



CROW HOLDINGS
INDUSTRIAL

205,800 to 1M SF Build-to-Suit
1595 East 73rd Avenue
Merrillville, IN

Proposed Spec & Build-to-Suit Sites Available

Q4 2025 DELIVERY



CONCEPT 1

1,004,400 SF

Q4 2025 DELIVERY

CONCEPT 2

802,900 SF
EXPANDABLE

Q4 2025 DELIVERY

CONCEPT 3

205,800 SF
TO
462,800 SF

Q4 2025 DELIVERY

Marty Mikaitis
Principal
+1 847 886 0224
martin.mikaitis@avisonyoung.com

Adam Haefner
Principal
+1 847 637 0704
adam.haefner@avisonyoung.com

Zeke Rowan
Principal
+1 847 637 0708
zeke.rowan@avisonyoung.com

Nick Fazio
Associate
+1 847 232 8604
nick.fazio@avisonyoung.com

CONCEPT SITE PLAN 1



10 Year Tax Abatement Program in Place

 Clerestory windows

 I-65 visibility

Lower costs on employment insurance, workers comp and hourly wages

CONCEPT SITE PLAN 2



10 Year Tax Abatement Program in Place



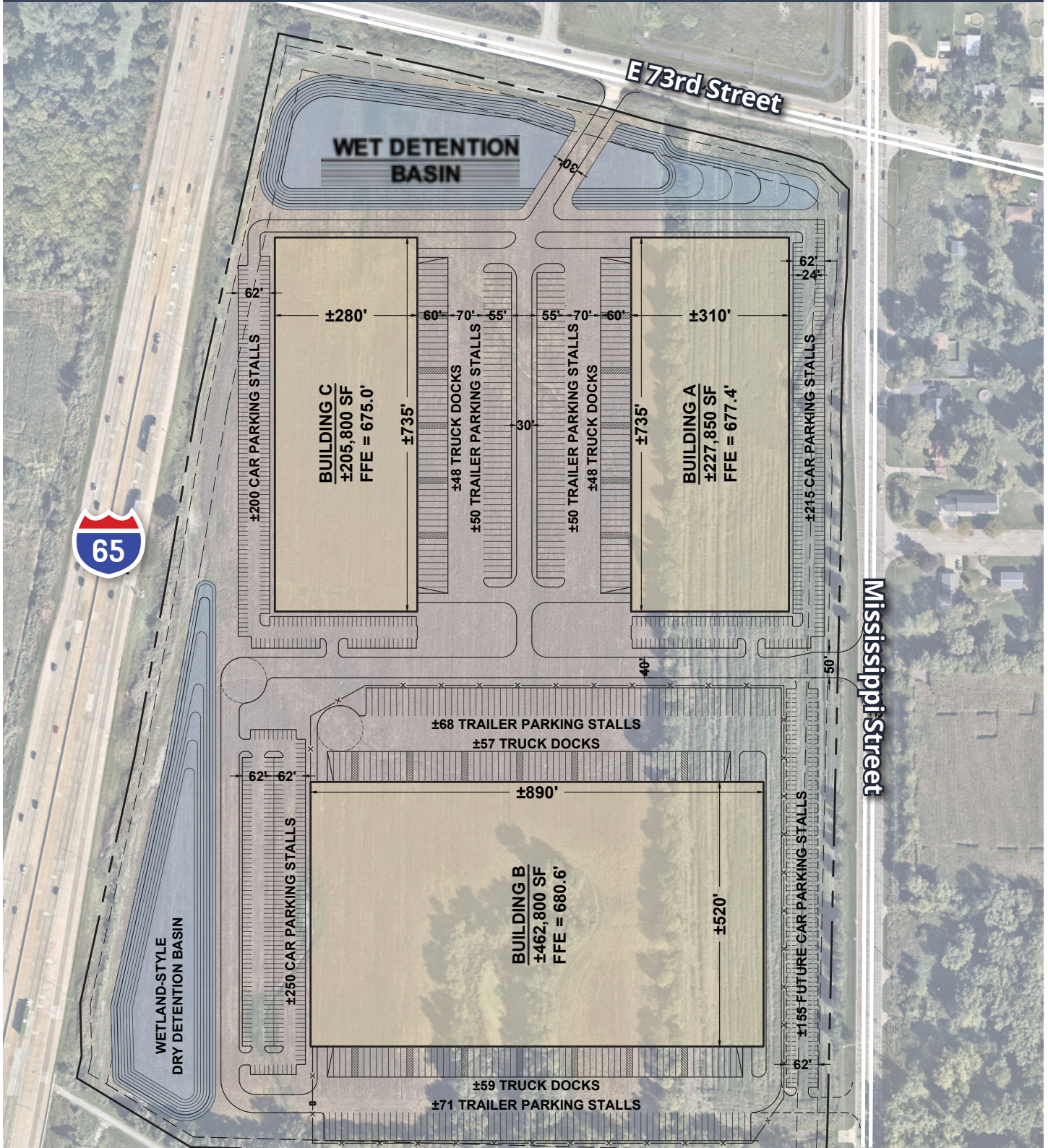
Clerestory windows



I-65 visibility

Lower costs on employment insurance, workers comp and hourly wages

CONCEPT SITE PLAN 3



10 Year Tax Abatement Program in Place



Clerestory windows

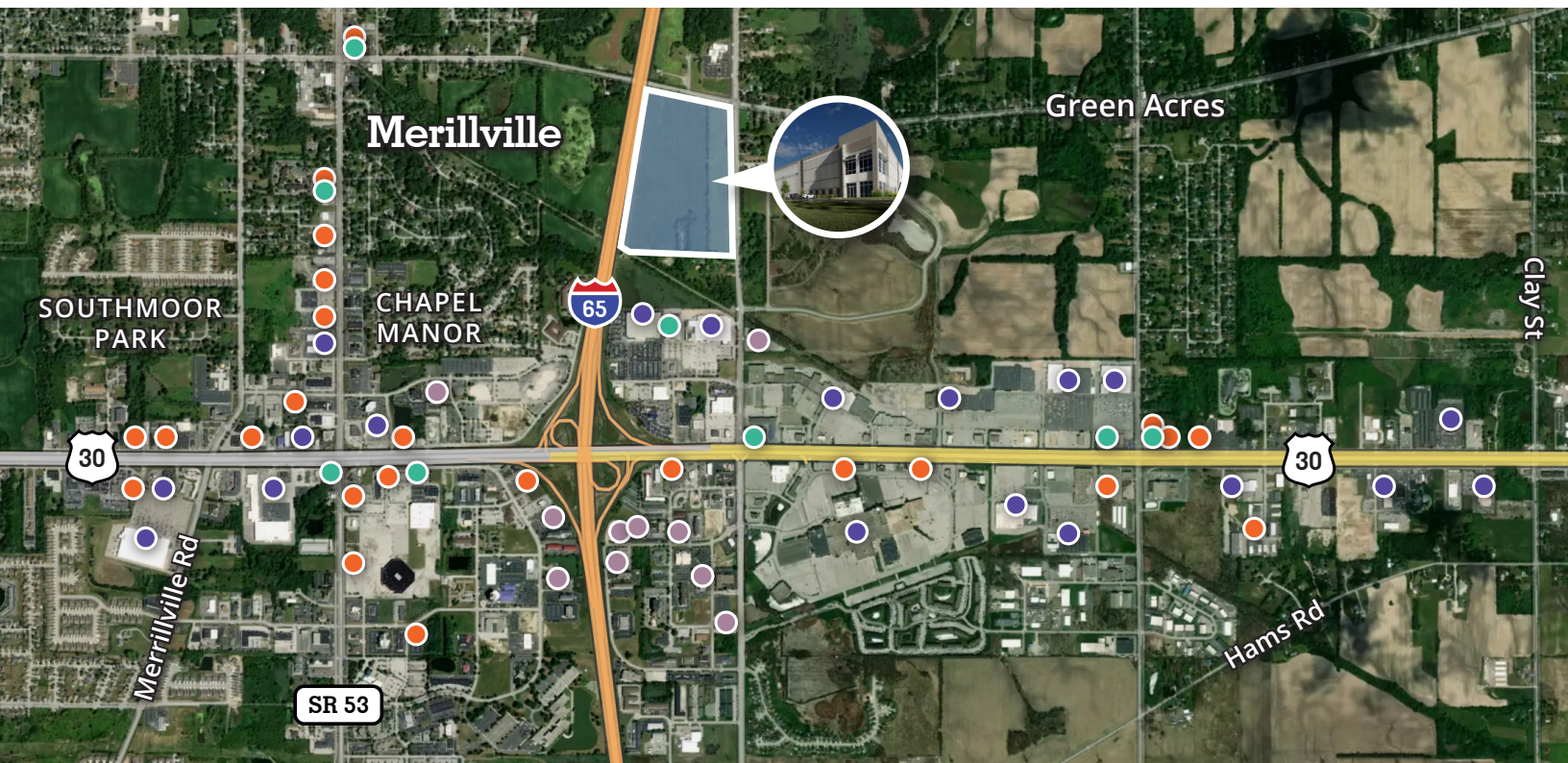


I-65 visibility

Lower costs on employment insurance, workers comp and hourly wages

Local Amenities

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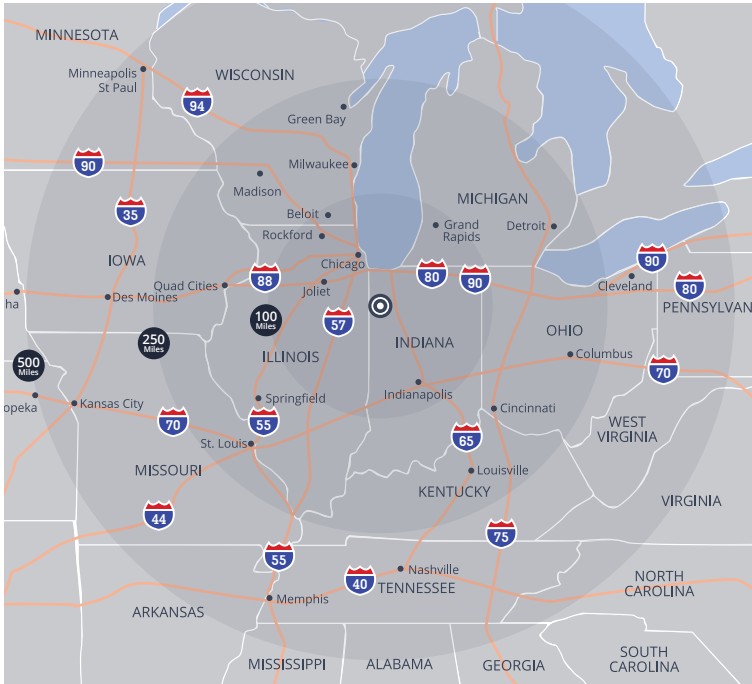
-  Restaurants
-  Gas stations
-  Hotels
-  Shopping

Area Highlights

This 66-acre site with multiple build-to-suit concepts is well situated in the exploding Northwest Indiana submarket. Located only 40 miles from Chicago, this site can accommodate users from 196,000 to 1M square feet. With substantial frontage along I-65 and access to multiple interstates via the 4-way interchange at US Route 30, the site offers a prime midwest distribution location. Corporate neighbors include:

- Amazon
- Purdue Technology Center
- Prefab Sheetmetal
- Lamar
- Midwest Truck and Auto
- Quality Pasta
- Wabtec (formerly GE Transportation)
- Big Lots
- Fortified Packaging
- Domino's
- Dawn Food Products
- Modern Forge Indiana
- Crown Packaging
- Albanese Candy
- Panduit
- Penske

One Day Delivery Map



A Transportation & Shipping Hub



Chicagoland is home to the **largest switching terminal in the U.S.** and six of the seven Class 1 rail lines

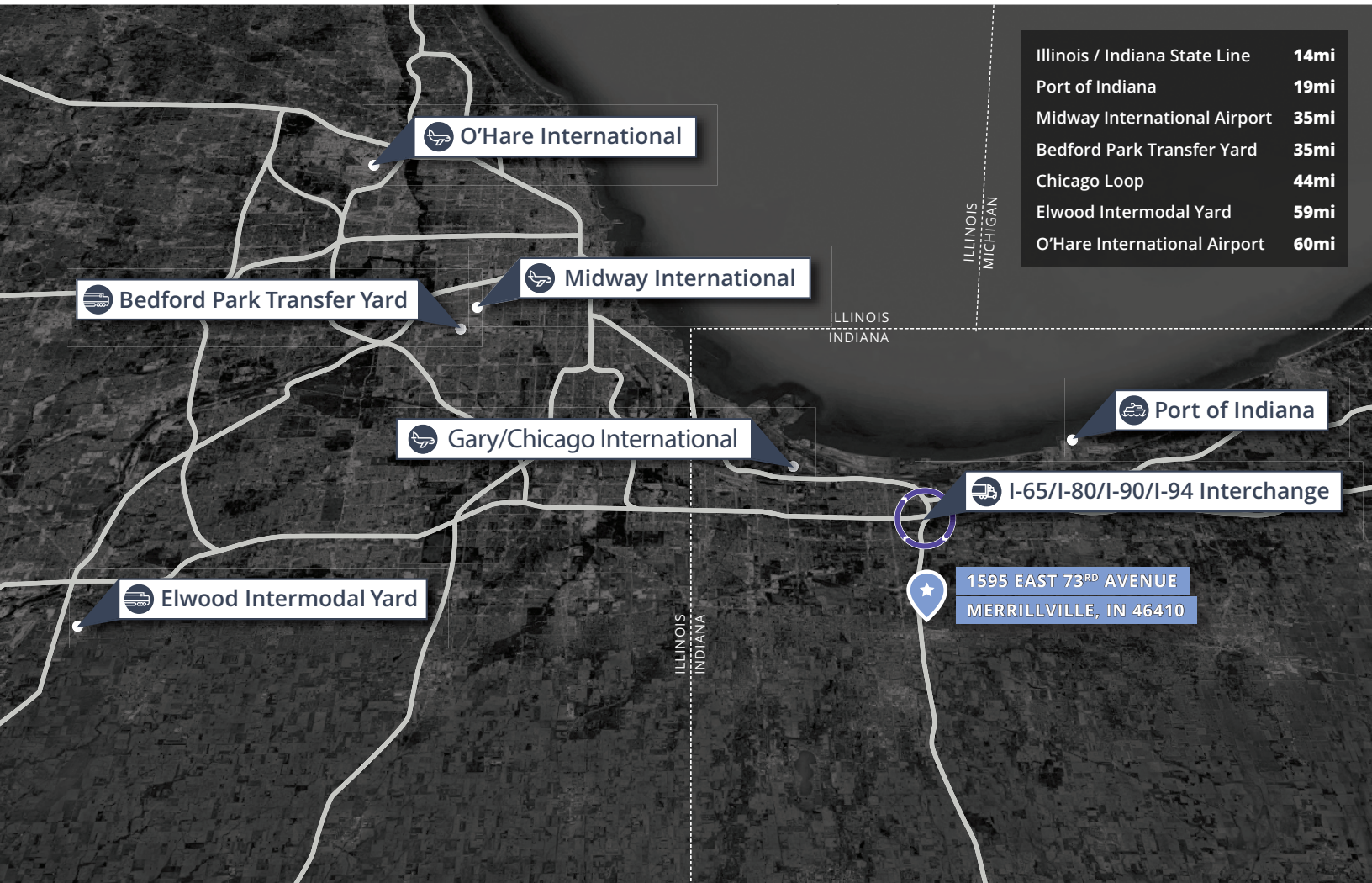


O'Hare International and Indianapolis International airports represent the **4th and 6th highest volume air freight ports** in the United States



Indiana is the national leader in pass-through interstates and **first in shortest distance** to the median center of U.S. population

Northwest Indiana & Chicago Map



O'Hare International

Midway International

Bedford Park Transfer Yard

Gary/Chicago International

Port of Indiana

Elwood Intermodal Yard

I-65/I-80/I-90/I-94 Interchange

1595 EAST 73RD AVENUE
MERRILLVILLE, IN 46410

Inside INDIANA 2024

Compiled by the Indiana Economic Development Corporation

Best State Tax Climate Index

The Tax Foundation, 2024

- Michigan 11th
- Kentucky 18th
- Ohio 36th
- Illinois 37th



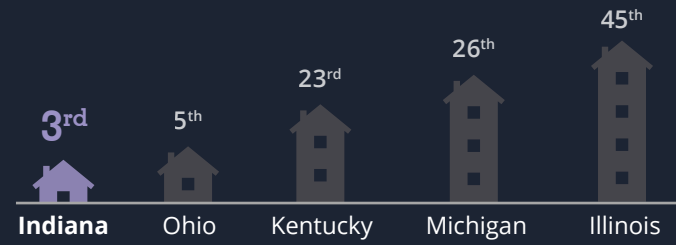
Best State to Start a Business

Forbes, 2024

- 6th Ohio
- 24th Kentucky
- 28th Illinois
- 40th Michigan

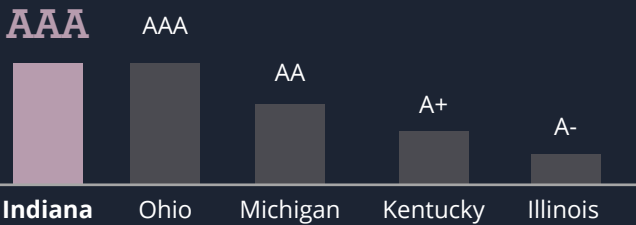
Workers Comp Premium Rate

State of Oregon, 2022



Property Tax Index Rank

The Tax Foundation, 2024



Bond Rating

Standard & Poor's Global, 2024

Cost of Doing Business

CNBC America's Top States for Business, 2023

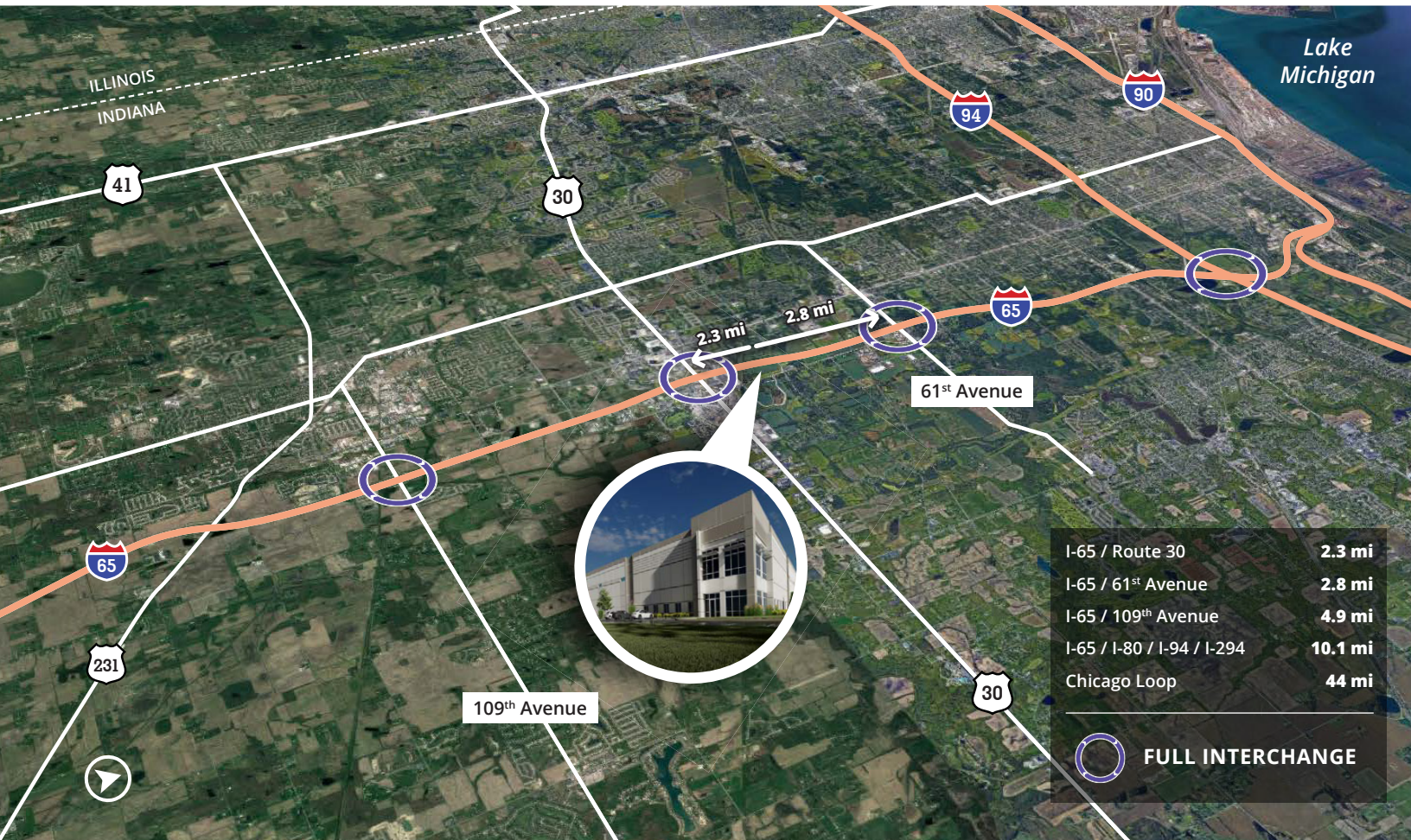


State Infrastructure

CNBC State Infrastructure Ranking, 2023



Area Map



For more information, please contact:



Marty Mikaitis
Principal
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martin.mikaitis@avisonyoung.com



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Developed by:

CROW HOLDINGS
INDUSTRIAL

Represented by:

**AVISON
YOUNG**

avisonyoung.com

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