



**McCOLLY BENNETT**  
COMMERCIAL *advantage*

**LEASE**

**5020 W 45TH  
AVE**

**5020 W 45th Ave  
Gary, IN 46408**

The space includes a half-bath and warehouse heat, making it suitable for a wide range of light industrial, contractor, storage, or service uses.

The property sits on a large industrial parcel, providing generous outdoor area for parking, equipment, or material staging. Easy access to major Northwest Indiana transportation routes ensures convenient logistics and mobility for users.

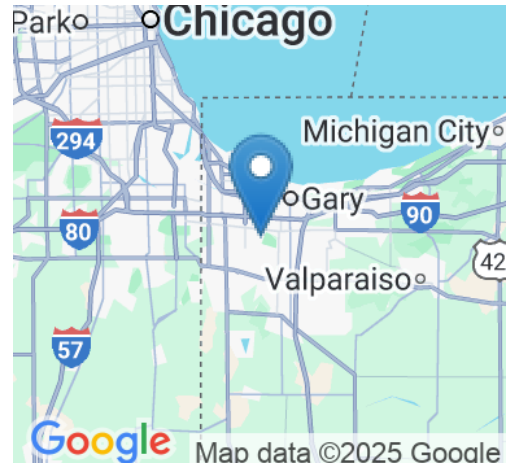
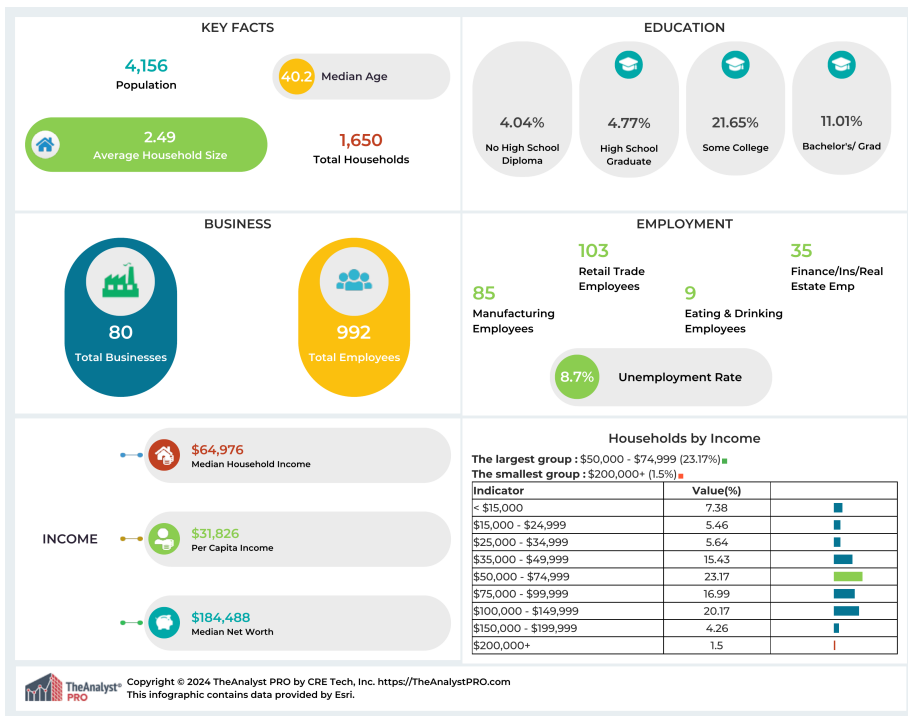
A practical and cost-effective solution for businesses needing straightforward warehouse or shop space.

**ANNUAL RENT**  
**\$9.00 / Sq. Ft.**

**Rental Area:**  
**3,648 Sq. Ft.**  
**Year Built: 1971**

Contact:  
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