

SOUTHLAKE
MALL

LOWES
Home Improvement Warehouse



Colorado St



Utah St

Industrial Land For Sale or Built To Suit

8203 Colorado Street | Hobart, IN

A Project of Wylie Capital
& The Missner Group

For More Information:

David Lasser
+1 219 795 1100
dlasser@commercialin-sites.com



PROPERTY OVERVIEW

8203 Colorado Street is a 19.21 acre prime development site with M-1 zoning and is situated in the heart of Northwest Indiana's primary commercial corridor. The surrounding area is home to many retail, restaurant, office, hospitality and light Industrial buildings.

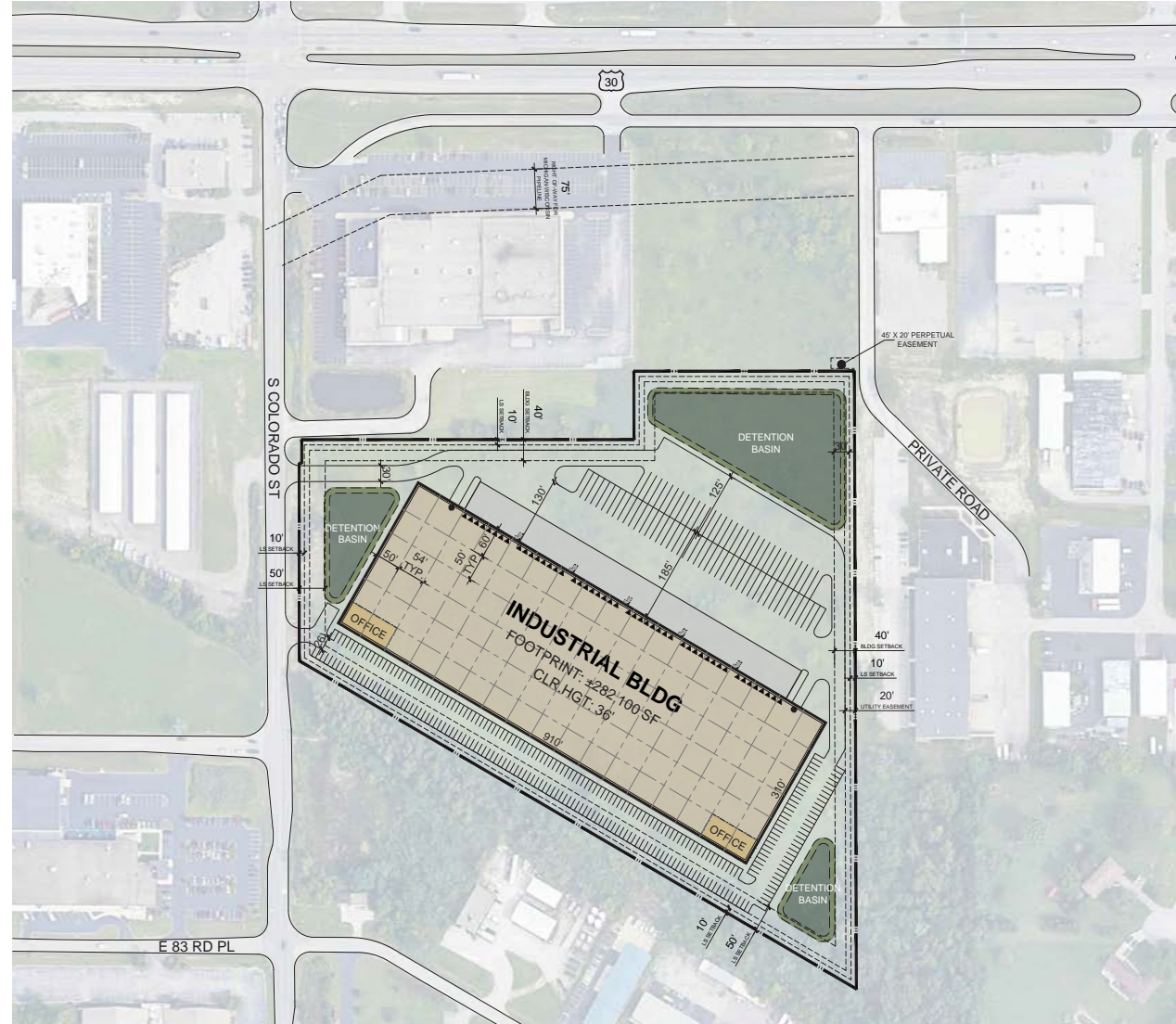
Option A:

Site Details- A Maximum Building Footprint

LOT SIZE:	19.21 ACRES
SITE AREA:	835,603 SF
SALE PRICE:	SUBJECT TO OFFER
LEASE RATE:	SUBJECT TO OFFER
ESTIMATED CONSTRUCTION DATE:	2023
ESTIMATED DELIVERY DATE:	2024
BUILDING SF:	282,100 SF
CURRENT ZONING:	M-1
BUILDING DIMENSIONS:	910'X310'
CLEAR HEIGHT:	36'
DOCK DOORS:	48
TRAILER PARKING:	77
NUMBER OF PARKING SPACES:	300
UTILITIES:	ALREADY ON SITE

Zoning Details: M-1

[CLICK HERE](#)



ALTERNATIVE SITE PLAN OPTION B

30

RIGHT-OF-WAY FOR
MICHIGAN HIGHWAY
PERMITS
75'

INDUSTRIAL BLDG

FOOTPRINT: ±25,000 SF

CLR.HGT: 32'

45' X 20' PERPETUAL
EASEMENT

S COLORADO ST

PRIVATE ROAD

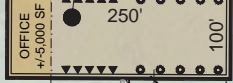
+/-42 CARS

OFFICE
±5,000 SF

+/-340 TRAILERS

DETENTION

DETENTION



E 83 RD PL

ALTERNATIVE SITE PLAN OPTION C

30

RIGHT-OF-WAY FOR
MICHIGAN/WISCONSIN
PIPELINE
75'

TERMINAL BLDG

FOOTPRINT: ±81,200 SF

45' X 20' PERPETUAL
EASEMENT

S COLORADO ST

PRIVATE ROAD

DET.

DETENTION

+/-73 TRAILERS

+/-54 CARS

OFFICE +/-10,000 SF

890'

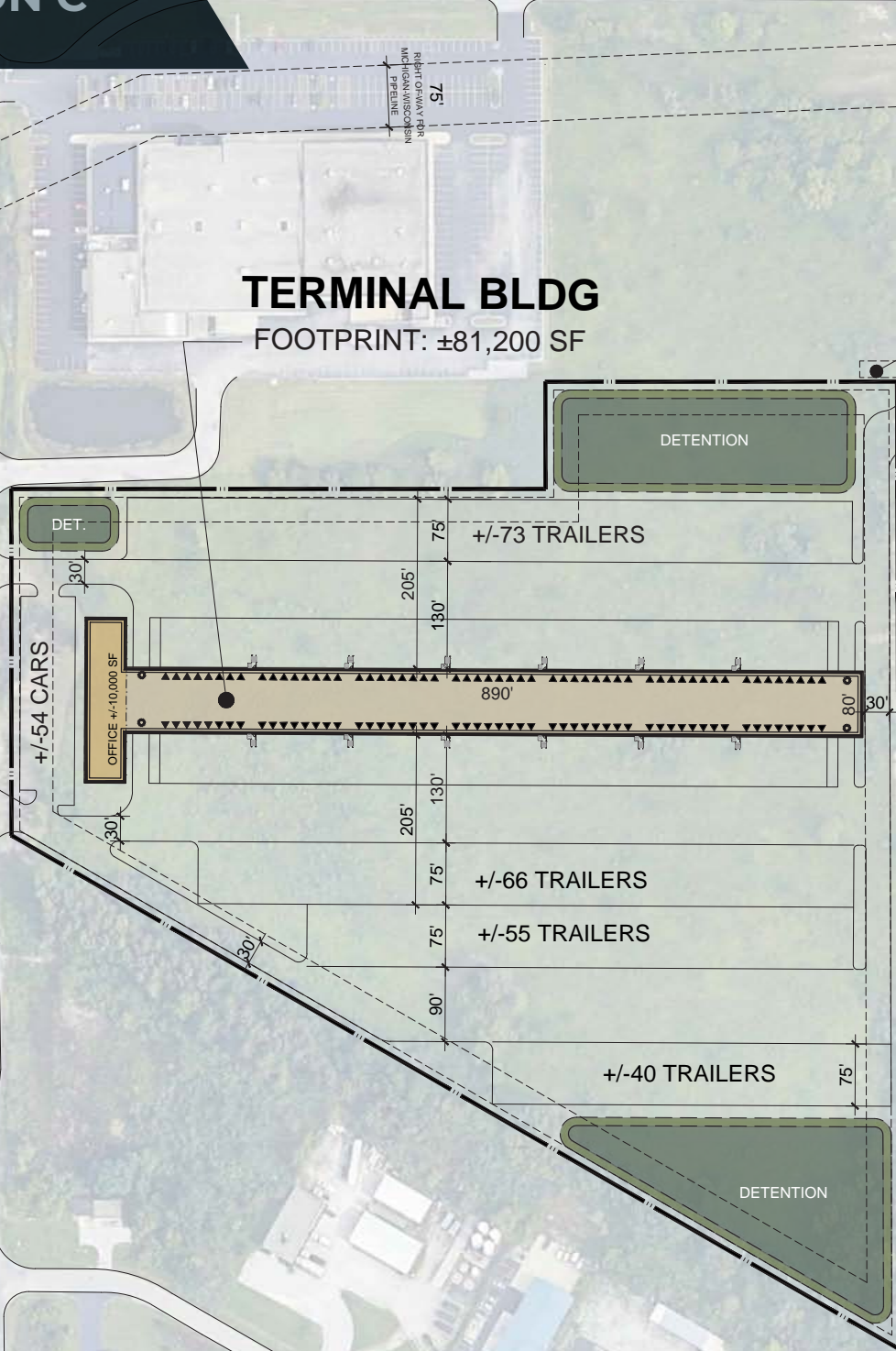
+/-66 TRAILERS

+/-55 TRAILERS

+/-40 TRAILERS

DETENTION

E 83 RD PL

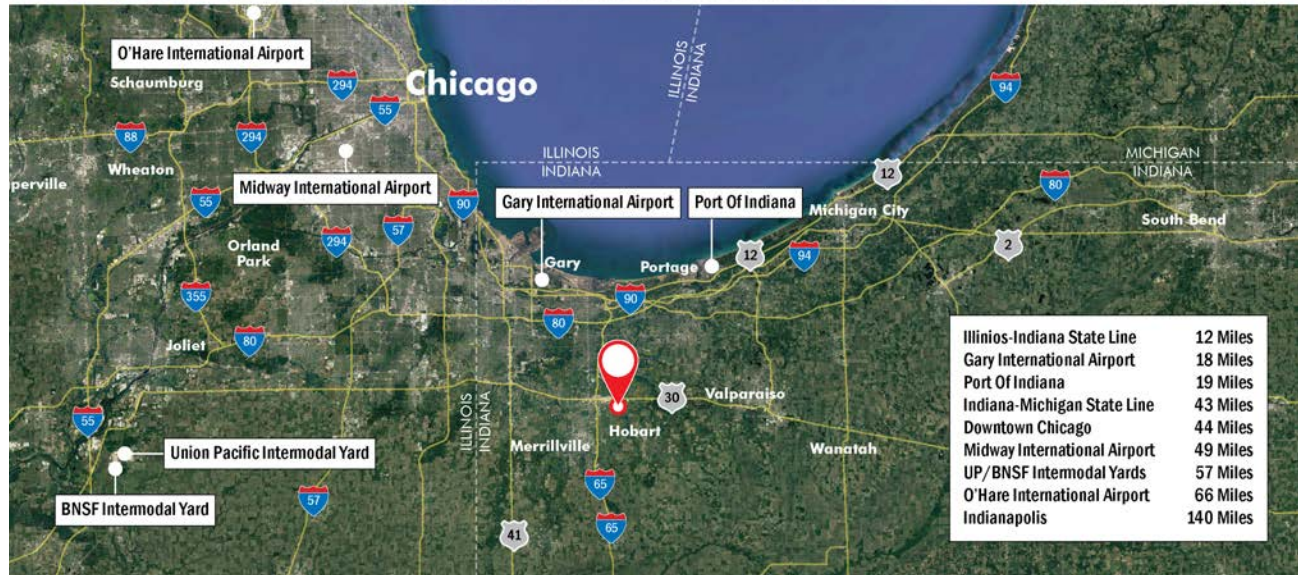
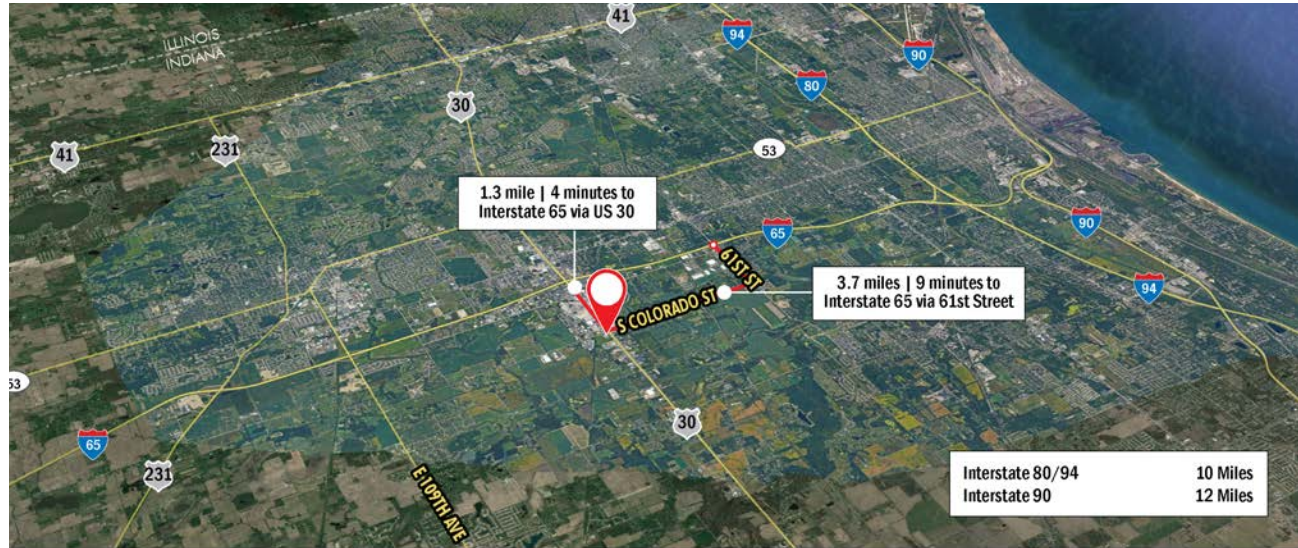
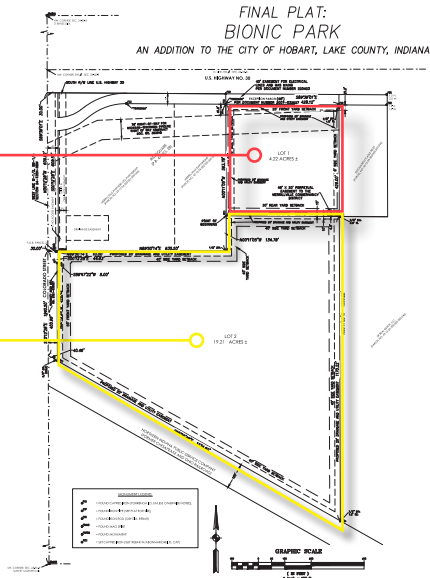


LOCATION OVERVIEW

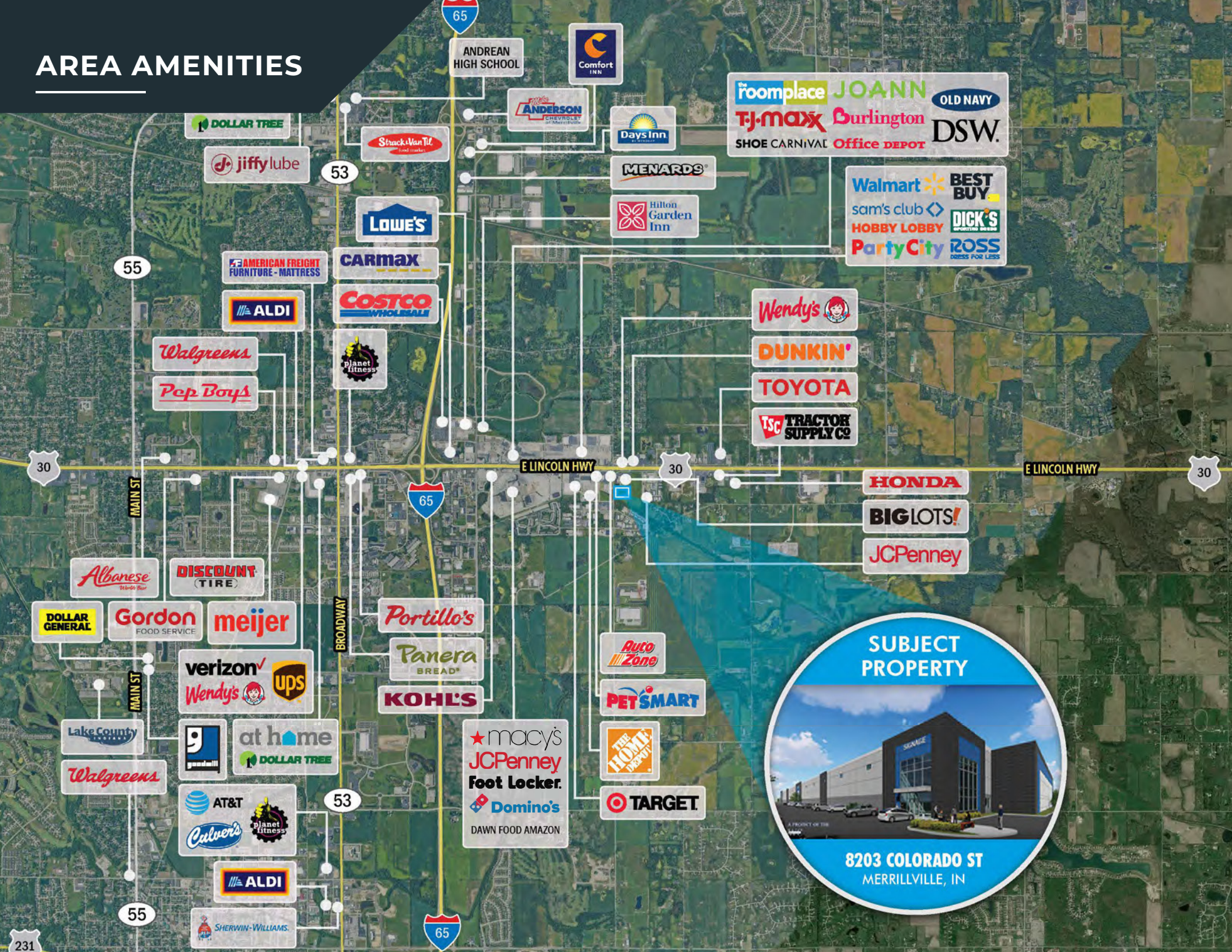
8203 Colorado Street is .5 miles from Interstate 65 via US 30 offering exceptional accessibility and connectivity to Interstates 80, 90, & 94.

4.22 Acre Site
Not Included but
Available

19.21 Acre Site



AREA AMENITIES



SUBJECT PROPERTY

**8203 COLORADO ST
MERRILLVILLE, IN**

the roomplace **JOANN** **OLD NAVY**
TJ-maxx Burlington **DSW.**
 SHOE CARNIVAL Office DEPOT

Walmart **BEST BUY**
 sam's club **DICK'S**
 HOBBY LOBBY **PartyCity** **ROSS**
 DRESS FOR LESS

Wendy's
DUNKIN'
TOYOTA
TSC TRACTOR SUPPLY CO.

HONDA
BIG LOTS!
JCPenney

Auto Zone
PET SMART
THE HOME DEPOT
TARGET

★ **macy's**
JCPenney
Foot Locker.
Domino's
 DAWN FOOD AMAZON

LOWE'S
CARMAX
COSTCO WHOLESALE
planet fitness

AMERICAN FREIGHT FURNITURE - MATTRESS
ALDI
Walgreens
Pep Boys

Albanese World Super **DISCOUNT TIRE**
DOLLAR GENERAL **Gordon FOOD SERVICE** **meijer**
verizon **ups**
Wendy's
Lake County **at home**
Walgreens **goodwill** **DOLLAR TREE**
AT&T **planet fitness**
Calver's
ALDI
SHERWIN-WILLIAMS

DOLLAR TREE
jiffy lube

Struck Van Til
 food market

ANDERSON CHEVROLET
 of Merrillville

Days Inn

MENARDS
Hilton Garden Inn

ANDREAN HIGH SCHOOL

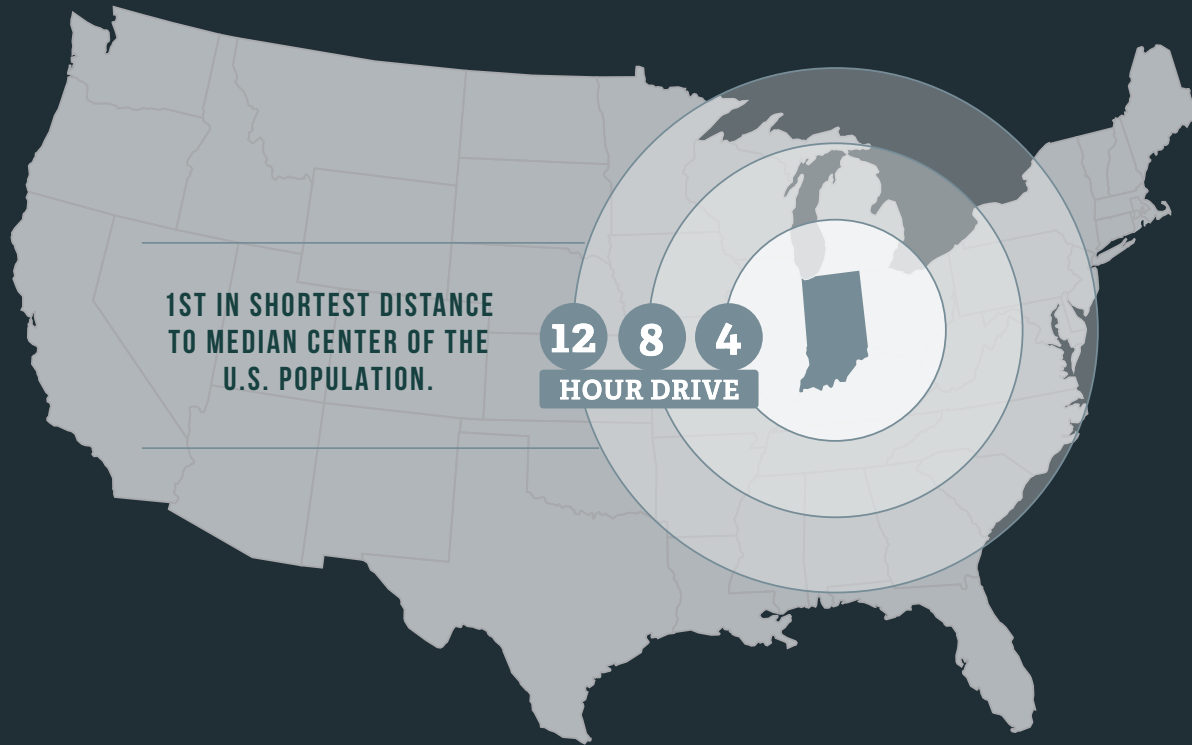
Comfort INN

DRIVE TIME ANALYSIS



WHY INDIANA?

TAKE YOUR FUTURE TO THE NEXT LEVEL IN A STATE THAT WORKS.



DRIVE TIME - POPULATION REACHED	
4 hours	31,684,178
8 hours	75,088,006
12 hours	153,581,448

RANKED
#1

STATE INFRASTRUCTURE

(CNBC 2022)

RANKED
#1

PROPERTY TAX

(TAX FOUNDATION 2022)

RANKED
#1

REGIONAL WORKFORCE DEVELOPMENT

(SITE SELECTION MAGAZINE 2022)

RANKED
#2

COST OF DOING BUSINESS

(AMERICA'S TOP STATE FOR DOING BUSINESS, CNBC 2022)

RANKED
#9

STATE BUSINESS TAX CLIMATE INDEX SCORE

(OVERALL RANK 2023)

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