

700 East 81st Avenue

Merrillville, IN



.64-Acre Prime Development Parcel

FOR SALE

CBRE

The Opportunity

 **.64**
ACRES

 **40+**
AC adjoining sites for sale

Adjoining 41.4-acre parcel also available

LEARN MORE ▶

1.93-acre parcel also available

LEARN MORE ▶

**700 East
81st Avenue**





The Company You'll Keep

Easy Access
to I-80 & I-94 via I-65

2 Million SF
of neighboring retail

1 Million SF
of neighboring hotel
& office space



Why Merrillville?

Miles from everyone, minutes to everything

Northwest Indiana is a prime location for business, industry, and retail. It is only minutes from Chicago, boasts unmatched accessibility to various types of transportation, and provides a friendly business climate along 45 miles of the Lake Michigan shoreline.

The Merrillville Moment

Demographics

34%

Lower cost of living than Chicago

(equal with the national average)

10%

Lower wage rates than Chicago

(2.4% lower than the national average)

Labor Pool

1,017,440

Total Population

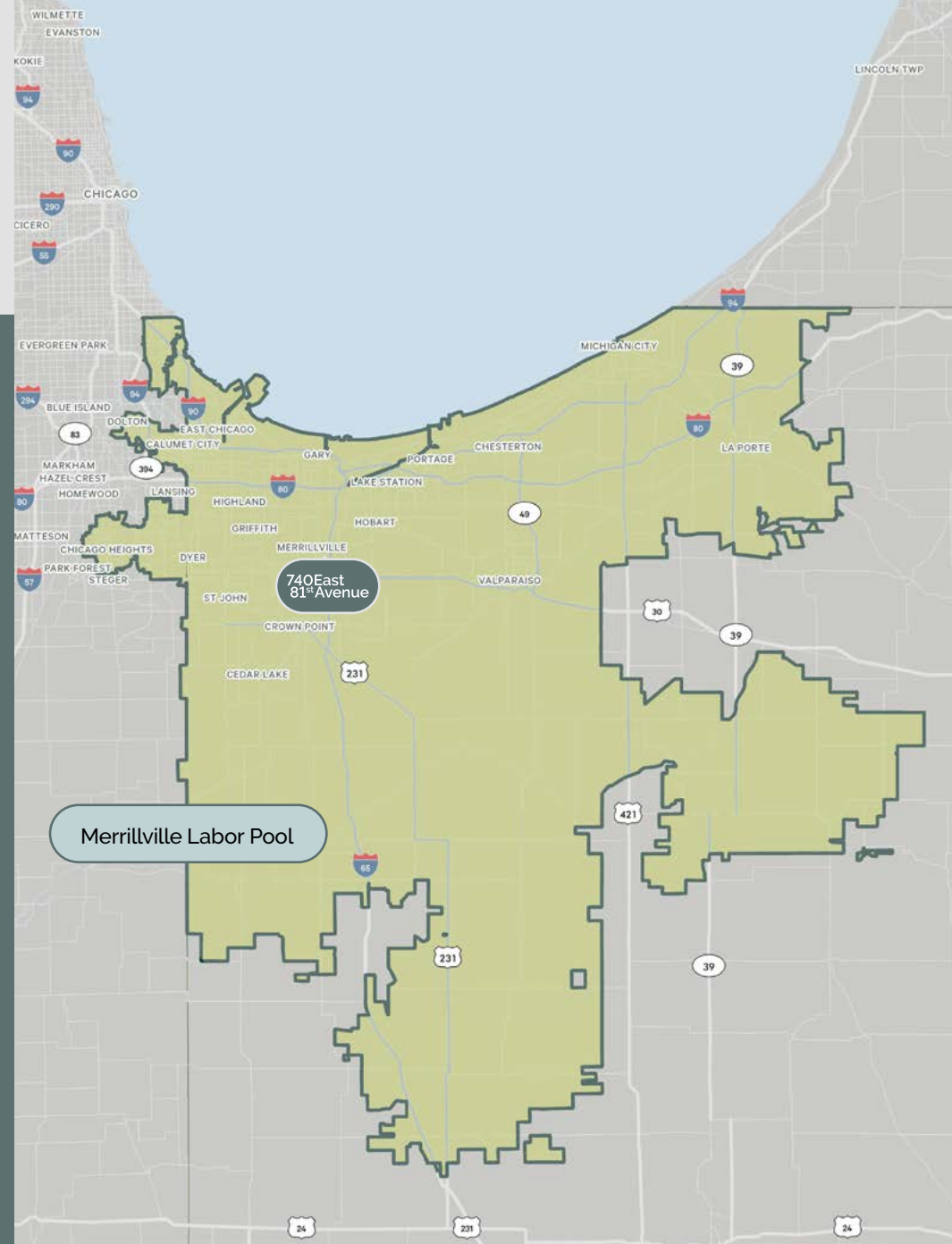
502,561

Total Labor Force

Nearby Universities



INDIANA UNIVERSITY



Indiana at the top of the list



#1
Overall Business Infrastructure
CNBC's America's Top States for Business, 2019



#2
Life Sciences Exports in the U.S.
Indiana Business Research Center, 2018



#1
Manufacturing State in the U.S.
Business Facilities.com




#11
Industrial Deliveries in 2021 with 9.33M SF (In the U.S.)
Commercialssearch.com



#1
Property Tax Index Rank
Tax Foundation, 2022



4.5k
New Jobs Created in 2021
Inside Indiana Business



Top 10 Nationally in New Industrial Development in 2019
Trade Administration, in.gov, National Council on Metro Area for Exporters

Indiana: How do we compare to other Midwest states?



#3

Best States for Regulatory Environment

MI: 17th OH: 13th KY: 28th IL: 39th

US News and World Report, 2020



#9

Cost of Doing Business

MI: 19th OH: 13th KY: 10th IL: 29th

CNBC America's Top States for Business, 2021



#3

State Infrastructure

MI: 19th OH: 13th KY: 10th IL: 29th

CNBC America's Top States for Business, 2021



#9

Best States Tax Climate

MI: 13th OH: 42nd KY: 23rd IL: 36th

The Tax Foundation, 2022



#2

Worker's Compensation Premium Rate Rank

MI: 18th OH: 12th KY: 16th IL: 44th

Oregon Dept. of Consumer and Business Services, 2021



#3

Bond Rating

MI: AA- OH: AA+ KY: A+ IL: BBB-

Standard and Poors, 2022

Indiana is a state that works

2022 Fact Sheet				
Taxes & Factors	Indiana	Illinois	Michigan	
Corporate Income Tax Rate (a)	4.90%	9.50%	6.00%	
Individual Income Tax Rate (a)	3.23%	4.95%	4.25%	
Sales Tax Rate	7.00%	6.25%	6.00%	
New Employer Unemployment Insurance Tax Rate	2.50%	3.00%	2.70%	
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	0.77	1.46	1.14	
Cost of Living Index (Q1 2022)	89.2	91.7	89.9	
Right To Work	Yes	No	Yes	

**gross receipts tax, no corporate income tax*

Sources: [The Tax Foundation, 2022](#); [Federation of Tax Administrators, 2022](#); [The Tax Foundation, 2022](#); [The Tax Foundation, 2022](#); [Tax Policy Center, 2022](#); [Oregon Consumer and Business Services, 2021](#); [Missouri Economic Research and Information Center, 2022](#); [National Conference of State Legislatures, 2022](#)



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