

TWO SUITES FOR LEASE

131-137 E 5th Ave. | Gary, IN 46402



Two Beautiful “Old School Style” First Floor Spaces Available to Rent

Building:	92,620 SF
Available:	Suite 131 - 5,200 SF Suite 137 - 1,621 SF
Zoning:	A3, B, M, R2 & S2
Remodel:	2023
Parking:	Over 20 parking spaces next to building, in a secured fenced lot.
Lease Rate:	Suite 131 - \$14.00 to \$22.00 NNN Suite 137 - \$15.00 to \$23.00 NNN

[VIEW PROPERTY ONLINE](#)

Details:

Available for lease at this facility are two recently upgraded spaces that could be used for retail, commercial, or office space. First space is 5,200 SF, second space is 1,621 SF. The available spaces have high ceilings, new carpet and paint, and plumbing and electrical upgrades, multiple entrances, truck unloading and loading capabilities, and beautiful new ADA restrooms.

By renting at this facility, you become part of Gary's urban revitalization in this 92,600 SF brownfield complex, known as Dalton Apartments. The 57 renovated apartments above the available space consistently have excellent occupancy. The facility is secure and very well lit, especially in the parking lot.

Possible build out allowances and monthly free rent. Tenant pays utilities, interior janitorial, trash service, insurance and prorata share of real estate taxes.

NAI Cressy

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EXTERIOR PHOTOS

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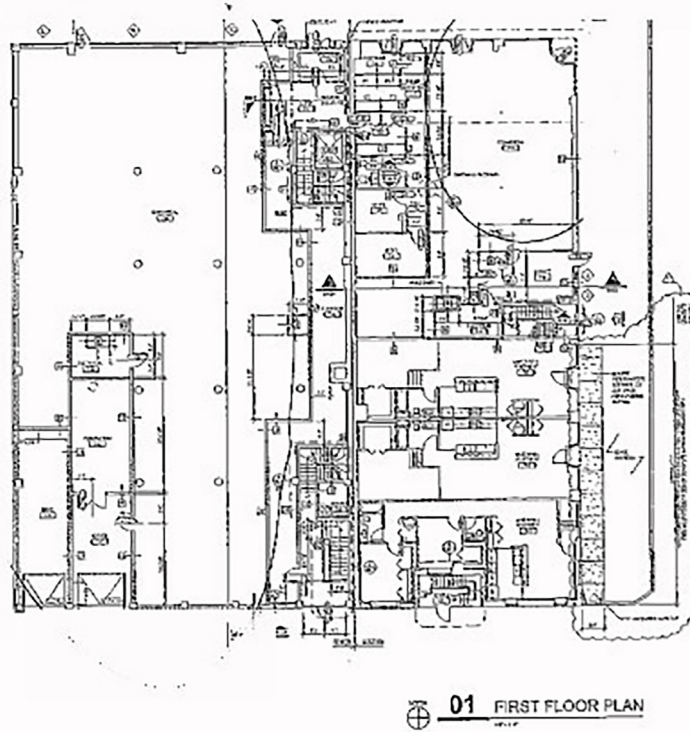
INTERIOR PHOTOS

TWO SUITES FOR LEASE

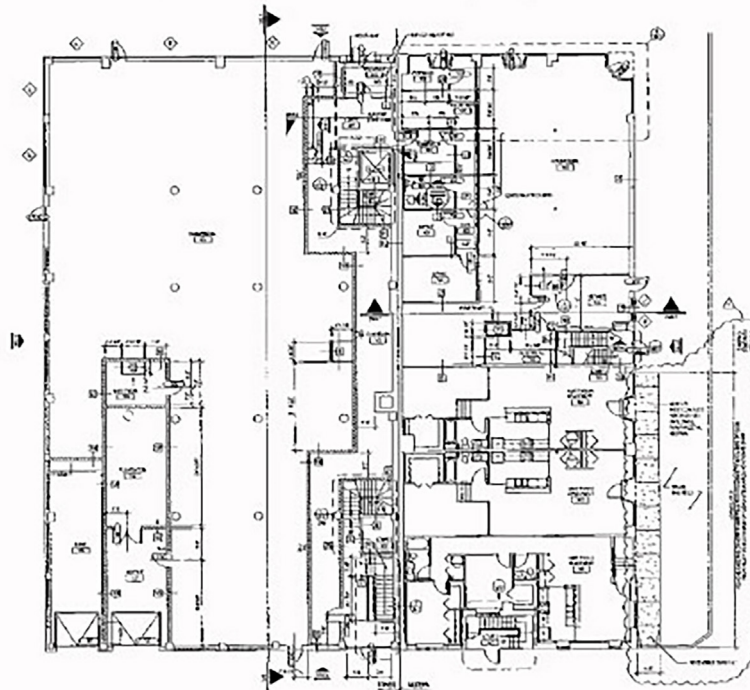
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131 East 5th Ave Floor Plan Eastern End



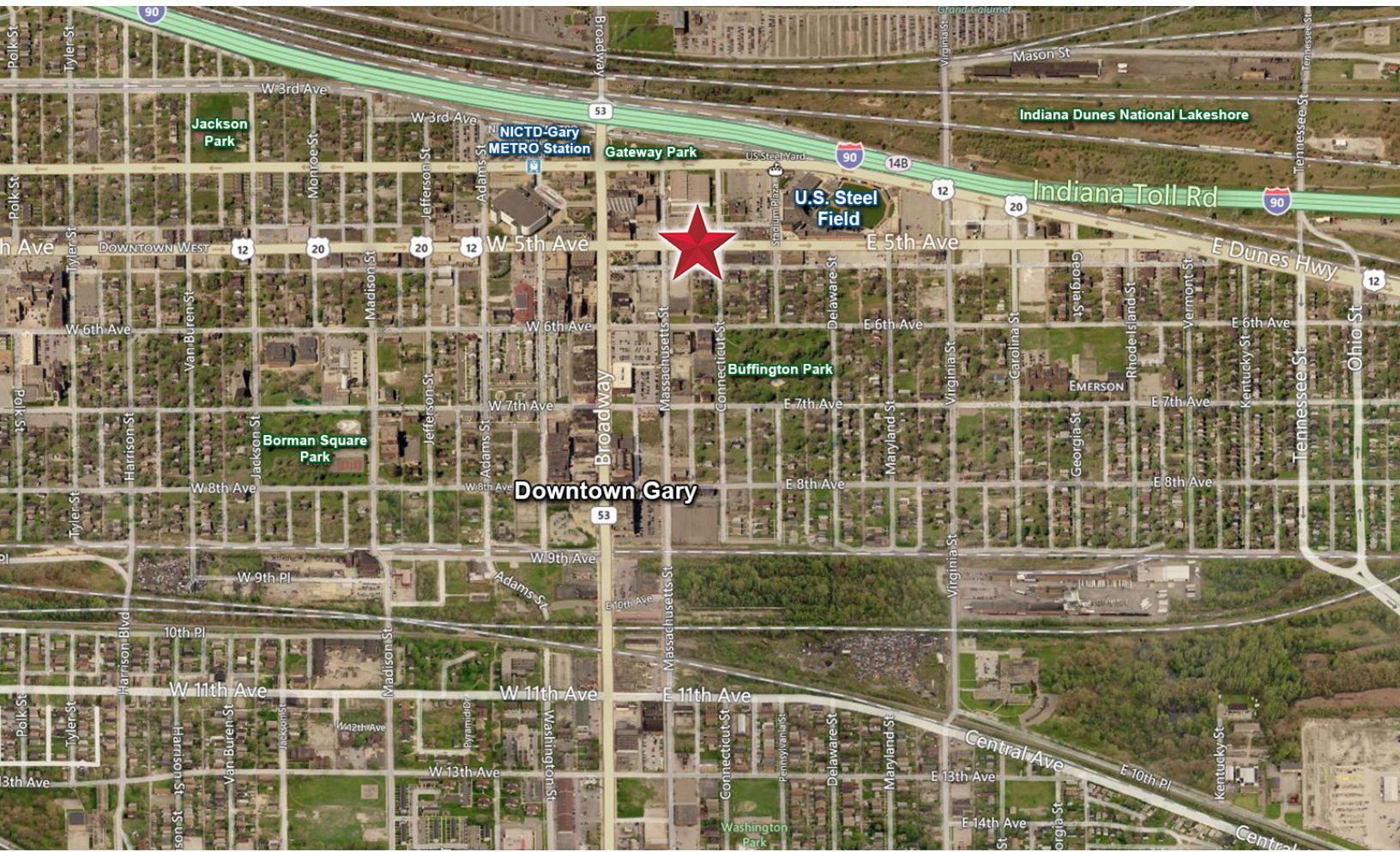
137 E 5th Ave / Western End



LOCATION OVERVIEW

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Ideally located on U.S. 20 / 5th Avenue which is the main east-west thoroughfare in downtown Gary, Indiana and near the I-80/90 Indiana Toll Road, less than one block from Broadway Boulevard, and less than one-half mile from I-94. This project is part of an area of renovation surrounding U.S. Steel Field.



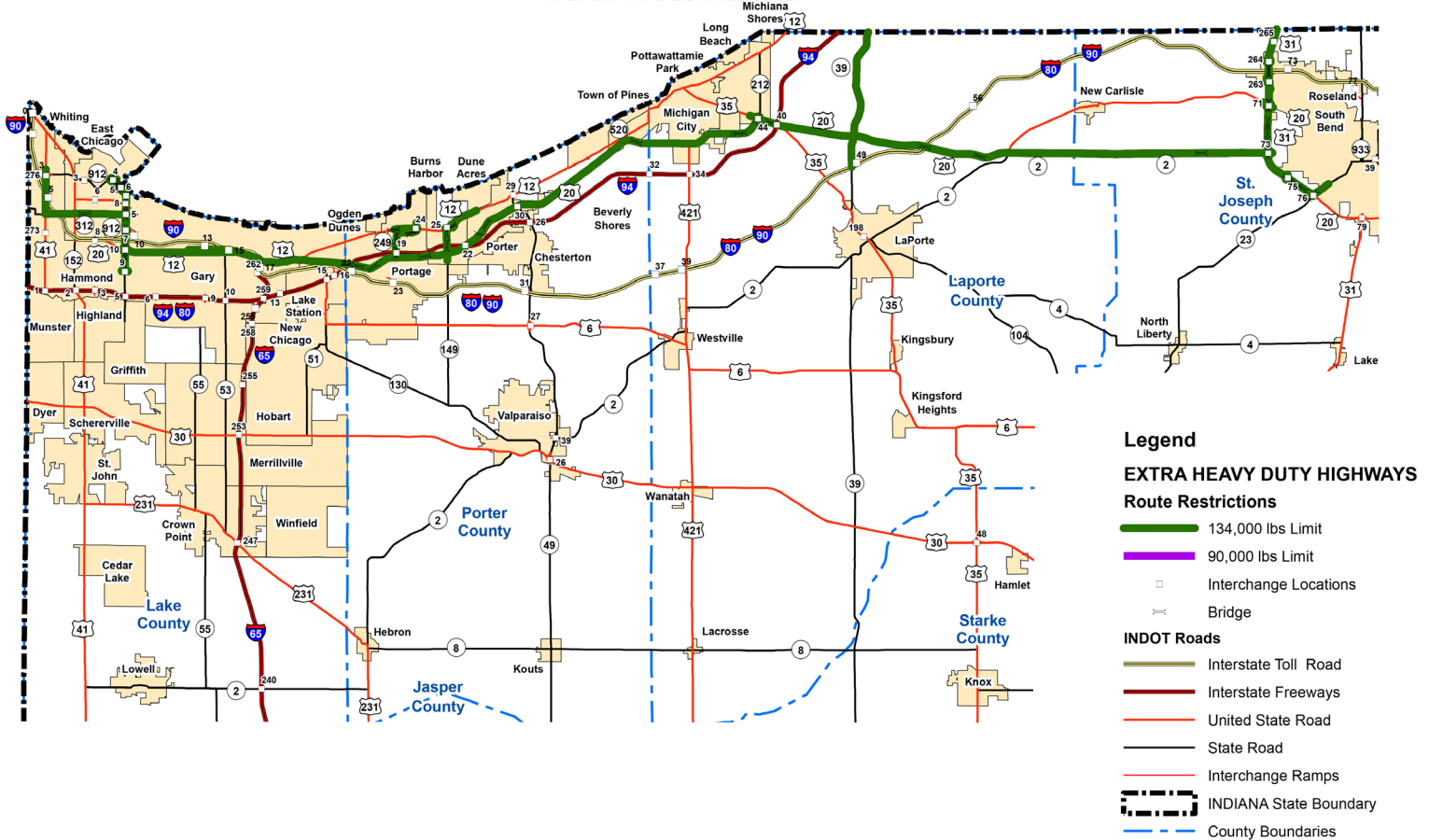


DISTANCE TO MAJOR CITIES

CHICAGO, IL	30 MILES
SOUTH BEND, IN	65 MILES
MILWAUKEE, WI	122 MILES
FORT WAYNE, IN	132 MILES
GRAND RAPIDS, MI	149 MILES

INDIANAPOLIS, IN	152 MILES
TOLEDO, OH	214 MILES
DETROIT, MI	253 MILES
PITTSBURGH, PA	431 MILES
NASHVILLE, TN	440 MILES

INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



The location of this property has access to the Indiana Heavy Haul Highway Route. Thus 120,000 Gross Vehicle Weight (GVW) loads can be hauled in from I-94, State Highway 2/20, & the Indiana Toll Road and our US 20 Bypass.