

# 475 SUPERIOR AVENUE

FOR LEASE OR SALE

Available

**451,240 SF**

Divisible to 150,000 SF



Chicago  
Northwest Indiana

475 Superior Avenue  
Munster, IN 46321

LINK

LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

# OVERVIEW

475 Superior Avenue  
Munster, IN 46321

Chicago  
Northwest Indiana



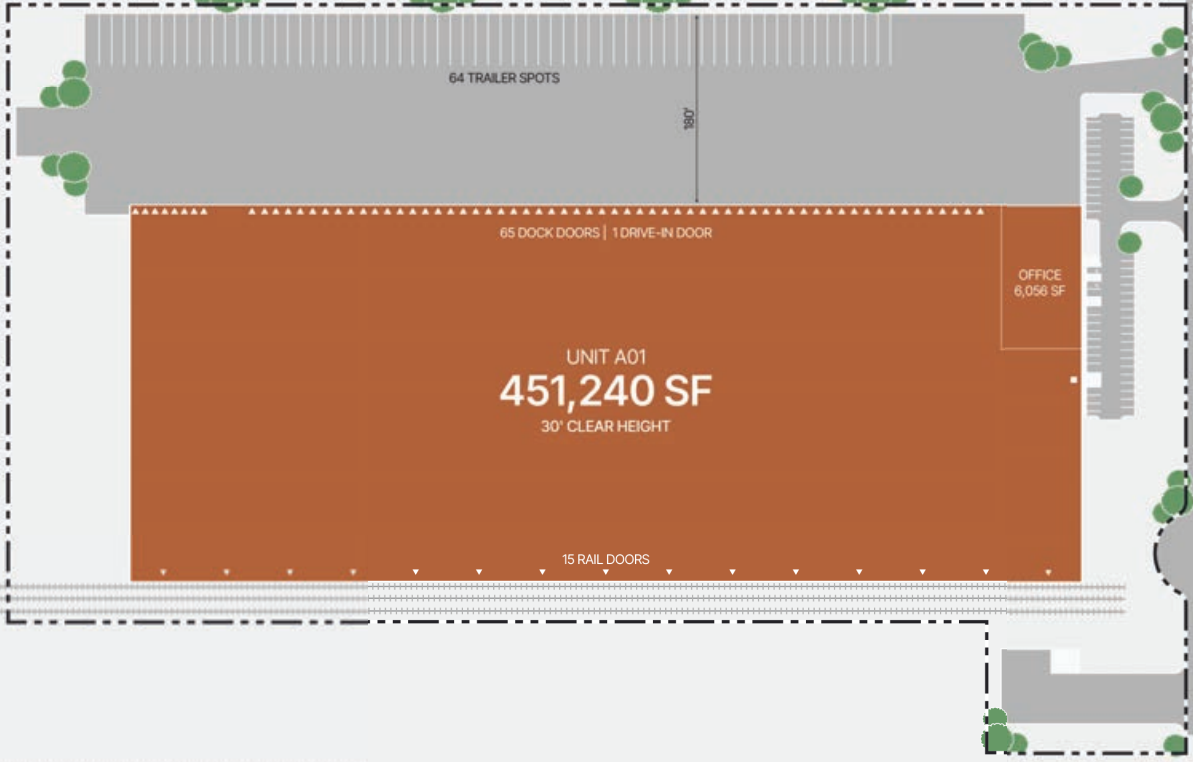
## PROPERTY SPECIFICATIONS

Available SF	150,000-451,240 SF
Office SF	±6,056 SF
Site Size	21.46 Acres
Clear Height	30'
Dock Doors	65
Drive-in Doors	1
Rail Doors (Triple Spur)	15
LED Lighting	Yes
Parking	64 Trailer, 53 Auto
Fire Protection	Wet
RE Taxes	\$1.34 PSF

45TH AVENUE

SUPERIOR AVENUE

INDIANA PARKWAY





Active CSX Rail, Triple Spur, full building length  $\pm 1,050'$

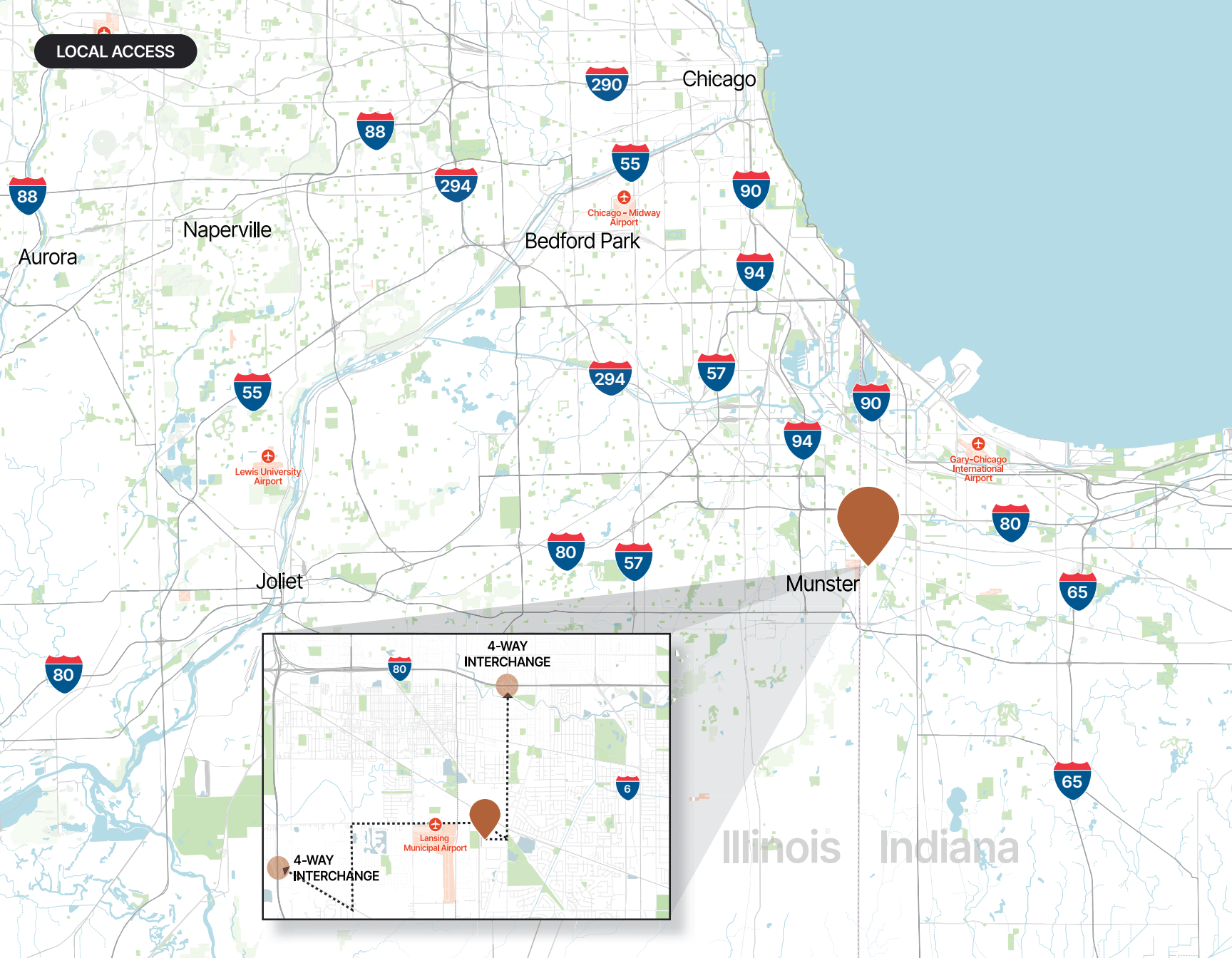


Power: 1,200 Amps 277/480V Services



65 Dock Doors;  
64 Trailer Parking Spots

LOCAL ACCESS



Chicago

Naperville

Aurora

Bedford Park

Lewis University Airport

Chicago - Midway Airport

Gary-Chicago International Airport

Joliet

Munster

4-WAY INTERCHANGE

4-WAY INTERCHANGE

Lansing Municipal Airport

Illinois Indiana

**REGIONAL ACCESS**

**CHICAGO**

30.4 MILES

**MILWAUKEE**

125 MILES

**INDIANAPOLIS**

160 MILES

**DETROIT**

266 MILES

**CINCINNATI**

273 MILES

**LOUISVILLE**

275 MILES

**ST. LOUIS**

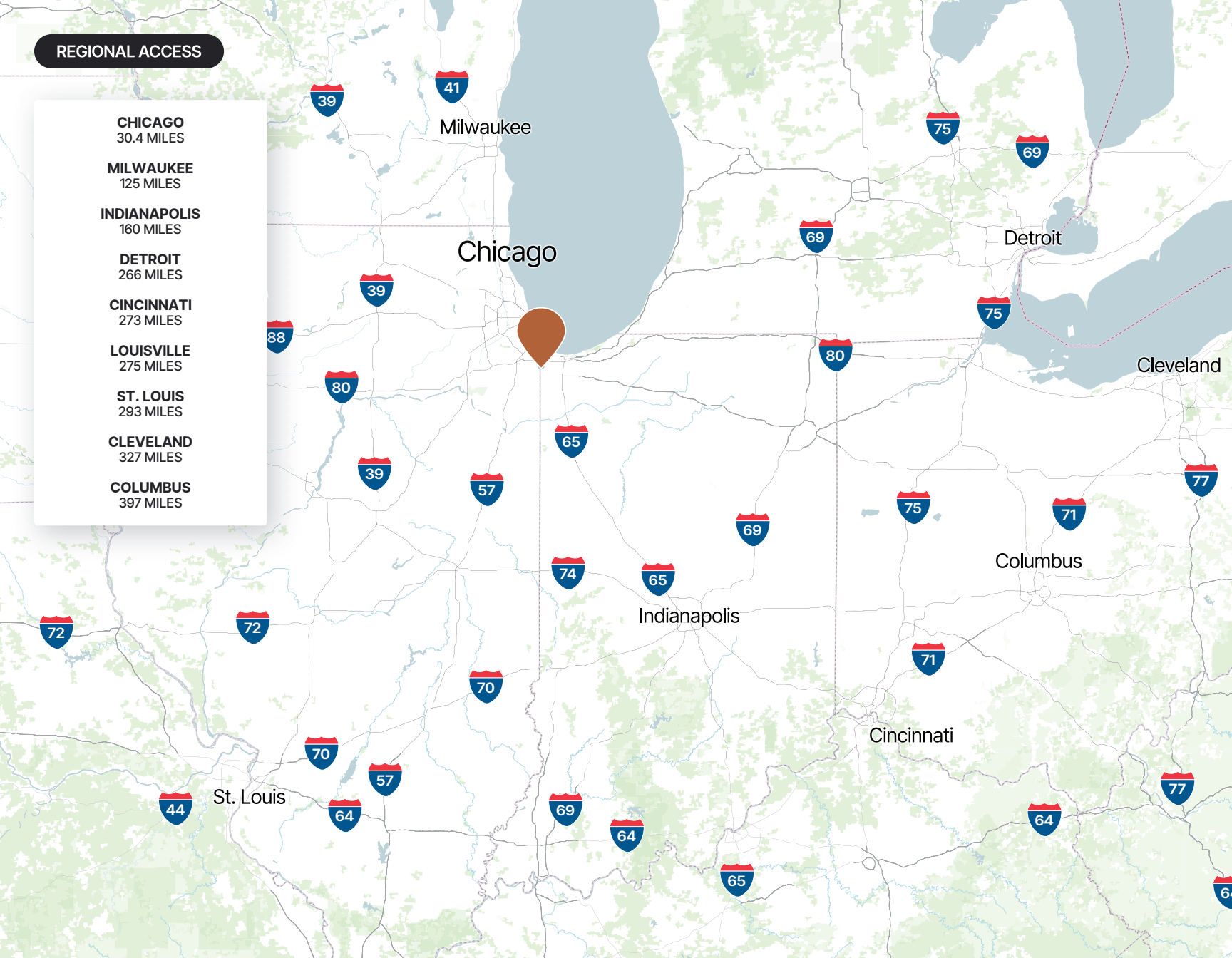
293 MILES

**CLEVELAND**

327 MILES

**COLUMBUS**

397 MILES



# THE INDIANA ADVANTAGE

## FASTER DELIVERY

### FIRST

in shortest distance to median center of U.S. population

## INFRASTRUCTURE DEVELOPMENT

### \$1.2B

Per year allocated through 2024 for transportation infrastructure projects

### \$1B

In new infrastructure investments to assure continued global connectivity

## COMPETITIVE TAX CLIMATE

### 4.9%

Corporate Income Tax Rate

### 1–3%

Capped Property Taxes

## COMPETITIVE TAX RATES

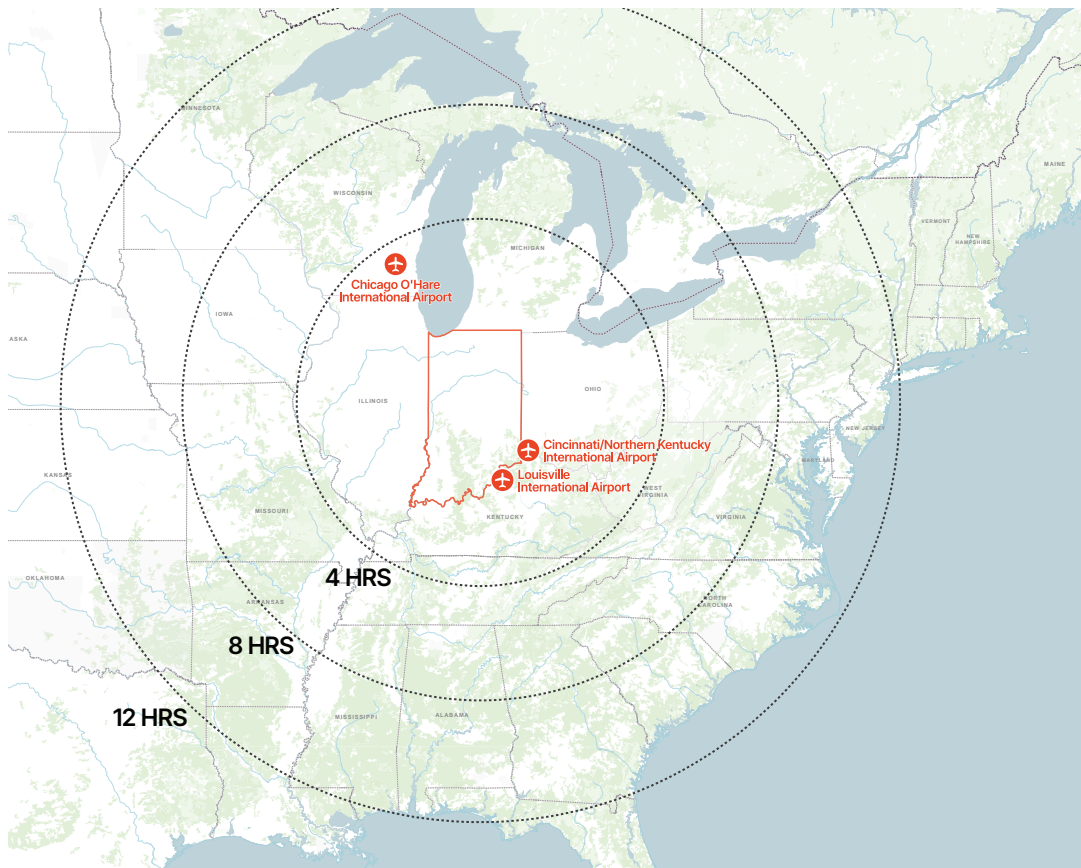
Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

### 3.05%

Individual Income Tax Rate

### AAA

Indiana Bond Rating



## TRANSPORTATION INFRASTRUCTURE

Indiana is 1st in pass-through highways, and located at median center of the U.S. population, making shipping hassle-free—and makes Indiana a prime location to be the defining hub for the U.S. supply chain. Proximity to World's 4th Busiest Airport (O'Hare).

## RIGHT TO WORK

Indiana is a right to work state with a business-friendly environment.



- Major Terminal
- CSX Rail Service
- CSX Operating Agreement

# CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.