

Land for Sale - Owner Willing to Subdivide

7264 1ST LINE ROAD | LA PORTE, IN 46350

Excellent piece of land for development.

NACressy
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Property Overview

Property consists of two contiguous parcels totaling 50.33 acres. This is a large rectangular shaped piece of land inside the front part of the large Kingsbury Industrial Park. Property is cleared of trees but will need some grading due to current use. Excellent access to 1st Line Road and Hupp Road which lead to Indiana Highway Six which is less than one mile from the location. Owner is willing to subdivide.

Site is part of the Indiana Economic Development Corp. (IEDC) Strategic Sites Inventory (SSI) Program: Site is officially designated by IEDC as a high value site for Mega Site and Heavy Industrial Users or other uses such as medium and light industrial and agribusinesses.

The site is NIPSCO (gas and electric supply) "Top Three" priority site for Northwestern Indiana.

The site is 48 miles of Chicago, and 115 miles Northwest of Indianapolis.



VIEW LISTING ONLINE



Land:

50.33 AC



Zoning:

M1 - M2



Water and Sewer Lines:

8" In 10" Out

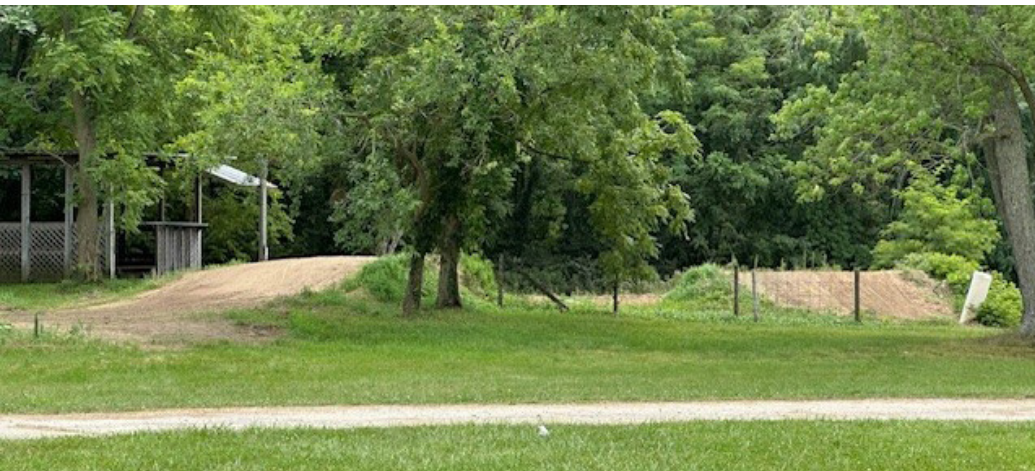


List Price:

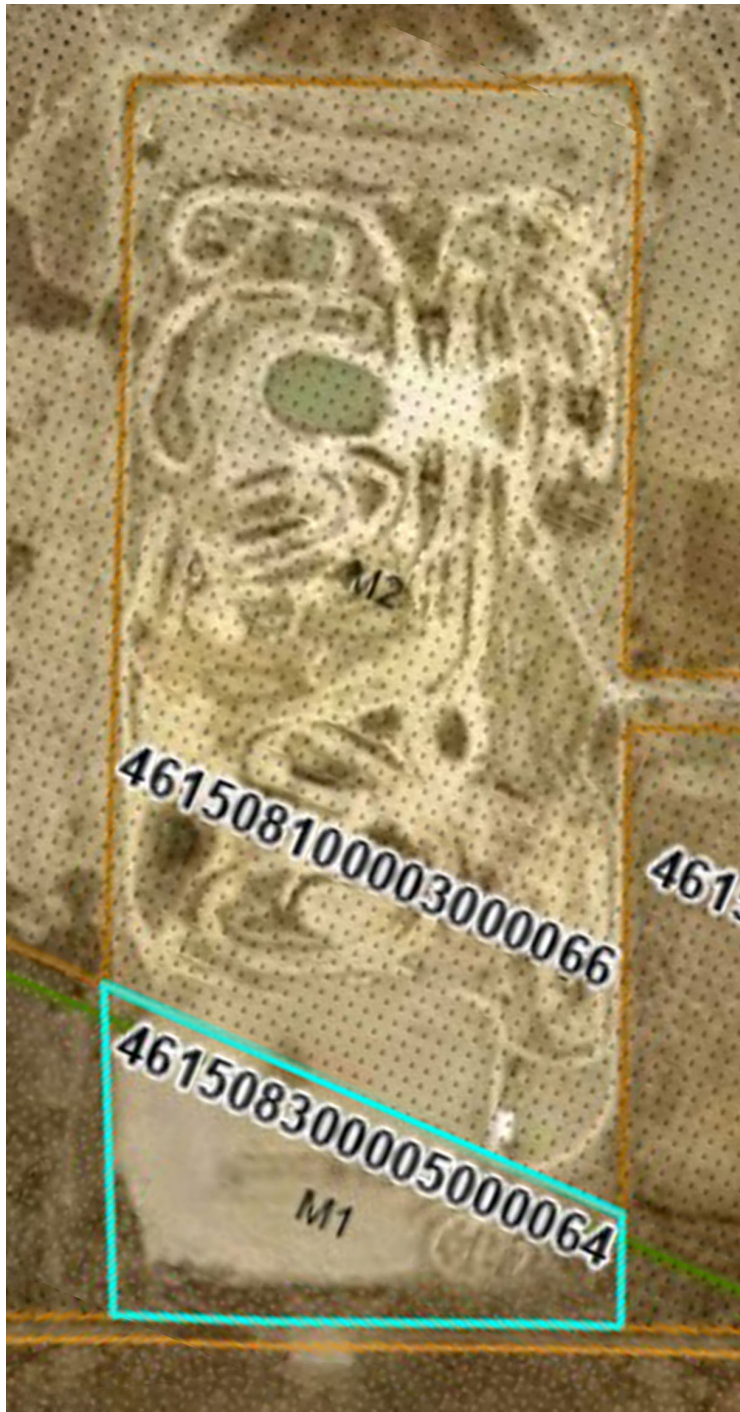
\$2,475,000 (\$49,175.44 / AC)



Property Photos



Property Maps



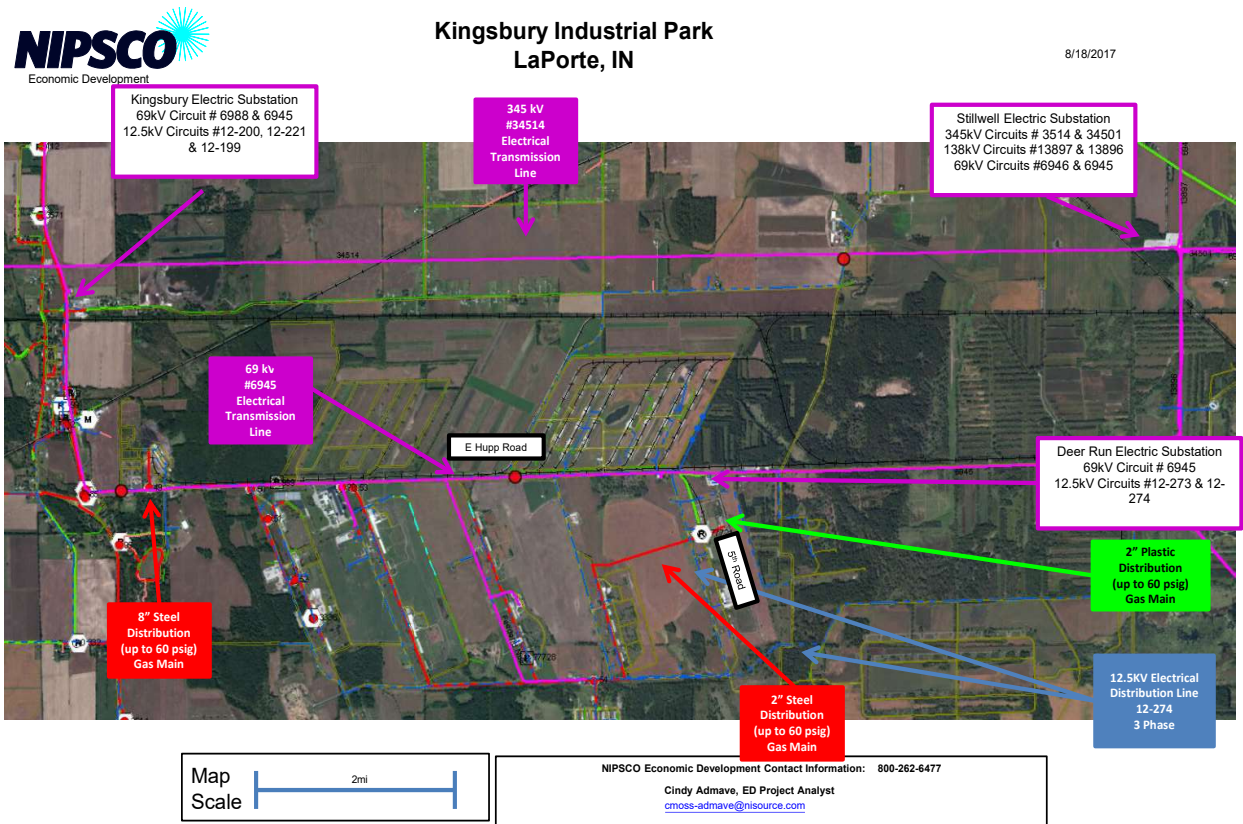
The Kingsbury Industrial Park (KOP) is a 846.7-acre Greenfield property. Located in the area North of Kingsbury, Indiana and South of The City of LaPorte in LaPorte County, Indiana.

The City of LaPorte, serves as the county seat.

The Kingsbury Industrial Park was nominated for advancement to SSI Phase II by LaPorte County officials and the Northern Indiana Public Service Company (NIPSCO).

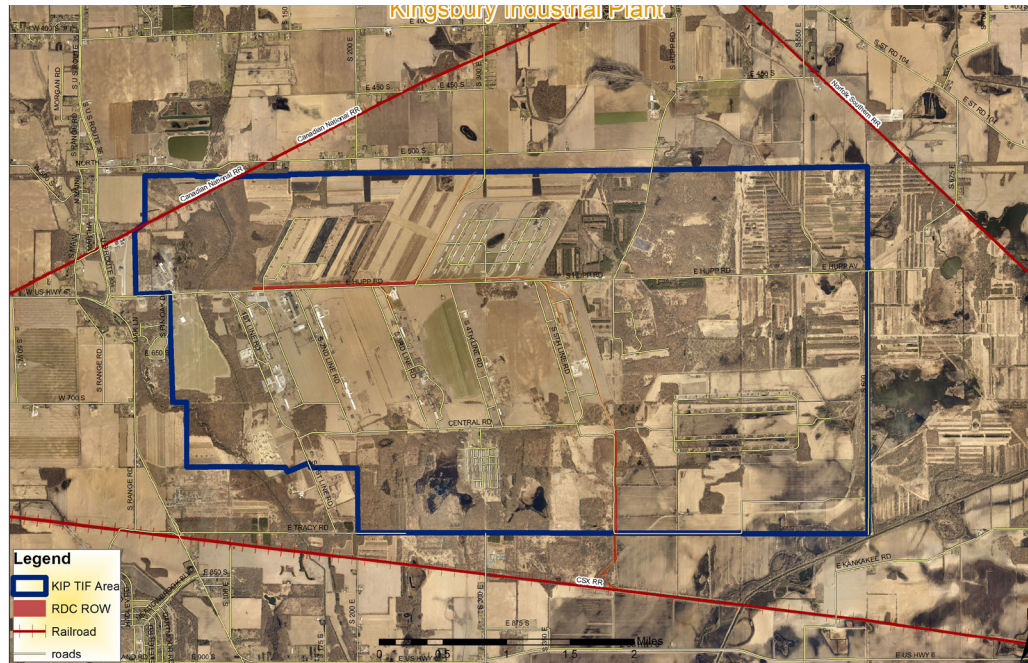
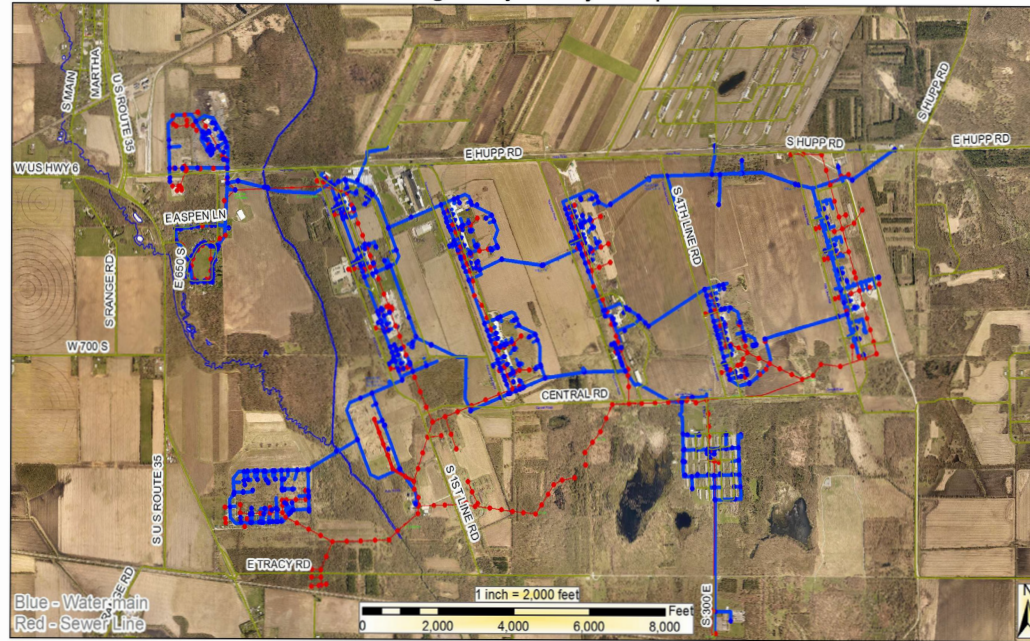
NIPSCO is the largest natural gas distribution company and one of the largest electric distribution companies in the state of Indiana. NIPSCO serves more than 821,000 natural gas customers and 468,000 electric customers across 30 counties.

The subject site satisfies baseline quality criteria, aligns with LaPorte County industry targets, and is deemed competitive to attract high-value business investments in support of sustainable community job growth and economic prosperity.



Property Maps

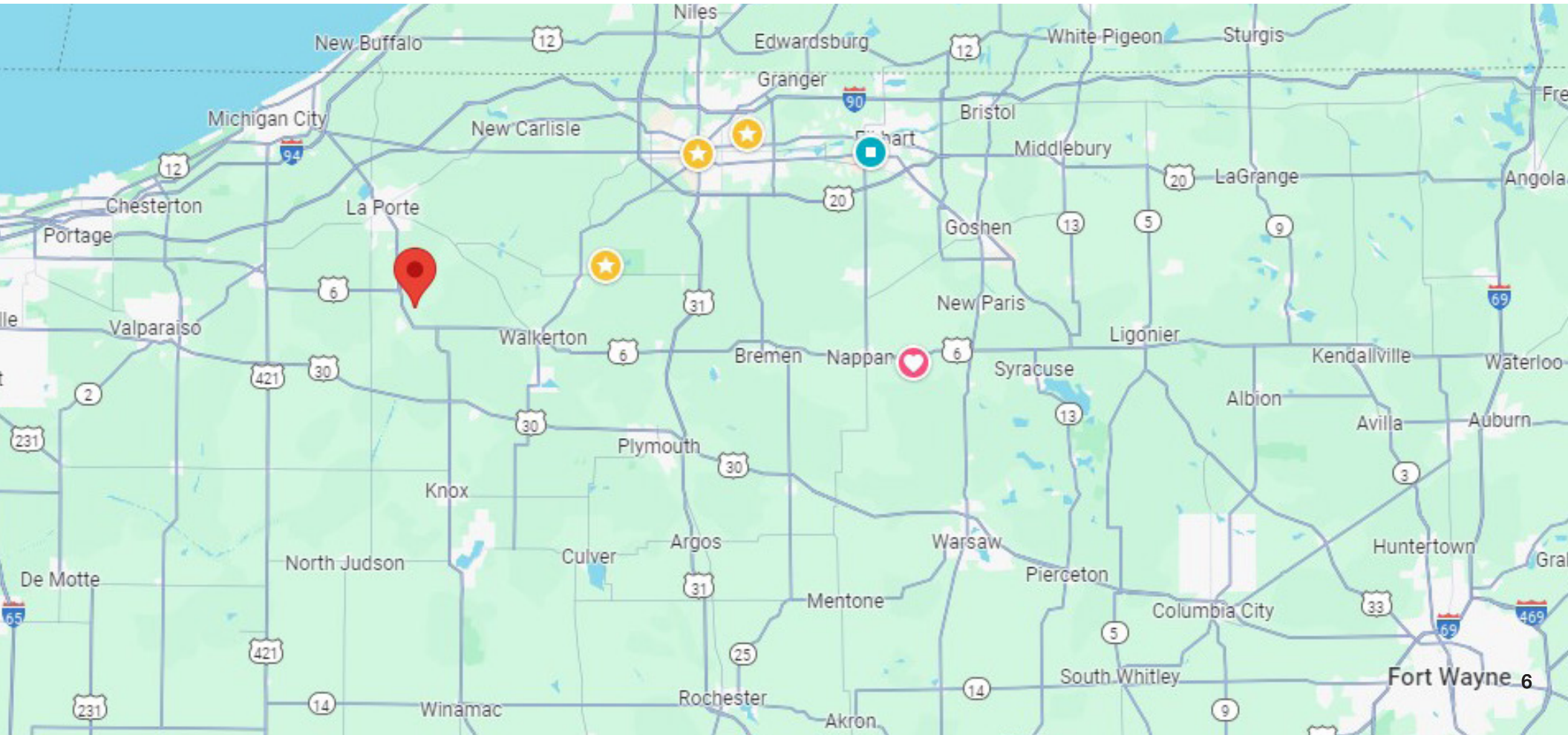
Kingsbury Utility Corp



Location Overview

The property is located in the large Kingsbury Industrial Park a longtime well established industrial park with all types of heavy, medium and light industrial use, agricultural uses, and transportation, logistics, and warehouse users. The Kingsbury Industrial Park sites directly next Indiana Highway 6, and Indiana Highway 35, both major connectors to the Interstate 94, the Indiana Toll Road, Indiana Four Lane Highway U.S. 31, and Indiana Highway 421.

The area is also served by Canadian National Railroad and rail access can take place directly to the site.



Drive Time to Major Cities

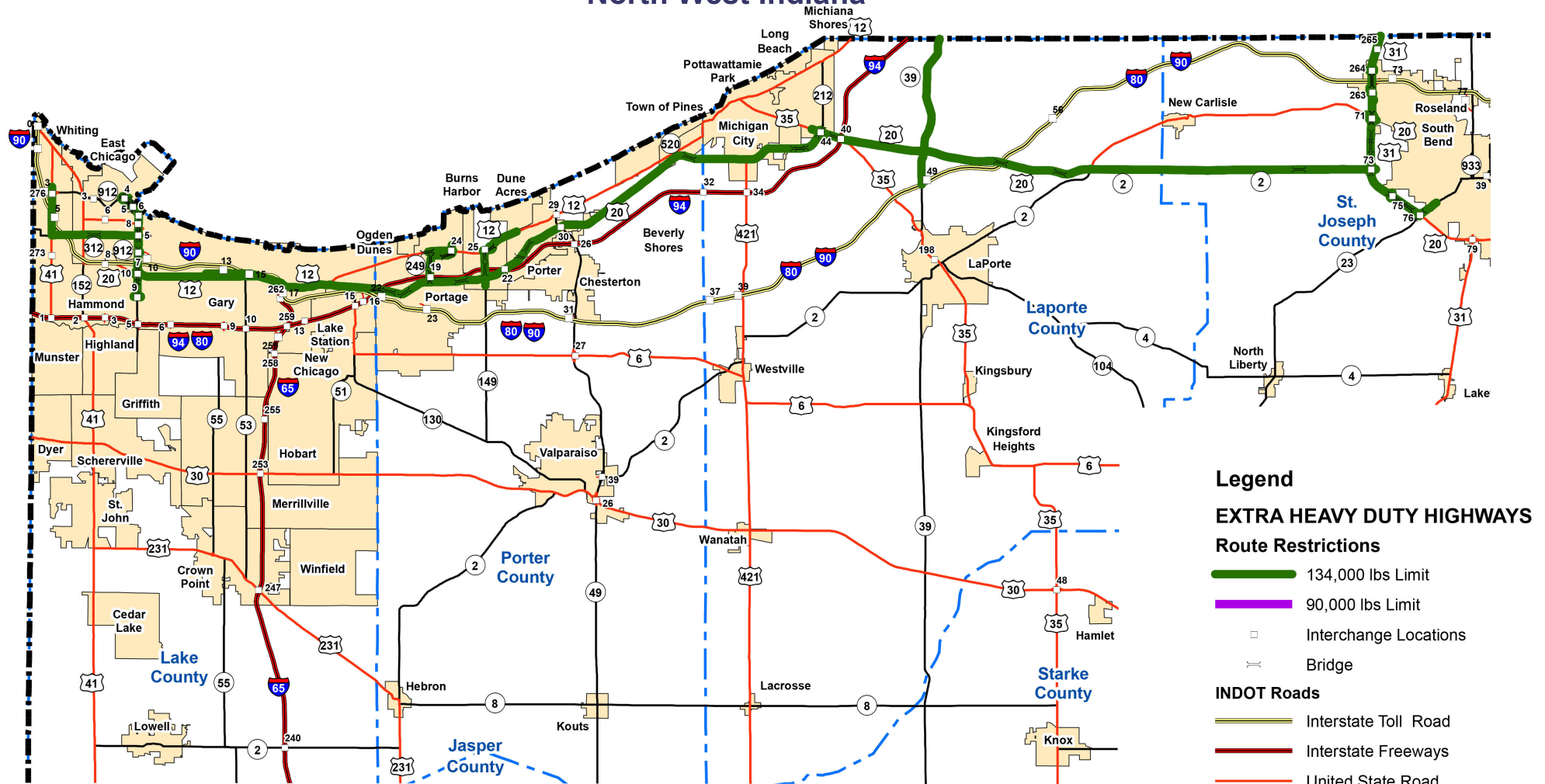


CHICAGO, IL	71 miles
FORT WYANE, IN	115 MILES
GRAND RAPIDS, MI	128 MILES
MILWAUKEE, WI	159 MILES
INDIANAPOLIS, IN	147 MILES
TOLEDO, OH	190 MILES
DETROIT, MI	104 MILES
ST. LOUIS, MO	314 MILES
PITTSBURGH, PA	407 MILES
MINNEAPOLIS, MN	450 MILES
MISSISSAUGA, ONT	461 MILES
NASHVILLE, TN	462 MILES

Indiana Extra Heavy Duty Truck Routes

The location of this property has access to the Indiana Heavy Haul Highway Route. Thus 120,000 Gross Vehicle Weight (GVW) loads can be hauled in from I-94, State Highway 2/20, & the Indiana Toll Road and our US 20 Bypass.

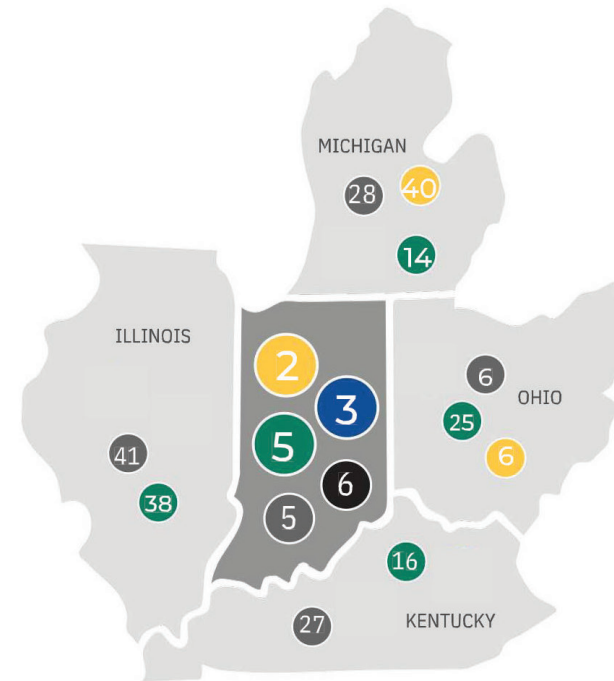
INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



Why do business in Indiana?

AN ECOSYSTEM OF INNOVATION

Indiana 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 your business objectives.



- 2** BEST PLACE TO START A BUSINESS
(Forbes, 2024)
- 3** COST OF DOING BUSINESS
(CNBC, 2025)
- 5** STATE BUSINESS FRIENDLINESS SCORE
(CNBC, 2025)
- 5** PROPERTY TAX INDEX RANK
(Tax Foundation, 2025)
- 6** BEST STATES FOR BUSINESS
(Chief Executive, 2025)

Why do business in Indiana?

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%

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.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-

(Fitch, 2024)



2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except 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

7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

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

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