

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-------------------|
| Lease Rate: | \$11.50/SF |
| Available SF: | 9,000 SF |
| Lease Type: | Gross Lease |
| Expenses: | Gross lease terms |
| Building Size: | 29,217 SF |
| Lot Size: | 1.56 Acres |
| Zoning: | CD-4B |

PROPERTY OVERVIEW

9,000 SF warehouse available for lease in a professional business park located Munster, IN. Available space is connected to a family owned/operated business currently utilized as part of the existing operations. The available 9,000+ SF has a lunch room, men's/women's bathrooms, a shop office, 1 - 8'x10' roll up door and 24' usable height (below girders and lights) 10' under each loft space. There are 2 steel frame mezzanine storage lofts of 1,000 +/- SF each. The private entrance is the southeast man door which can be modified if needed, private access roadway to grade level overhead door and separate parking lot. Infrequent use of loading dock is possible with landlord doing any material forklift handling. Utilities are included up to usage in excess of historical averages.

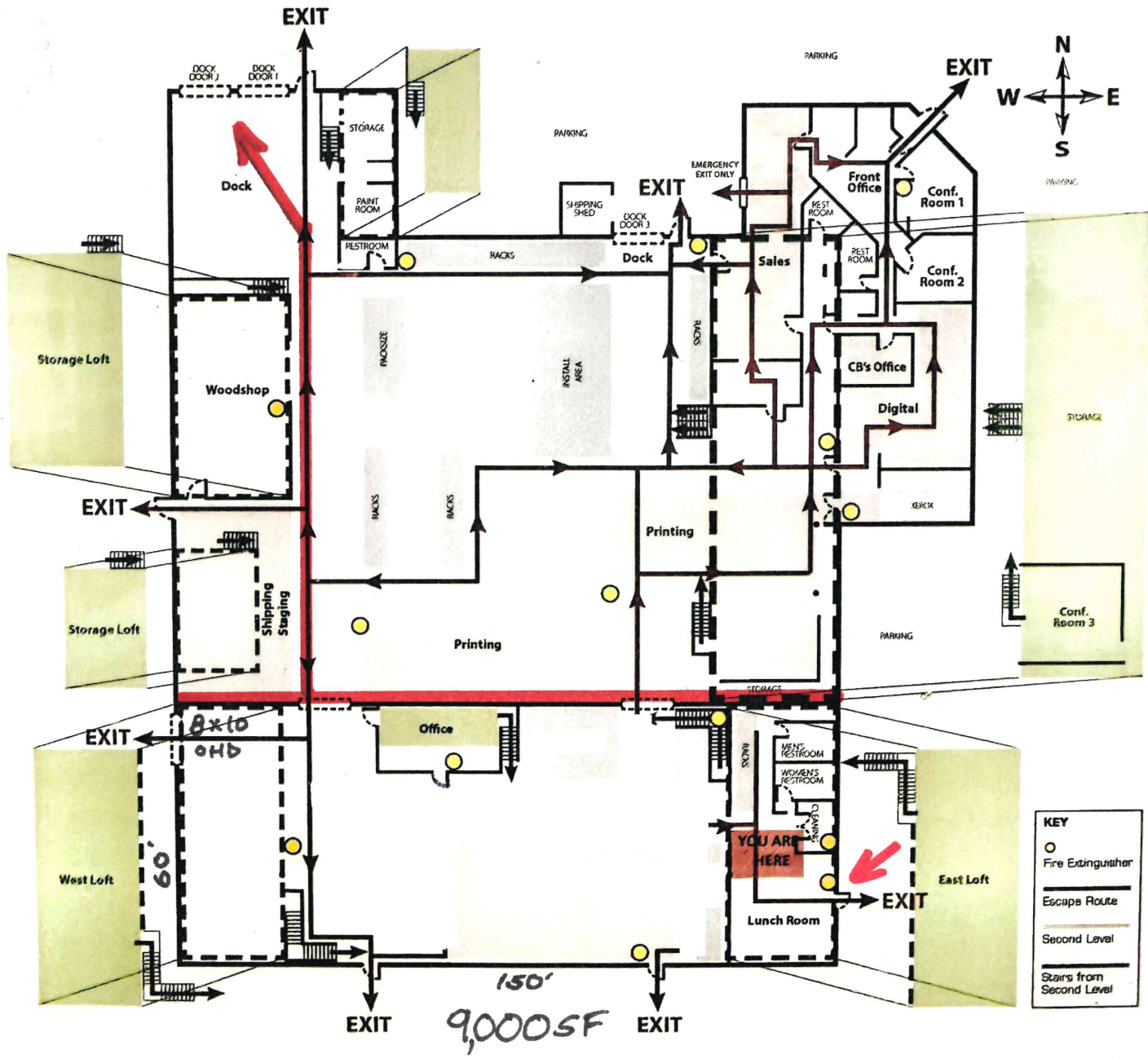
LOCATION OVERVIEW

This property is located on the south side of Progress Avenue just 1 block west of Calumet Avenue just west of the Centennial Park, 1 block east of Three Floyds Brewery/Distillery. Approximately 30 miles southeast of the Chicago Loop 1/2 mile east of the Illinois border. 2 miles south of Ridge Road and 3 miles south of I80/94. Community Hospital, The Times of Northwest Indiana newspaper, the Community Veterans Memorial, the LEED-certified Centennial Park and Golf Course, Bieker Woods Nature Area, eleven miles of bike paths, an innovative Public Art and Sculpture Program and the new Munster Music Festival are all in the vicinity. Over 10 restaurants within 1 mile!

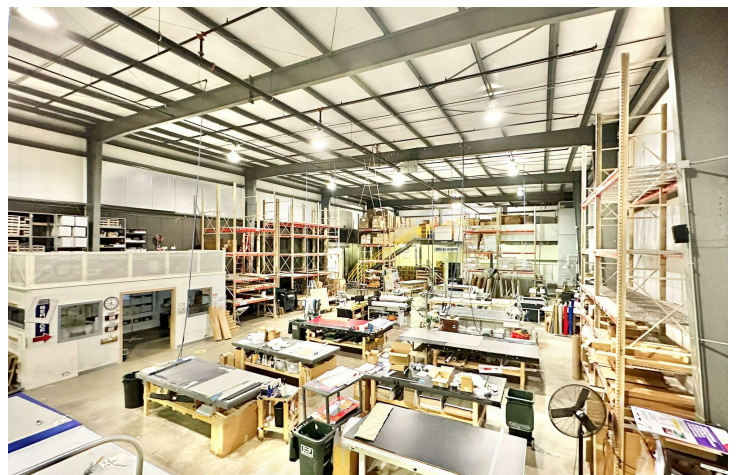
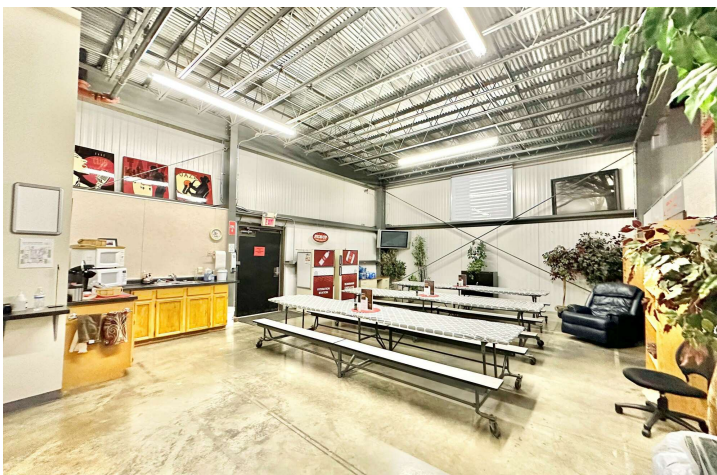
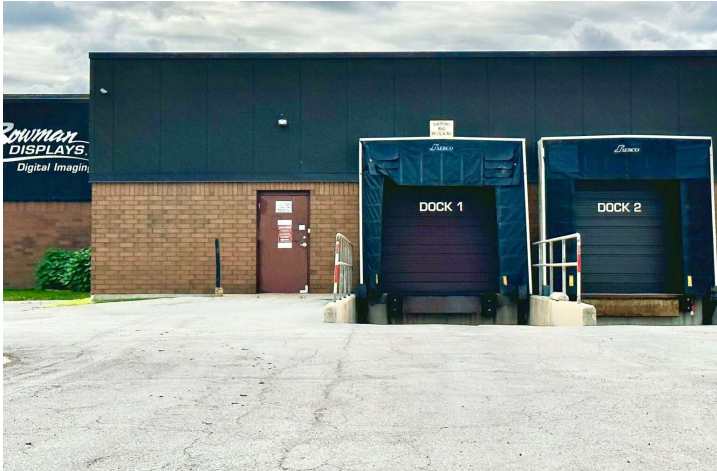
Bowman Displays ESCAPE ROUTE

- In case of fire or emergency, follow the red line to the closest exit.
- Report to the Safety Checkpoint (Mailbox on Progress Ave) and take roll with your Evacuation Leader* within your department.*

- * Office - Doreen Hilbrich
- * Design - Casey Gagnon
- * Finishing Production - David Stovenson
- * Cut Production - Jennifer Gagnon
- * Adam O'Shaughnessy
- * Megan O'Shaughnessy



WAREHOUSE



For Information Contact:

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NEARBY BUSINESSES



AERIAL PHOTOGRAPHS



RETAILER MAP

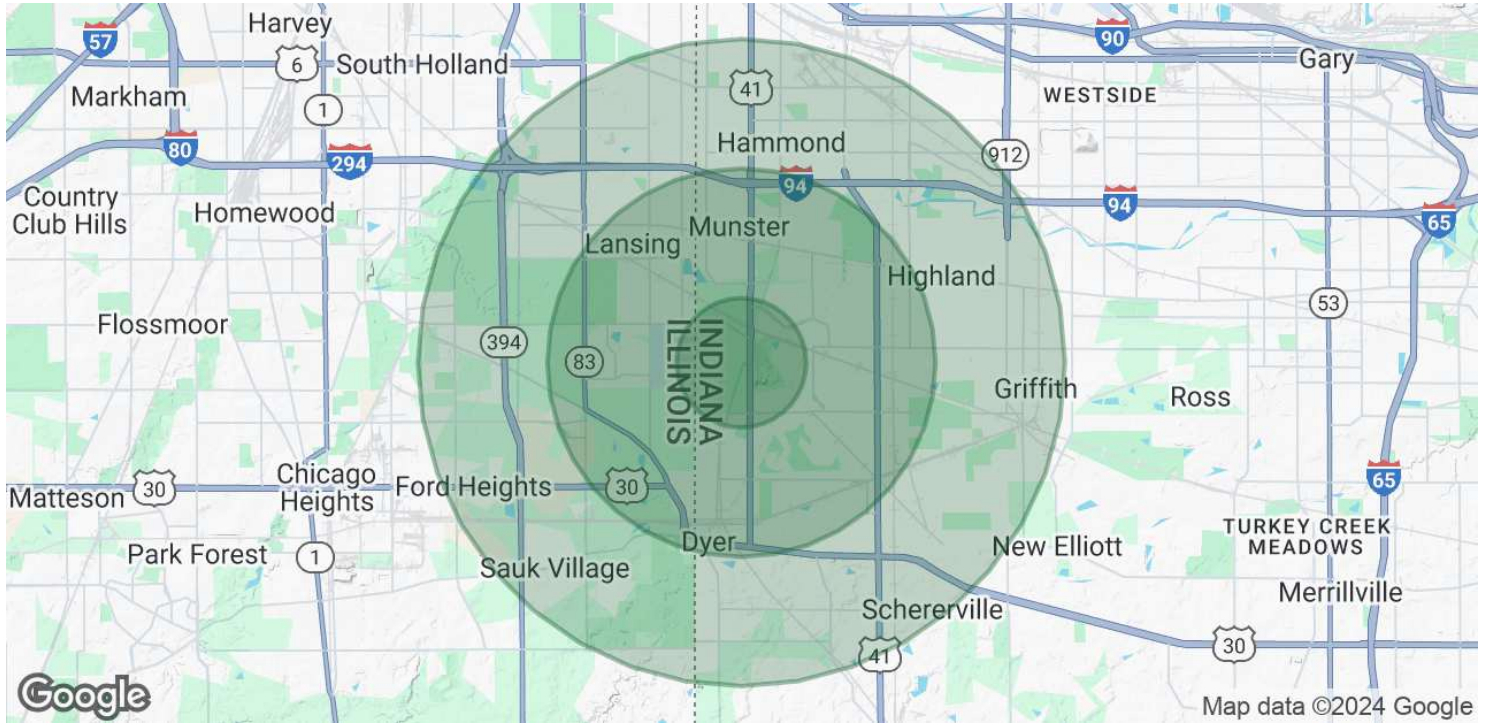


Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 6,362 | 73,361 | 191,283 |
| Average Age | 46.7 | 44.5 | 40.8 |
| Average Age (Male) | 41.0 | 42.2 | 38.9 |
| Average Age (Female) | 48.4 | 45.8 | 42.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,557 | 31,305 | 79,797 |
| # of Persons per HH | 2.5 | 2.3 | 2.4 |
| Average HH Income | \$131,402 | \$85,959 | \$76,108 |
| Average House Value | \$275,466 | \$192,935 | \$166,128 |

2020 American Community Survey (ACS)

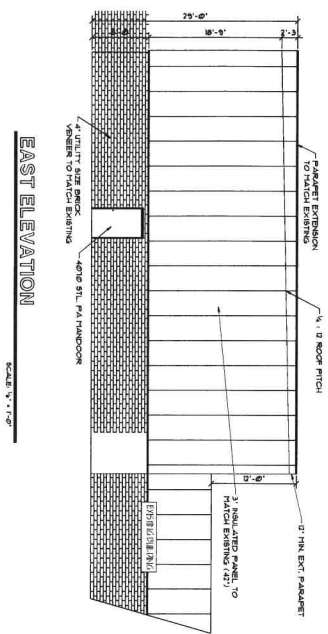
PBS
 PROFESSIONAL BUILDING SERVICES
 DYER, IN 46311
 708-672-4010 FAX 708-672-3607

R. K. KELLMAN ASSOCIATES, INC.
 ARCHITECTS
 1115 N. State St. Indianapolis, IN 46202

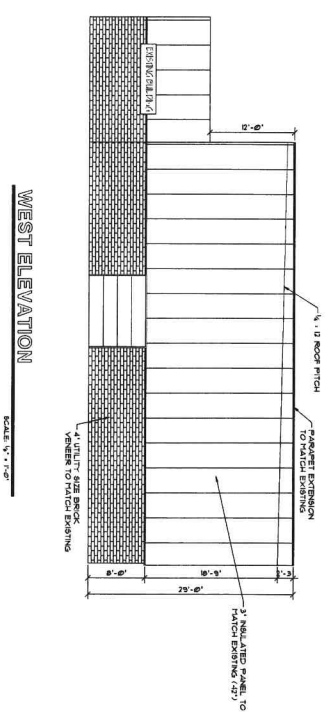
Drawn: CMD / JK
 Design: EJP / JK
 Checked: JK 7-03-03
 Revised: _____

PROJECT NAME: **BOWMAN PHOTOGRAPHIC DISPLAYS**
 PROJECT LOCATION: **MUNSTER, INDIANA**

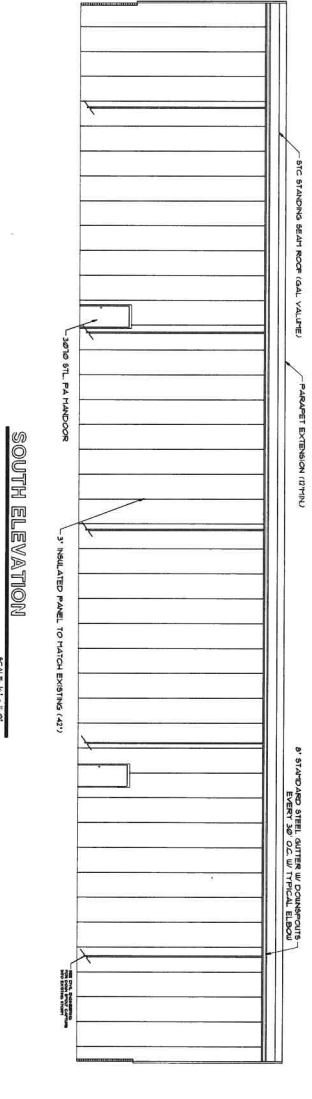
Sheet Title: **ELEVATIONS**
 Scale: **AS NOTED**
 Sheet: **A-5**



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"

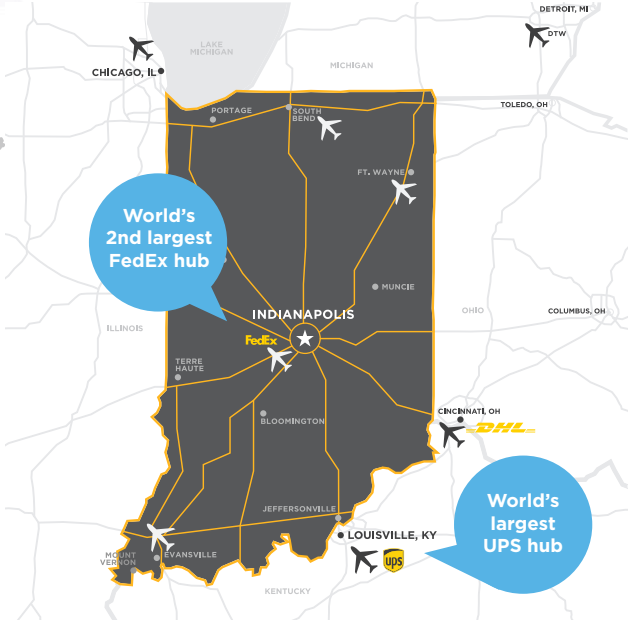
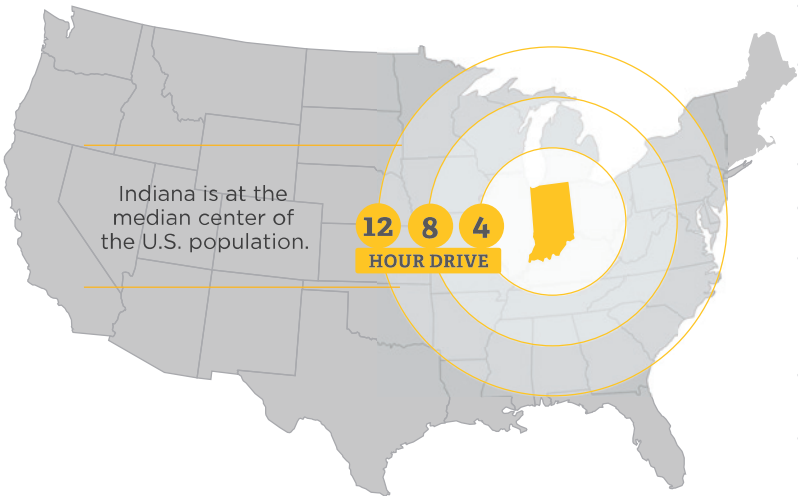
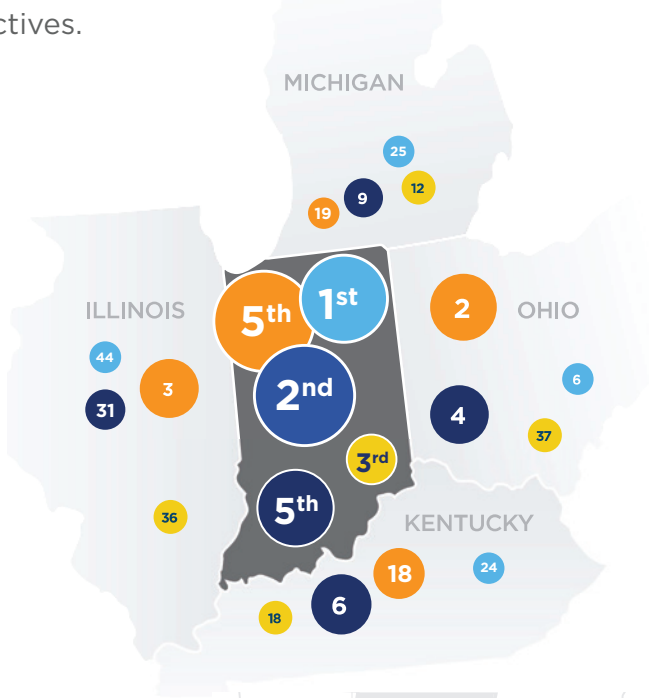


SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

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