

DEVELOPMENT SITE

3845 N. SR 39 | LaPorte, IN 46530



58.11 Acres

Available for purchase separately.
Contact Broker for details.

See photo below for southern parcel boundary.

Recently Designated TIF District (Tax Increment Financing District)

Land:	58.11 Acres
Zoning:	Industrial and Commercial
Improvements:	Street, Gas, Water, Curb, Sanitary Sewer, Electricity
Land Uses:	Industrial and Commercial
Freeway Access:	Indiana Toll Road I-80/90, Interstate 94, U.S. 31, Indiana Highway 39
Distance to I-94:	Five miles to I-94 and only one stoplight
List Price:	\$4,474,474

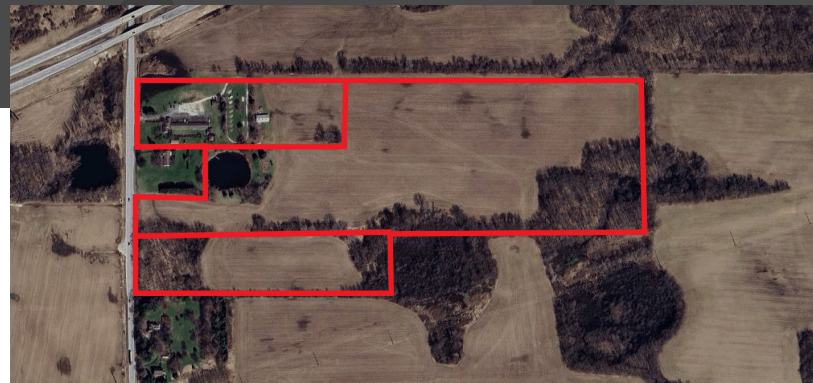
Details:

This property consists of three contiguous parcels of land totaling approximately 58.11 acres. The property already has multiple curb cuts onto Indiana Highway 39 including one in place with a teardrop turnoff on the west side of the road allowing for an easier left-hand turn into the property entrance.


The location is on Indiana Highway 39, which is a heavy haul truck route allowing for Gross Vehicle Weight (GVW) loads up to 136,000 lbs. or 120,000 lbs. Great location with immediate access to I-94 (less than an eight minute drive), I-212, US-20, and Indiana Toll Road, all Indiana heavy haul truck routes.

[VIEW PROPERTY ONLINE](#)

[VIEW VIDEO ONLINE](#)



NAI Cressy

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Roy Roelke
Senior Broker

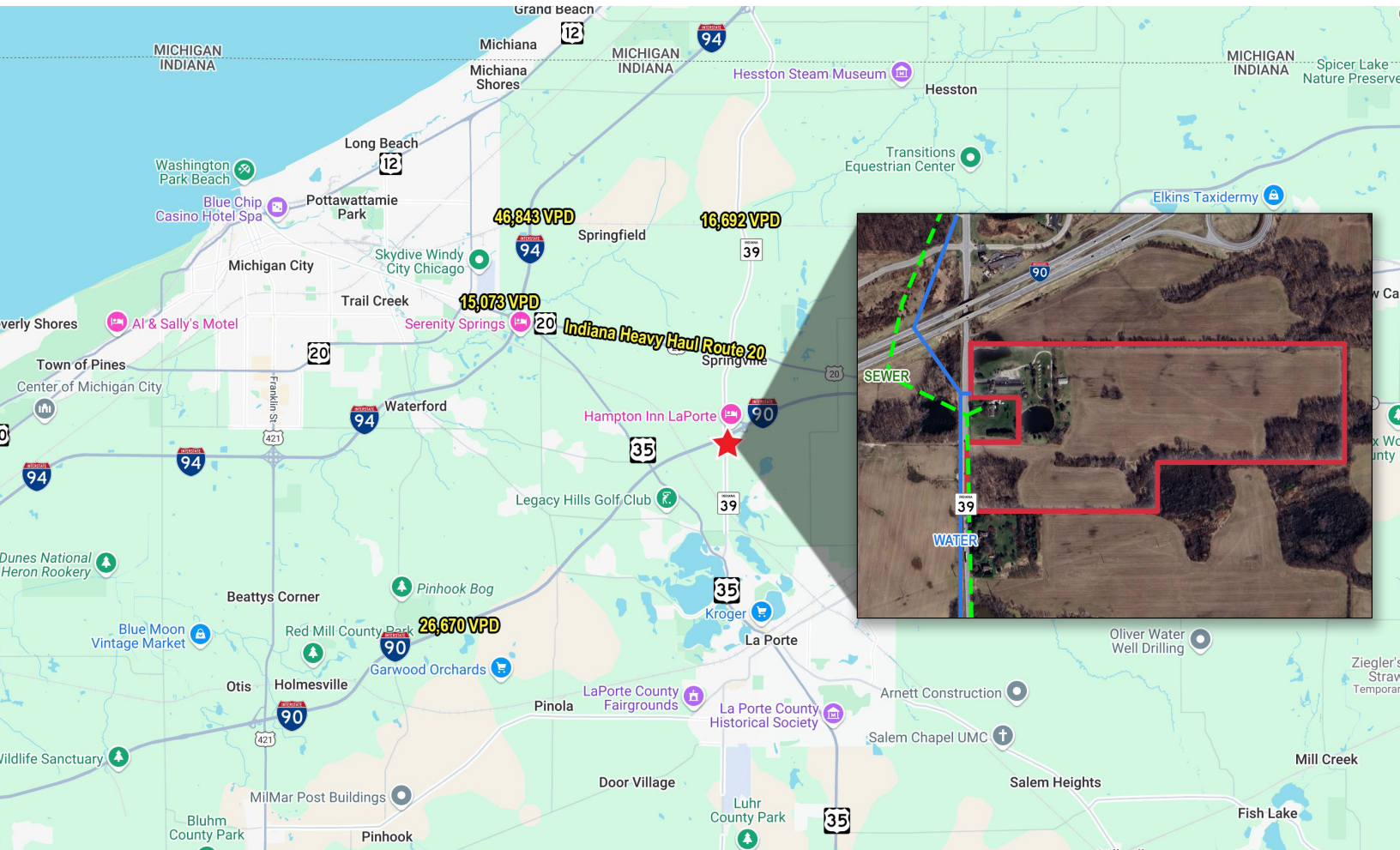
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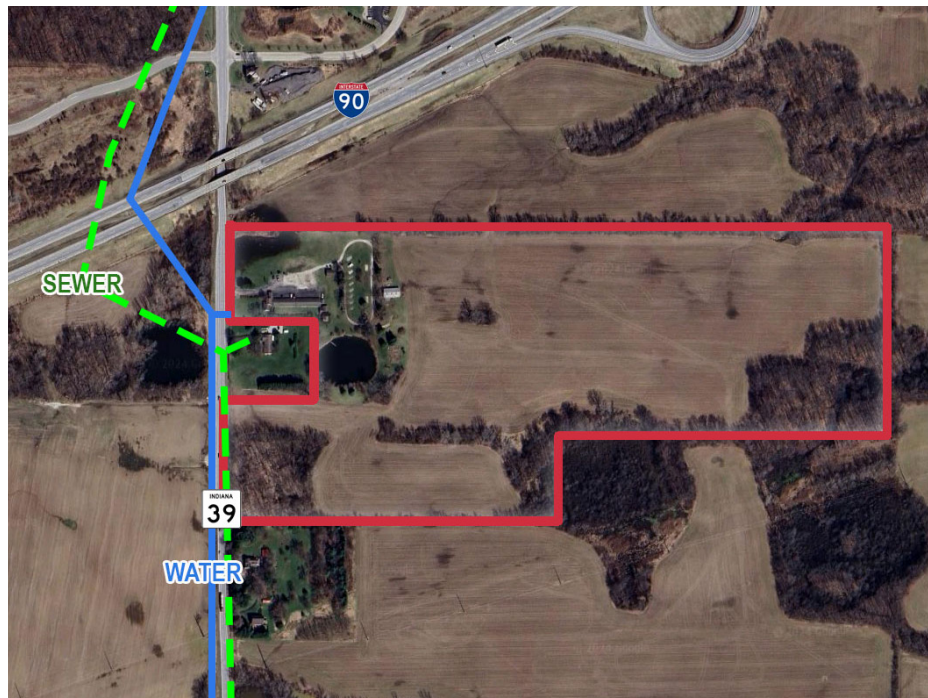


LOCATION OVERVIEW

DEVELOPMENT SITE
3845 N. SR 39 | LaPorte, IN 46530



- Rapidly developing manufacturing and industrial area on the north side of The City of LaPorte, which recently has been designated a Tax Increment Financing District to encourage development.
- Access to the site is achieved by already being on Indiana State Highway 39 and bordering the Indiana Toll Road (I-80/90). The site is near a significant number of major highways including Interstate 94 and Indiana Highway US 20/2, both heavy haul routes.
- Traffic counts from the I-94 interchange west along US 20/US 35 average 24,000 to 25,000 daily. Additionally, over 365,000 trucks pass through the I-65, I-94, I-80/90 corridor area each day to the various regions each one of these interstates services. The site has the potential to be a big box warehouse or another type of transportation facility for the heavily traveled I-94 corridor.



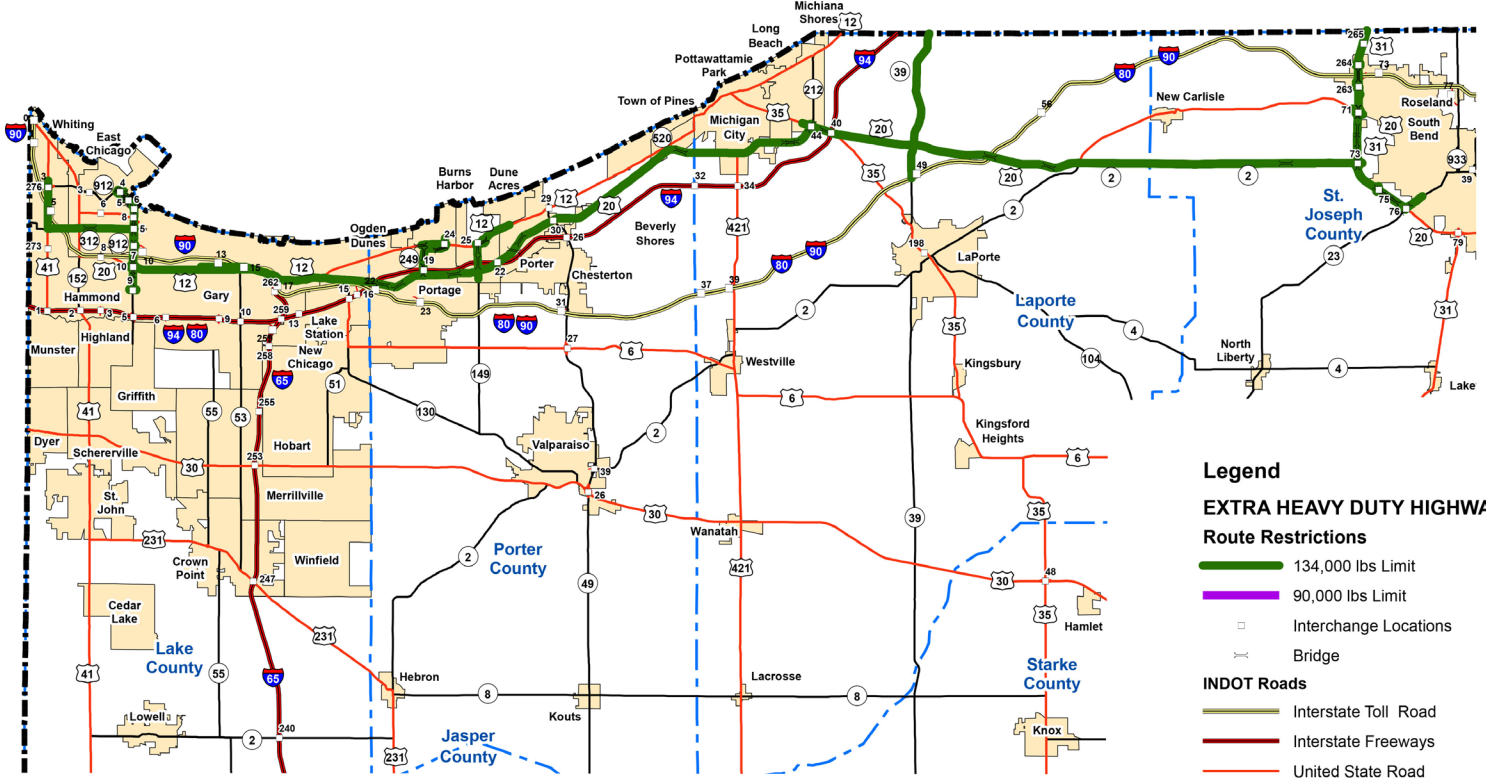


DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	27 MILES
CHICAGO, IL	65 MILES
FORT WAYNE, IN	103 MILES
GRAND RAPIDS, MI	122 MILES
INDIANAPOLIS, IN	152 MILES

MILWAUKEE, WI	168 MILES
TOLEDO, OH	184 MILES
DETROIT, MI	226 MILES
PITTSBURGH, PA	397 MILES
NASHVILLE, TN	446 MILES

INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



- Legend**
- EXTRA HEAVY DUTY HIGHWAYS**
- Route Restrictions**
- 134,000 lbs Limit
 - 90,000 lbs Limit
 - Interchange Locations
 - Bridge
- INDOT Roads**
- Interstate Toll Road
 - Interstate Freeways
 - United State Road
 - State Road
 - Interchange Ramps
 - INDIANA State Boundary
 - County Boundaries