



**FOR LEASE
BUILD-TO-SUIT
OR SALE**

**DATA CENTER POTENTIAL (100 MW POSSIBLE),
SIGNIFICANT POWER AVAILABLE**



COCA COLA AVENUE, PORTAGE, IN - I-94 FRONTAGE

**NEW 3 BUILDING DEVELOPMENT
585,000 SF ON 39 ACRES**

NEWMARK



EXCELLENT VISIBILITY FROM I-94 WITH IMMEDIATE ACCESSIBILITY



PERMITTED USES

- Data Centers
- Distribution/Warehousing/Showroom
- Manufacturing/Fabrication
- Outdoor Storage (trailer, containers, equipment rental, etc.)
- Vehicle Sales
- Food/Beverage Production
- Cold Storage
- Truck Terminal

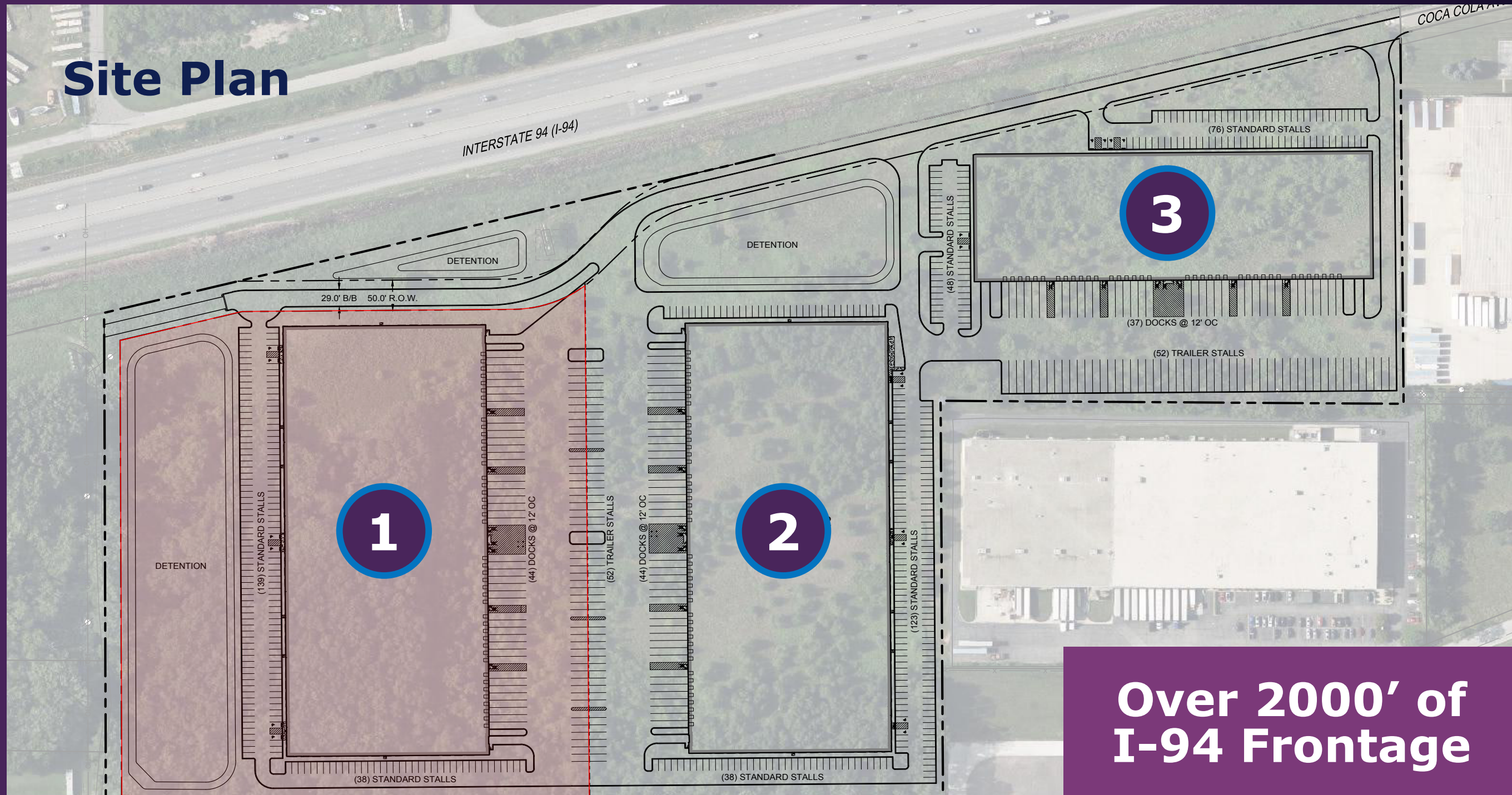
HIGHLIGHTS

- 10-Year Tax Abatement Available
- Low Indiana Real Estate Taxes
- ±39 Acre Development
- 585,000 SF Available
- Over 2000' of I-94 Frontage
- 0.8 Miles From 4-Way Interchange
- 50' Clear Height Potential

INCENTIVES

- Tax Credit Eligible (real estate and personal property), EDGE Program Eligible, Low Real Estate Taxes and Operating Expenses
- 10% Lower Hourly Wage Rate vs. Illinois
- 50% Lower Worker's Comp Rate vs. Illinois
- 70% Lower Unemployment Insurance Costs vs. Illinois

Site Plan



Over 2000' of I-94 Frontage



BLDG 1

Building Size: 226,560 (divisible)
Parking: 177 stalls
Loading: 44 Exterior Docks
 2 Drive-in Doors
Trailer Parking: 50 stalls (shared)
Clear Height: 32'
Est. Completion: Q4 2023

BLDG 2

Building Size: 226,560 SF (divisible)
Parking: 161 stalls
Loading: 44 Exterior Docks
 2 Drive-in Doors
Trailer Parking: 52 stalls (shared)
Clear Height: Up to 50'
Est. Completion: Proposed/BTS

BLDG 3

Building Size: 132,300 SF (divisible)
Parking: 124 stalls
Loading: 37 Exterior Docks
 2 Drive-in Doors
Trailer Parking: 52 stalls
Clear Height: Up to 50'
Est. Completion: Proposed/BTS

Location and Drive Times

COCA COLA AVENUE AND MARINE DRIVE, PORTAGE, IN

CHICAGO LOOP

LAKE MICHIGAN

MICHIGAN

ILLINOIS

SITE

10 MIN. 🚗

30 MIN. 🚗

45 MIN. 🚗

PORTAGE, IN

INDIANA

DRIVING DISTANCES

INTERSTATE 65	15 MINUTES
TO ILLINOIS BORDER	28 MINUTES
MICHIGAN BORDER	30 MINUTES
CHICAGO LOOP	45 MINUTES

PORTER COUNTY DEMOGRAPHICS

POPULATION	174,717
WORKFORCE	89,319
MEDIAN HOUSEHOLD INCOME	\$73,602
MINIMUM WAGE	\$10.00/HR



Surrounding Tenants and Trade Area





X DSP
CROSSROADS
PORTAGE

For more information, please contact the exclusive representatives:

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