



MIDWEST

TRADE CENTER

FOOD GRADE DISTRIBUTION SPACE

6500 S US HWY 421
WESTVILLE, IN 46391

±109,142 SF
AVAILABLE FOR LEASE



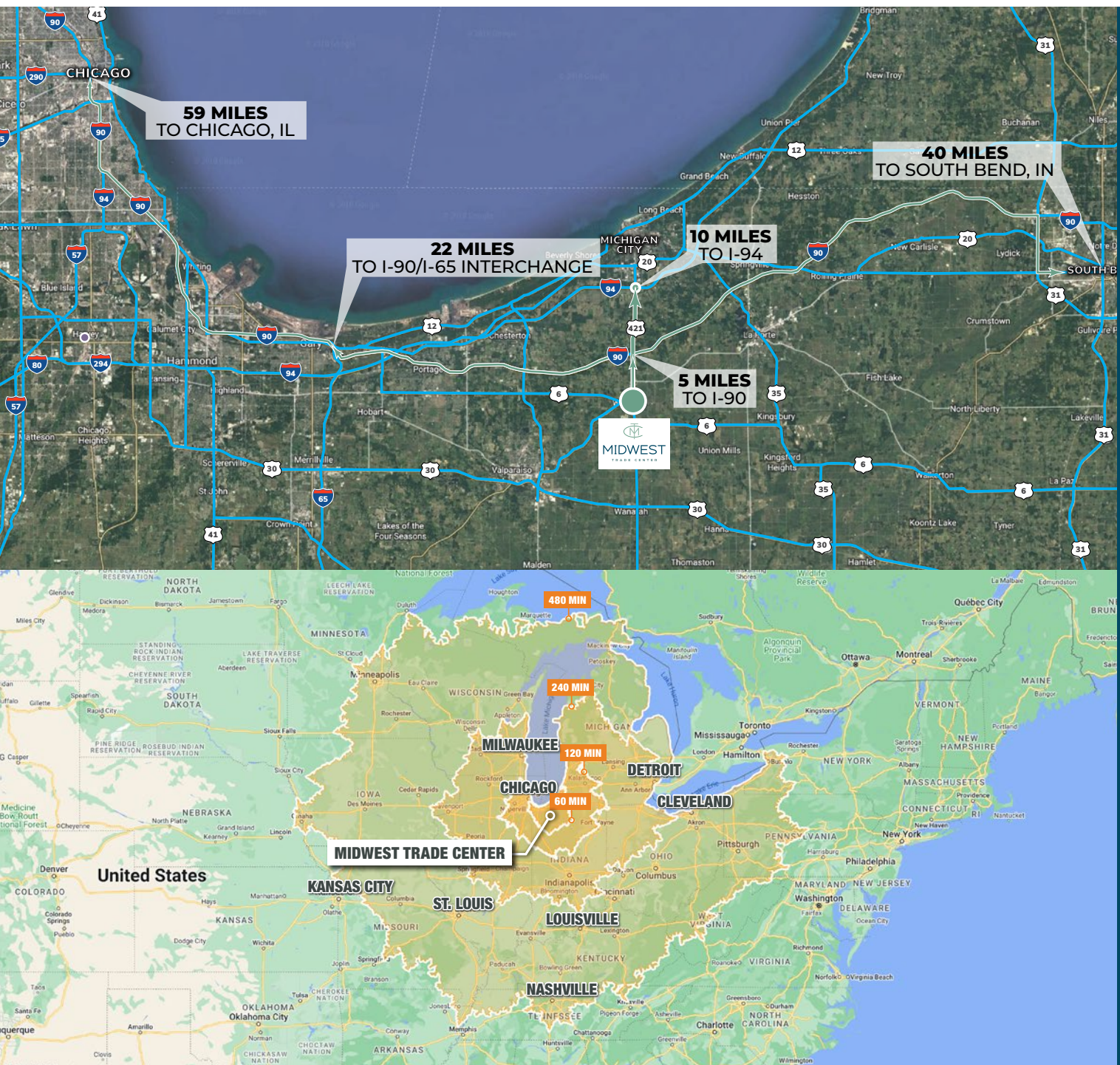
CLICK TO VIEW
DRONE VIDEO



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6500 S US HWY 421
WESTVILLE , IN 46391



DRIVE-TIMES

Chicago	61 miles	1 hr 15 min
Grand Rapids	134 miles	2 hrs 7 min
Indianapolis city	138 miles	2 hrs 47 min
Detroit	233 miles	3 hrs 35 min
Pittsburgh	415 miles	6 hrs 27 min
Minneapolis	469 miles	7 hrs 21 min

DRIVE-TIME/POPULATION

1hour	1,412,181
2 hours	10,467,212
4 hours	30,374,583
8 hours	71,606,416

±109,142 SF AVAILABLE —



SITE ADVANTAGES —



EXCELLENT FACILITY FEATURES

29' clear height, great dock capacity (1 dock/3,750 SF), dry space is cross-docked and rail-served (CSX). Space is fully racked and ready for occupancy.



EXCELLENT SITE FEATURES

The site includes 300 trailer stalls (expandable) and security gates.



STRATEGICALLY LOCATED

Facility is located approximately 5 miles south of I-90, 10 miles south of I-94 and 55 minutes from downtown Chicago.



SIZEABLE LABOR POOL

Large labor pool with the ability to support a sizeable warehouse operation.



LOW OPERATING COSTS

Inclusive of taxes and CAMs

NEIGHBORING TENANTS

Tonn and Blank Construction



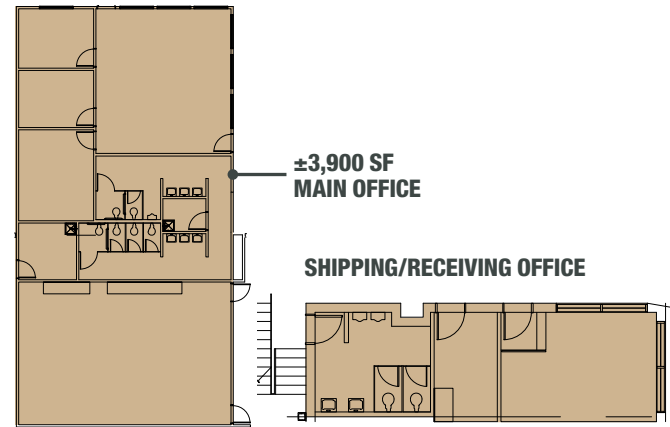
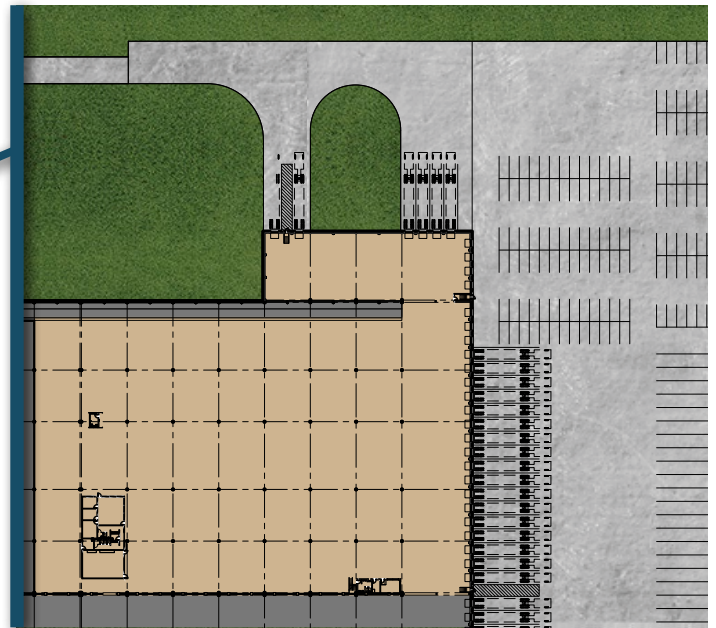
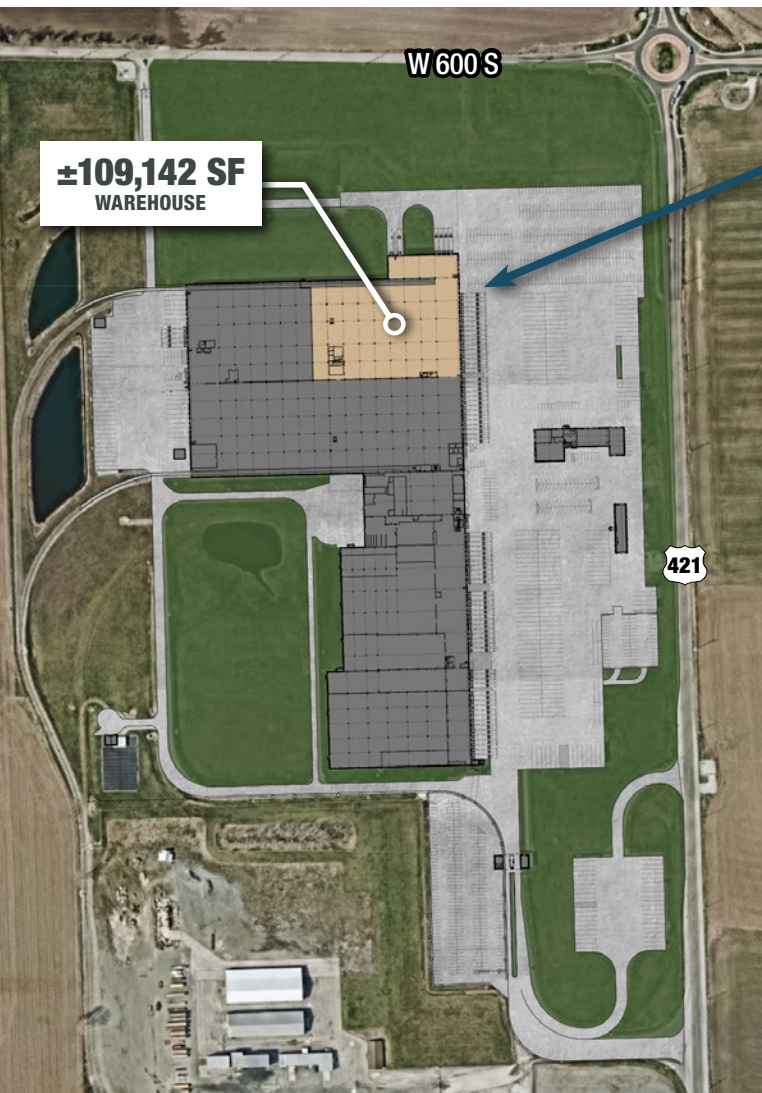
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Dollar General

DOLLAR GENERAL

SITE OVERVIEW



Total Land Area	98 Acres
Available SF	±109,142 SF
Office Area	±3,900 Total SF Main Office, Remote shipping and receiving office
Rail Loading	1 Interior Rail Spur (CSX) - 658'
Truck Docks	30 Hydraulic Docks
Bays	45' x 40'
Speed Bays	60'
Floor	6" Slab

Lighting	T-5 on Motion Sensors
Natural Gas	4" Service
Electric	6900 KVA / 480 Volt / 4 Switch
Surveillance	52 Cameras on Property
Sprinkler	Wet
Clear Height	29'
Year(s) Built	1980, 2000, 2004
Asking Rate	\$4.75 PSF NET
Estimated OPEX	\$1.05

