

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|------------------------------|
| Pricing: | Subject to Offer |
| Building Size: | 20,000 +/- SF |
| Lot Size: | 2.2 Acres |
| Dimensions: | 348' frontage 265'6 Depth |
| Zoning: | C/IS |

PROPERTY OVERVIEW

This two plus acre site is fully improved with access to utilities and offsite drainage. Ownership is willing to build to suit for lease or build to suit for sale or will consider the outright sale of the site. The zoning and Broadway frontage make this site suitable for many uses including light industrial retail, automotive, office and medical. AmeriPlex at the Crossroads is one of five such AmeriPlex developments in the State of Indiana. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property.

LOCATION OVERVIEW

AmeriPlex at the Crossroads is a 386 acre mixed use/master planned Indiana Certified Technology Business Park. In place infrastructure includes off-site drainage, walking paths, sewer, water, electric, gas and 'AT&T Smart moves' fiber optic lines. Located within the Premier AmeriPlex at the Crossroads Business Park. This is a certified technology park developed in a joint venture with Purdue University Foundation. These site feature Broadway (S.R. 53) visibility and are located directly in front of a brand-new Amazon Distribution Center! Tenants presently or coming soon in the park include Purdue Technology Center, Domino's, Midwest Truck and Axle, Ivy Tech, Pinnacle Hospital, Vibra Long Term Acute Care, Law Offices, Dawn Foods, Pipefitters Union and Red Bull.

30 miles southeast of Chicago. 10 miles to the Illinois border. 1.2 miles south of U.S. Highway 30. Approximately 1/2 mile south of Methodist Hospital, 1/2 mile north of the Community Stroke and Rehabilitation Center, 4.6 miles northwest of the new Franciscan Health Hospital. 30 minutes to Chicago. The new I-65 interchange at 109th Avenue is 1 mile south. See the IDEC State Why Indiana! IDEC State marketing for all the great reasons to consider the move or expansion to this property. 2023 INDOT traffic counts on Broadway (S.R. 53) are 17,804 cars/day. This site has Crown Point mailing address.

OFFICE/RETAIL/INDUSTRIAL BUILDING



OFFICE/RETAIL



LIGHT INDUSTRIAL/FLEX BUILD TO SUIT

AERIALS



For Information Contact:

David Lasser, SIOR/CCIM

219.796.3935

dlasser@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com



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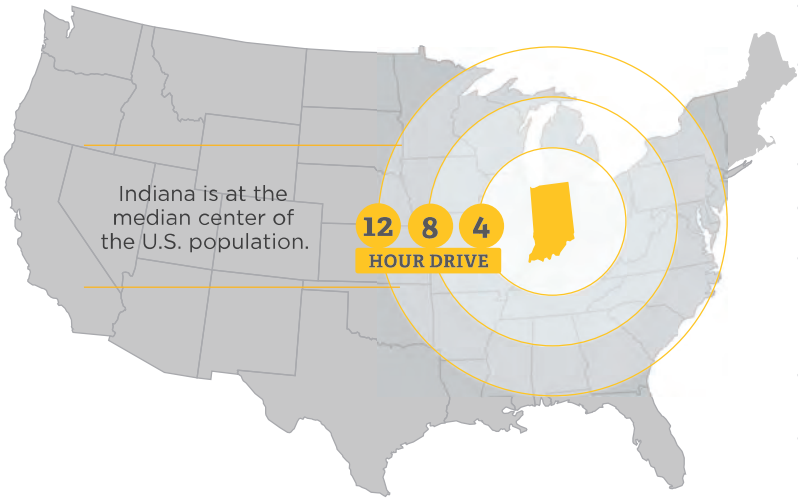
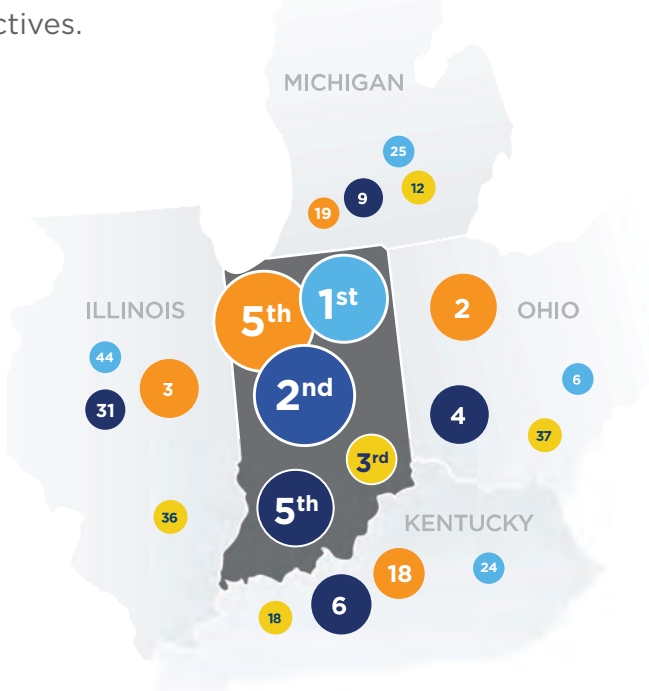
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David A. Lasser, SIOR/CCIM
219-795-1100
dlasser@commercialin-sites.com

INDIANA Business Climate

Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 5** America's Top State for Business Infrastructure
(CNBC, 2023)
- 2** Best Place to Start a Business
(Forbes, 2024)
- 1** Property Tax Index Rank
(Tax Foundation, 2022)
- 5** Cost of Doing Business
(CNBC, 2023)
- 3** State Business Tax Climate Index Score
(Cost of Living, CNBC, 2023)



Advantage Indiana

CORPORATE INCOME TAX: **4.9%**

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

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.

Individual Income Tax Rate: 3.05%

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95% | IN: 3.05%

AAA Indiana Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: A-
(Fitch, 2024)

UNEMPLOYMENT INSURANCE RATE: **2.5%**

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

UI Tax for New Employers: \$238

WORKER'S COMPENSATION PREMIUM RATE RANK: **4th**

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

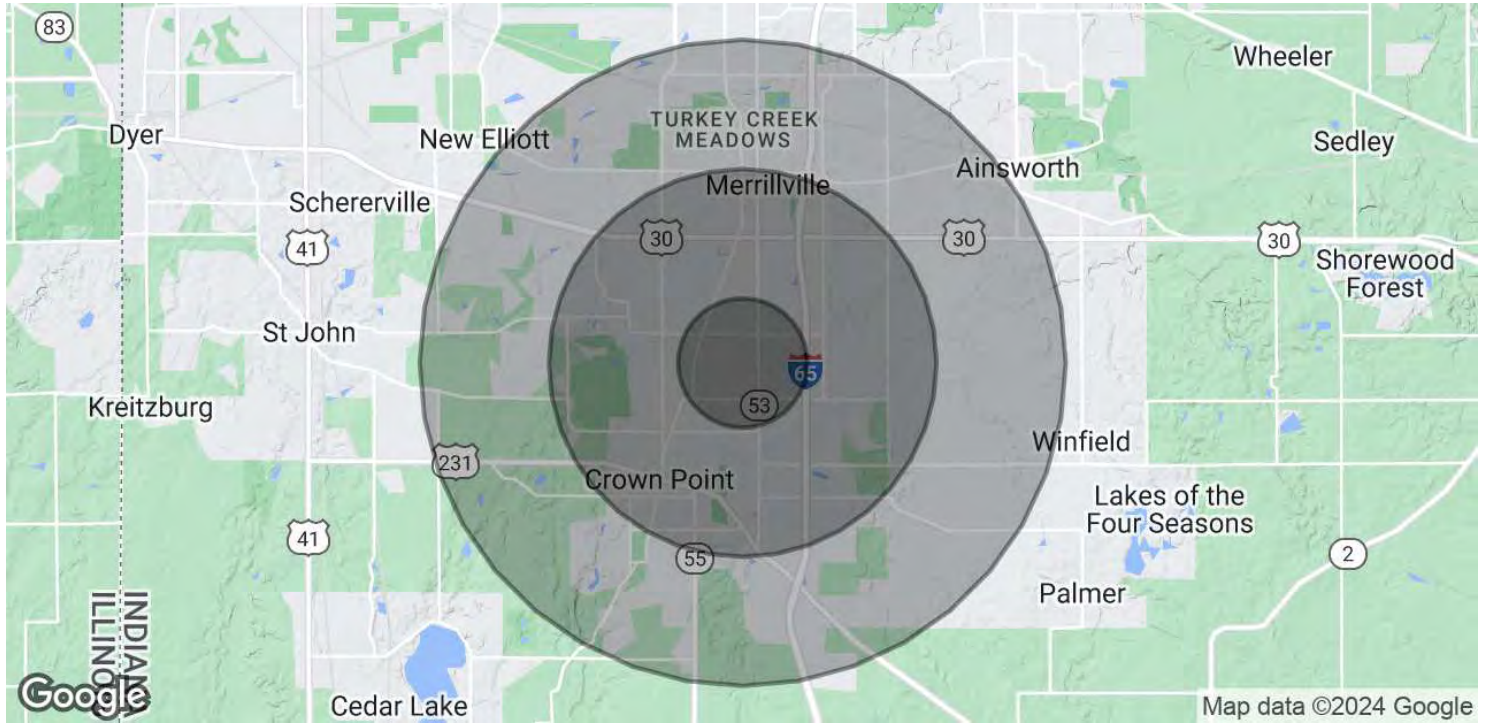
MI: 14th | OH: 5th | KY: 6th | IL: 33rd

RIGHT TO WORK: **YES**

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

MI: NO | OH: NO | KY: YES | IL: NO

DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 4,522 | 28,437 | 80,958 |
| Average Age | 37.2 | 38.1 | 37.8 |
| Average Age (Male) | 35.2 | 34.8 | 35.3 |
| Average Age (Female) | 42.0 | 42.1 | 40.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,724 | 11,155 | 30,707 |
| # of Persons per HH | 2.6 | 2.5 | 2.6 |
| Average HH Income | \$77,895 | \$68,851 | \$68,488 |
| Average House Value | \$200,494 | \$206,820 | \$202,238 |

2020 American Community Survey (ACS)