



Industrial Building is Part of a Portfolio | Value-Added Annual Billboard Income

Building Size:	38,190 SF
Land:	2.03 Acres
Zoning:	B2
Parking:	Ample parking, 45,700 SF
Signage:	Building Signage
Utilities:	Municipal water and sewer
List Price:	\$1,125,000

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Details:

NAI Cressy is pleased to have the exclusive listing of a portfolio of two properties. The first is 332 W. US Hwy. 20 in Michigan City. This industrial building is 38,190 SF and sits on more than 2 acres in growing Michigan City. It has overhead doors servicing the building, municipal water and sewer, as well as a value-added annual income from the billboard on premises. The site is adjacent to Dunes Plaza Shopping Mall with long-standing tenants such as Pet Smart, TJ Maxx, Dollar General, Ross, and Five Below.

- Excellent location & a few minutes from busy Franklin Street in Michigan City with a traffic count of over 19,000 vehicles daily.
- Zoned B-2 General Commercial District which allows uses such as restaurant, retail, and hotel.
- Limited competition.
- Ample parking - 45,700 SF of paved parking.
- Part of a portfolio that adds extra acres for property development.
- Municipal water and sewer.
- The second property in the portfolio is adjacent 402 W. US Hwy. 20, a restaurant that sits on 2.3 acres. The properties can be sold separately or together.

NAI Cressy

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PROPERTY PHOTOS

INDUSTRIAL BUILDING FOR SALE

332 W. US Hwy. 20 | Michigan City, IN 46360



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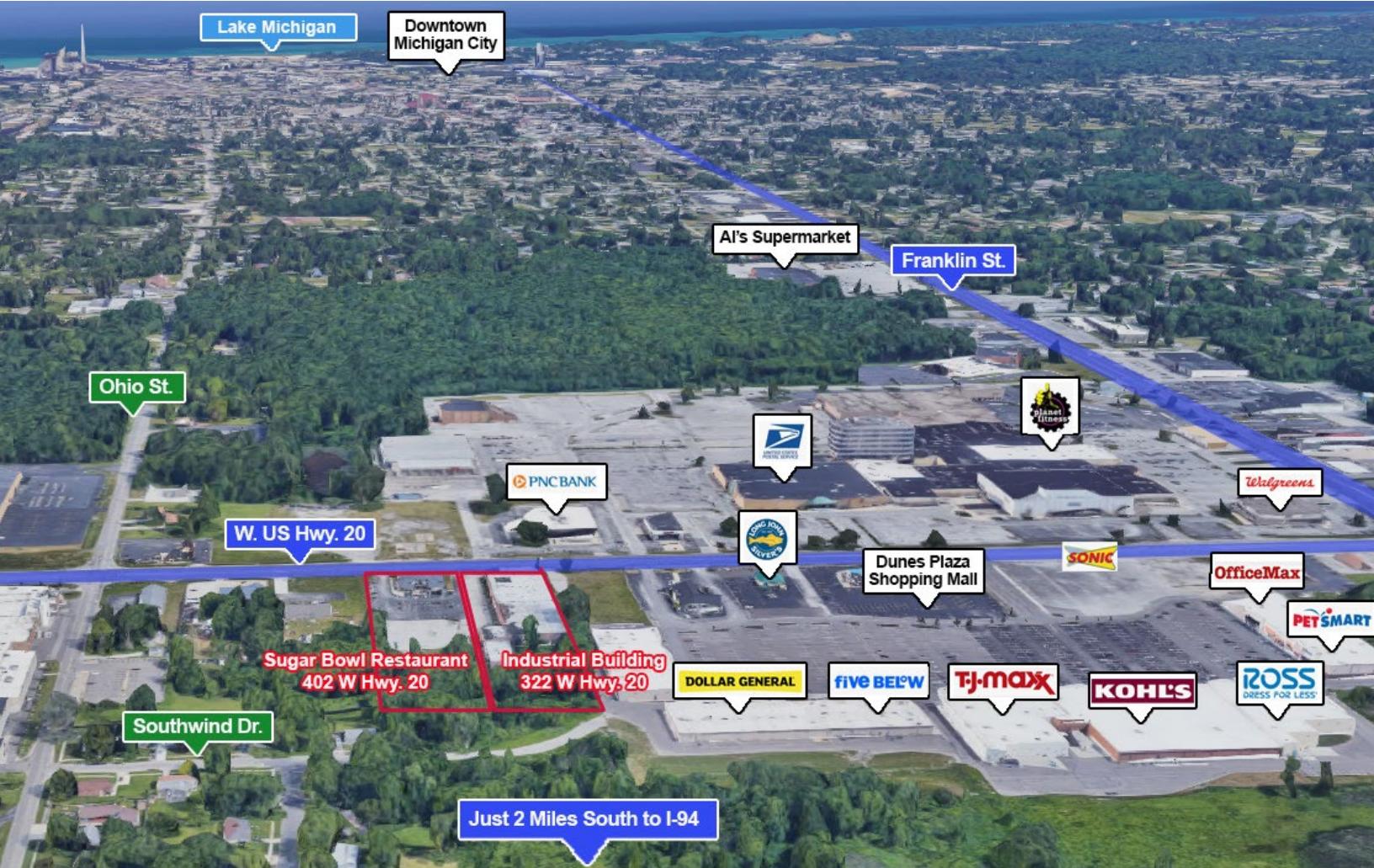
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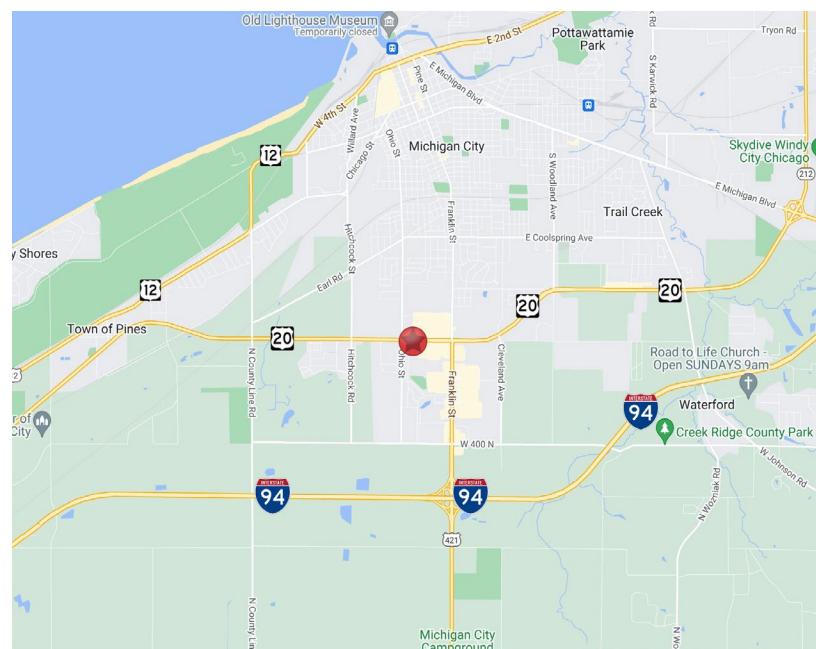
LOCATION OVERVIEW

INDUSTRIAL BUILDING FOR SALE

332 W. US Hwy. 20 | Michigan City, IN 46360



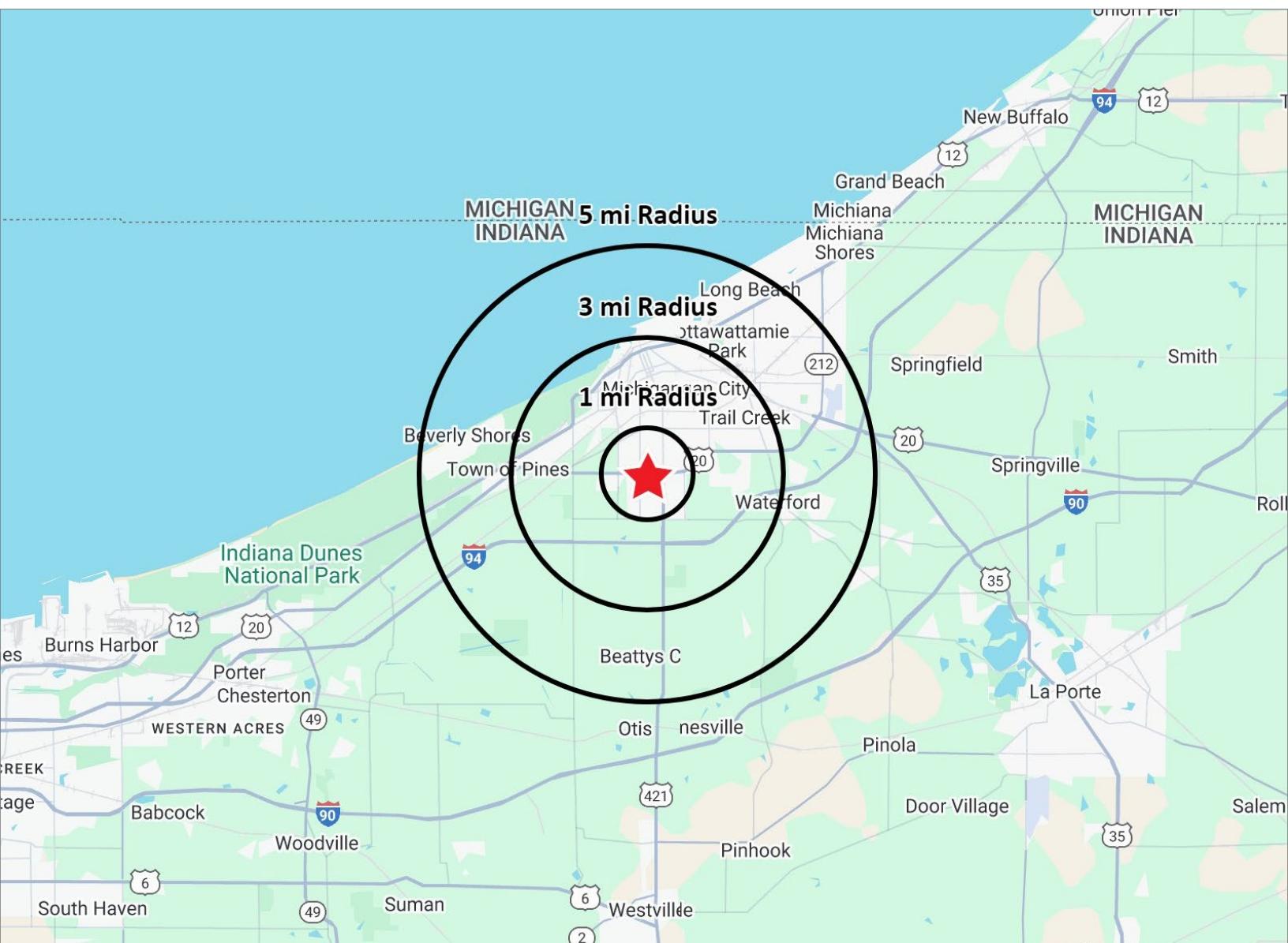
- This building is conveniently located on E. Michigan Blvd. (US 20) in Michigan City, IN with an average daily traffic count of over 13,000 vehicles per day, providing easy access to Michigan City's waterfront and beaches, the City of LaPorte and the small beach towns along the coast of Lake Michigan.
- The property is surrounded by local and national retailers, commercial businesses and residential neighborhoods.
- It is only .5 mile from US 421 and busy Franklin St. into downtown Michigan City, and only 2 miles from I-94.



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POPULATION

1 MILE	3,937
3 MILE	84,196
5 MILE	288,791



NUMBER OF HOUSEHOLDS

1 MILE	1,044
3 MILE	25,252
5 MILE	83,959



AVERAGE HOUSEHOLD INCOME

1 MILE	\$74,807
3 MILE	\$103,595
5 MILE	\$102,425



MEDIAN HOME VALUE

1 MILE	\$141,769
3 MILE	\$246,475
5 MILE	\$243,727