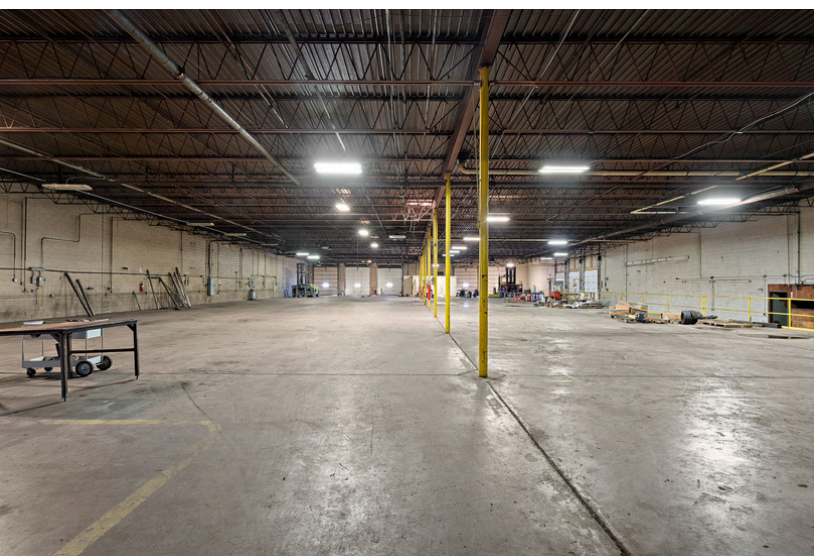


AVAILABLE FOR SALE

700 W Michigan Blvd

Michigan City, IN 46360



This 50,524 SF industrial warehouse offers a functional mix of warehouse, production, and office space on 5.66 acres. The building features approximately 5,000 SF of office area and spans roughly 112' x 450' with durable concrete block and brick construction. Clear heights reach 15 feet, and access is excellent with six drive-in doors, two loading docks, one interior dock, and an inactive rail spur on-site, providing versatile logistics options.

The property includes a 500 SF double-chamber, climate-controlled clean room and a 3,500 SF air-conditioned production area, ideal for specialized manufacturing or light industrial use. A wet sprinkler system covers the entire building for safety and compliance. With its ample lot size, strong infrastructure, and flexible layout, this property is well-suited for a variety of industrial, warehousing, and production operations

BUILDING SIZE	50,524 SF
SALES PRICE	Subject To Offer
YEAR BUILT	1961
24 TAXES PAY 25	\$14,550.00
ZONING	Manufacturing 2
LOT SIZE	5.66 ACs
DIMENSIONS	112' X 450'
OFFICE	5,000 SF
POWER	3 Phase

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

LORI TUBBS

REAL ESTATE & DEVELOPMENT CONSULTING

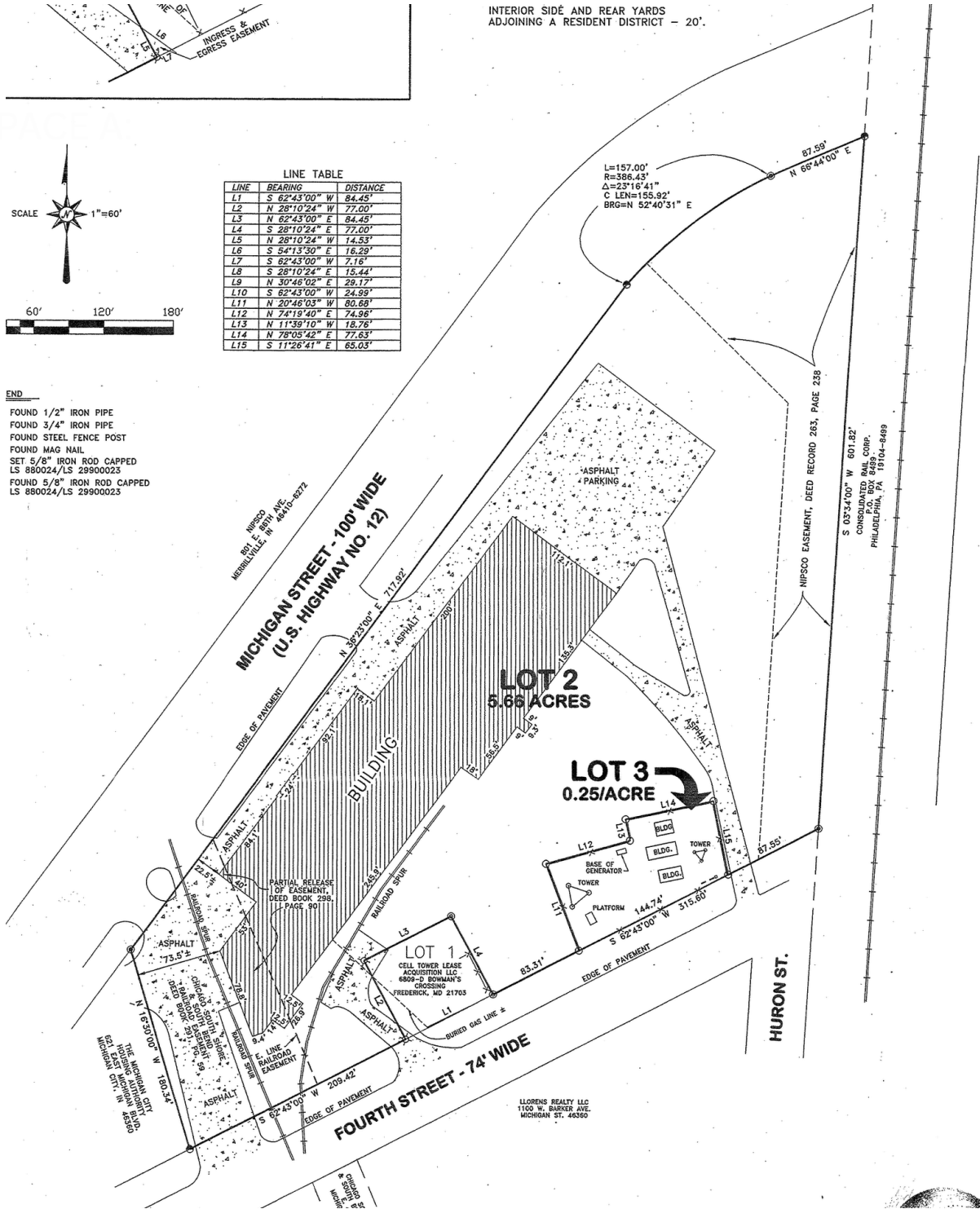
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 REAL ESTATE & DEVELOPMENT CONSULTING

Survey



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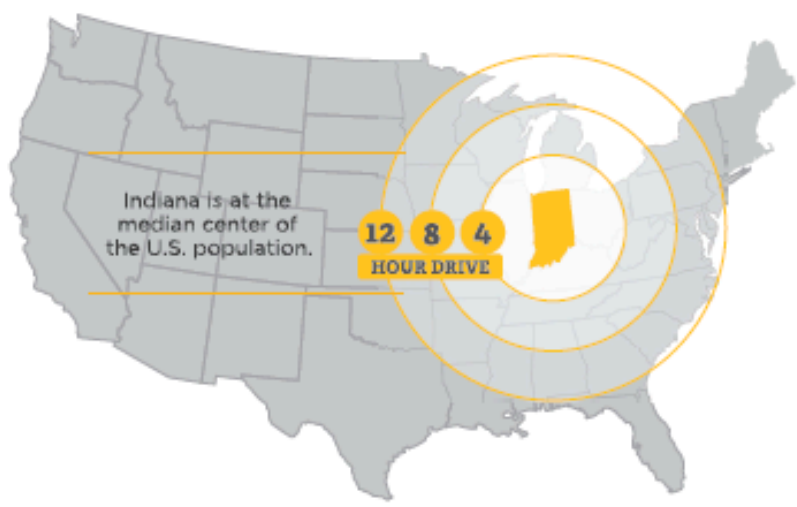
lori@loritubbs.com

STATE OF INDIANA INFOMATION



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.

- 1** America's Top State for Business Infrastructure
(CNBC, 2022)
- 1** Best Place to Start a Business
(Forbes, 2025)
- 1** Property Tax Index Rank
(Tax Foundation, 2022)
- 2** Cost of Doing Business
(America's Top States for Business, CNBC, 2022)
- 9** State Business Tax Climate Index Score
(Overall Rank, 2025)



STATE OF INDIANA INFORMATION



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: 3%

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: 3.15%
MI: 4.25% | OH: 4.79% | KY: 4.5% | IL: 4.95%

AAA Indiana Bond Rating
Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: BBB+
(Fitch, 2023)

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