

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$225,000/acre
<b>Price / SF:</b>	\$5.18
<b>Price / Acre:</b>	\$225,000
<b>Lot Size:</b>	2.41 Acres
<b>Zoning:</b>	CIS/PUD
<b>Utilities:</b>	All Utilities
<b>Topography:</b>	Level

### PROPERTY OVERVIEW

AmeriPlex at the Crossroads is a 386 acre mixed use/master planned Indiana Certified Technology Business Park, a joint venture between Purdue Research Foundation and Holladay Properties. In place infrastructure includes off site drainage ponds, walking paths, sewer, water, electric, gas, fiber optic lines. Developer will sell the 2.41 acre lot or build to suit for sale or lease. Land use zoning allows for Education Center/Office, Medical/Life Sciences, Retail/Lifestyle Center and Precision Manufacturing /Flex. Customized sites tailored to fit the size, budget and type necessary.

### LOCATION OVERVIEW

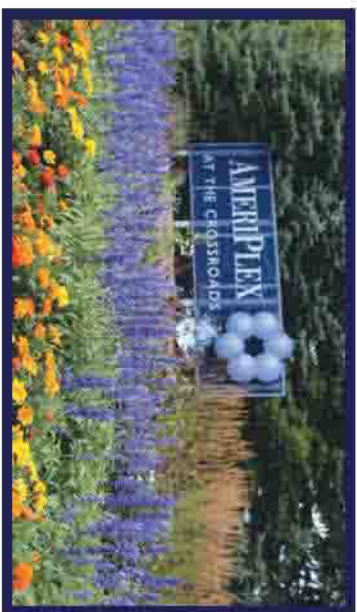
This Premier Business Park is 30 miles southeast of Chicago fronting along I-65 and 1.2 miles south of U.S. Highway 30. Located with access from Broadway (S.R. 53), 93rd Avenue and 101st Avenue. Approximately 1/2 mile south of Methodist Hospital. The new I-65 interchange at 109th Avenue is 1 mile south. Tenants presently located in the park include: Purdue Technology Center - Ivy Tech, Pinnacle Hospital, Vibra Long Term Acute Care, Law Offices, INFSSA, Dawn Foods, Oh Pharmaceuticals and Pipefitters Union. The Purdue Research Park network which is comprised of five parks across the State of Indiana in Merrillville, West Lafayette, Indianapolis and New Albany is the largest University-affiliated complex in the country. See attached PDF on Why Indiana! IDEC State marketing for all the great reasons to consider the move or expansion to this property. Merrillville is the largest town in Indiana, with the third-lowest tax rate in Lake County.



# AMERIPLEX

AT THE CROSSROADS

Commercial/Industrial Sites  
For Sale or Build to Suit  
- all sites divisible



A Joint Venture Development by:



For more information, contact:

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## AERIAL IMAGE OF PARK



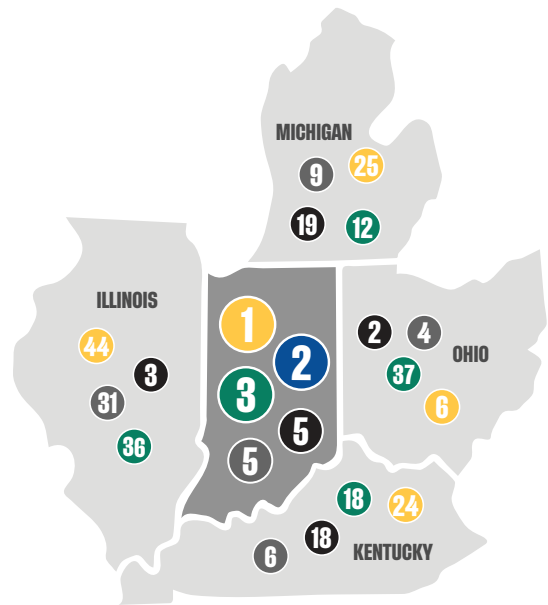
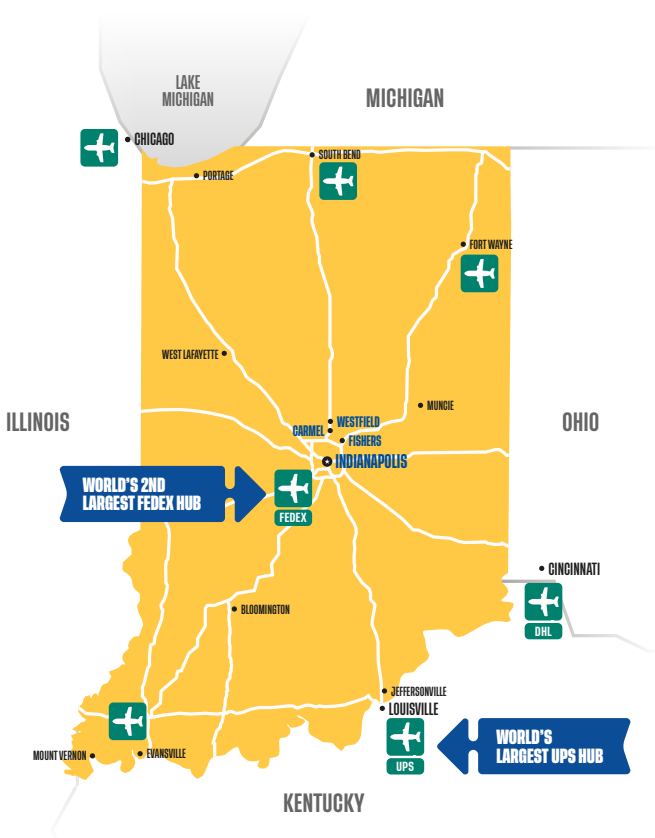
## ADDITIONAL AERIAL IMAGES



# INDIANA BUSINESS CLIMATE

## AN ECOSYSTEM OF INNOVATION

Indiana is more than the Crossroads of America - it's the center of intelligence that 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 business objectives.



- 1** **PROPERTY TAX INDEX RANK**  
(Tax Foundation, 2022)
- 2** **BEST PLACE TO START A BUSINESS**  
(Forbes, 2024)
- 3** **STATE BUSINESS TAX CLIMATE INDEX SCORE**  
(CNBC, 2023)
- 5** **COST OF DOING BUSINESS**  
(CNBC, 2023)
- 5** **AMERICA'S TOP STATE FOR BUSINESS INFRASTRUCTURE**  
(CNBC, 2023)



# ADVANTAGE 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

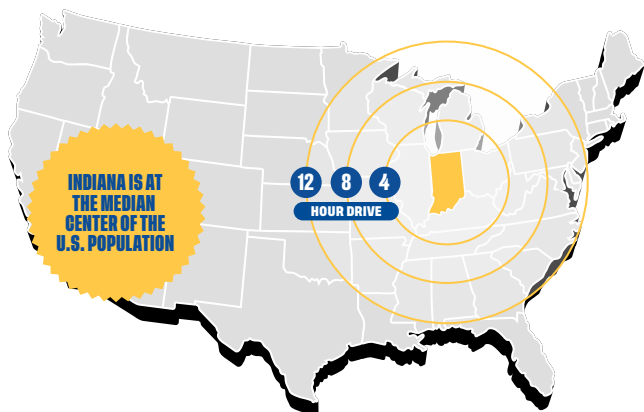
Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

## 3.0% 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 NAICS code 23 is 3.23% or 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

## 4<sup>TH</sup> WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

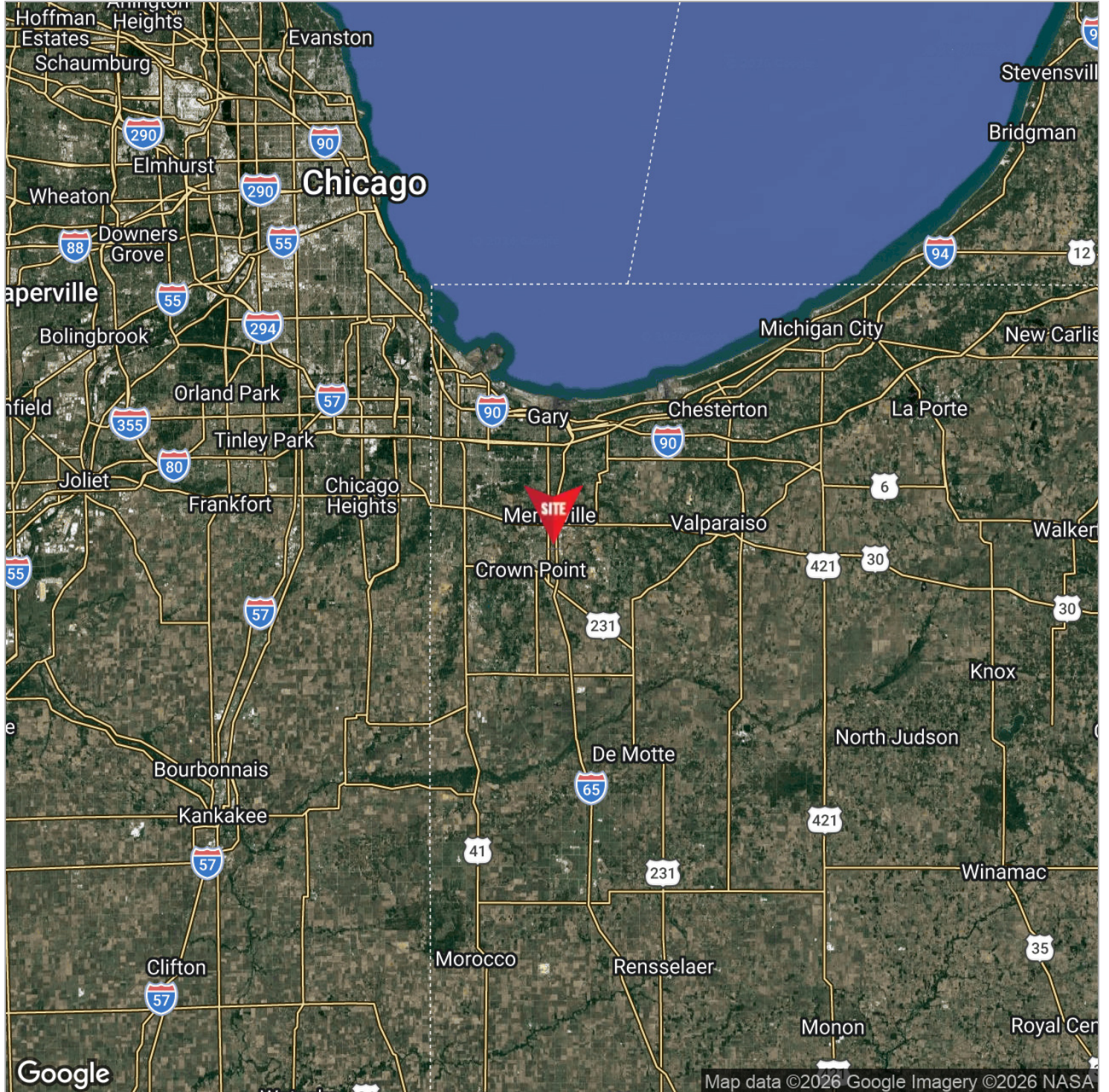
MI: 14<sup>th</sup> | OH: 5<sup>th</sup> | KY: 6<sup>th</sup> | IL: 33<sup>rd</sup>

## 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

## LOCATION MAP



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