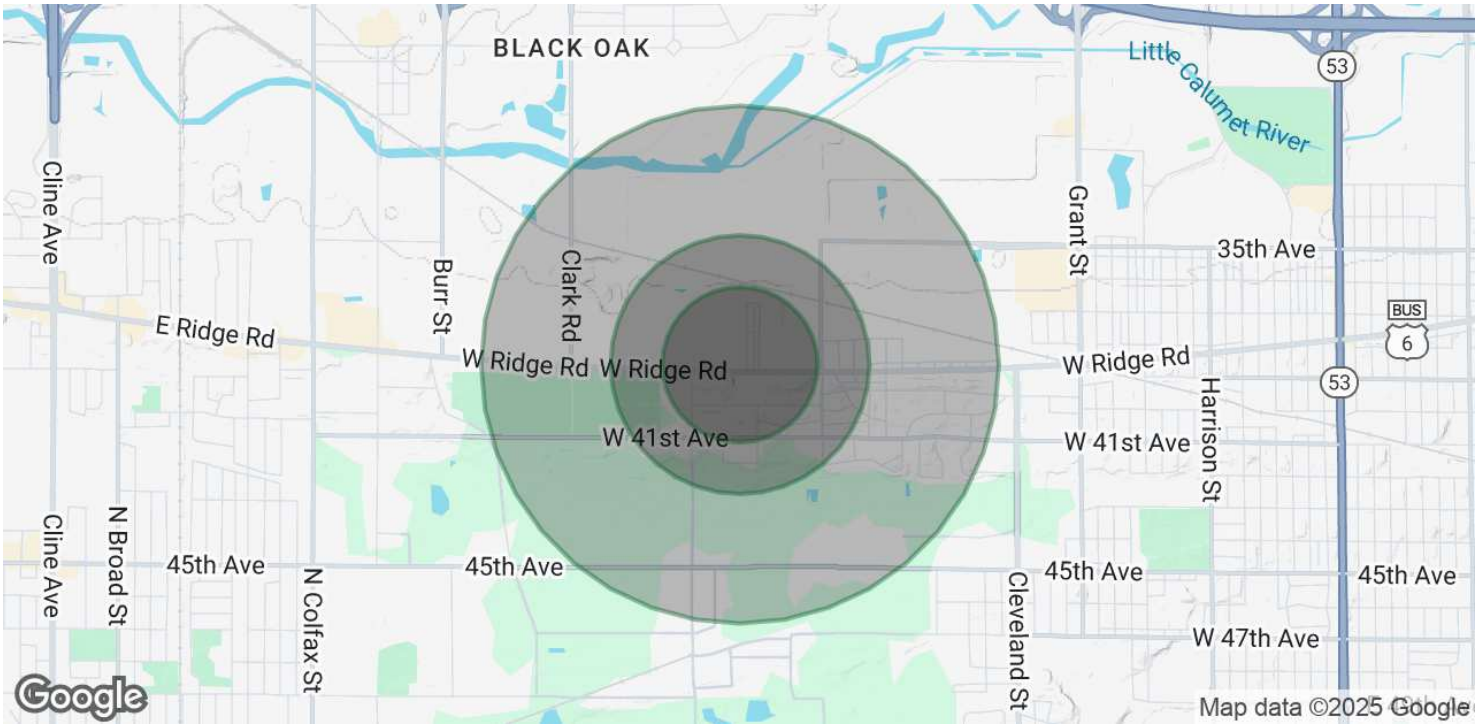
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	319	960	2,394
Average Age	38	38	39
Average Age (Male)	38	38	39
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	123	368	939
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$53,968	\$56,112	\$57,233
Average House Value	\$199,067	\$201,280	\$198,524

Demographics data derived from AlphaMap

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