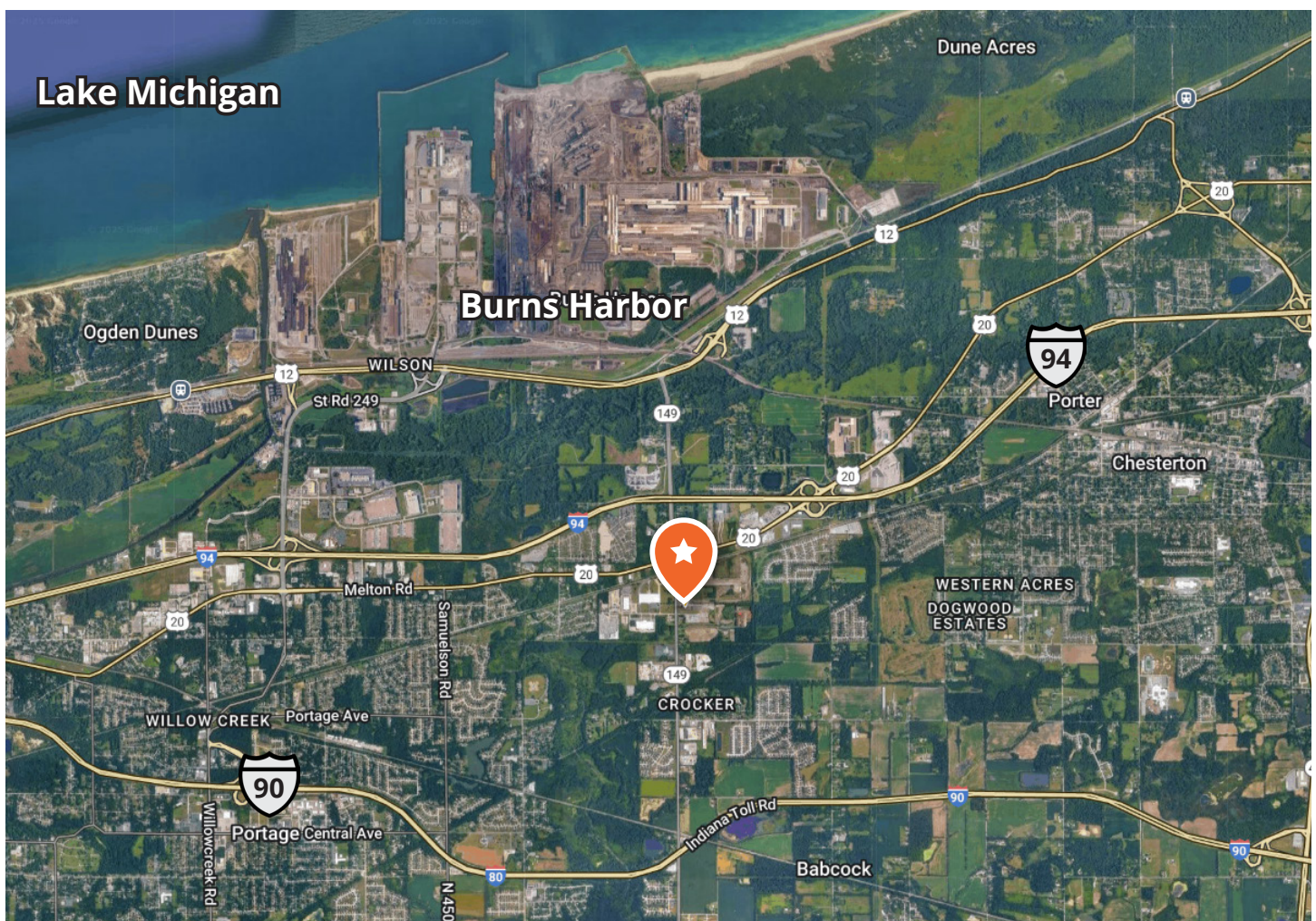


12 ACRES FOR SALE

DEVELOPMENT OPPORTUNITY

Tech Dr. & SR 149 | Burns Harbor, IN



SITE HIGHLIGHTS

- Current zoning is SD-6 which allows for light industrial, truck repair, outdoor storage, and trailer parking.
- Potential for economic and real estate tax incentives
- Proximity to the Port of Indiana
- Proximity to four way interchange on I-94 at SR-249 and Route 20
- Proximity to four way interchange at I-80/I-90 at SR-249
- **SALE PRICE: \$845,600**



Access via I-90 & I-94



Truck Repair/parking



Nearby Rail



Affordable housing

For more information, please contact:

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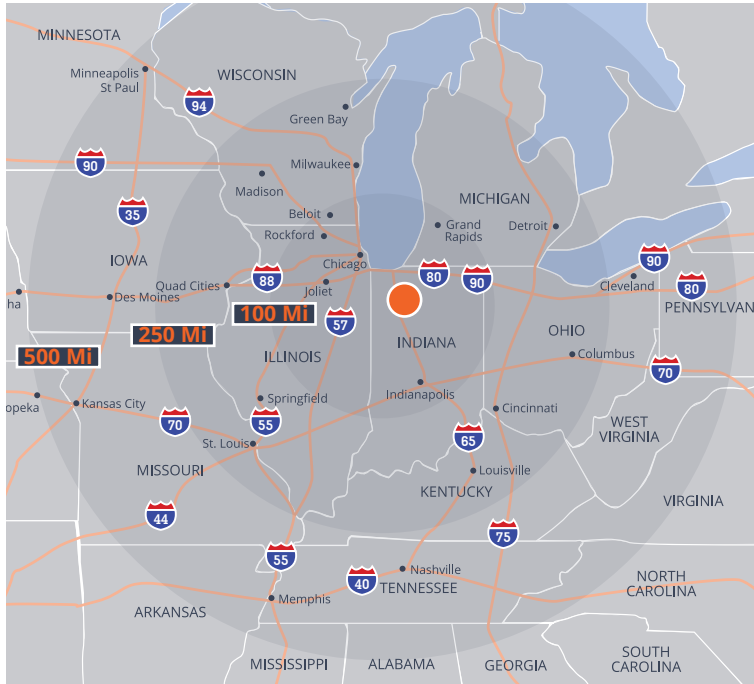
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One Day Delivery Map



A Transportation & Shipping Hub



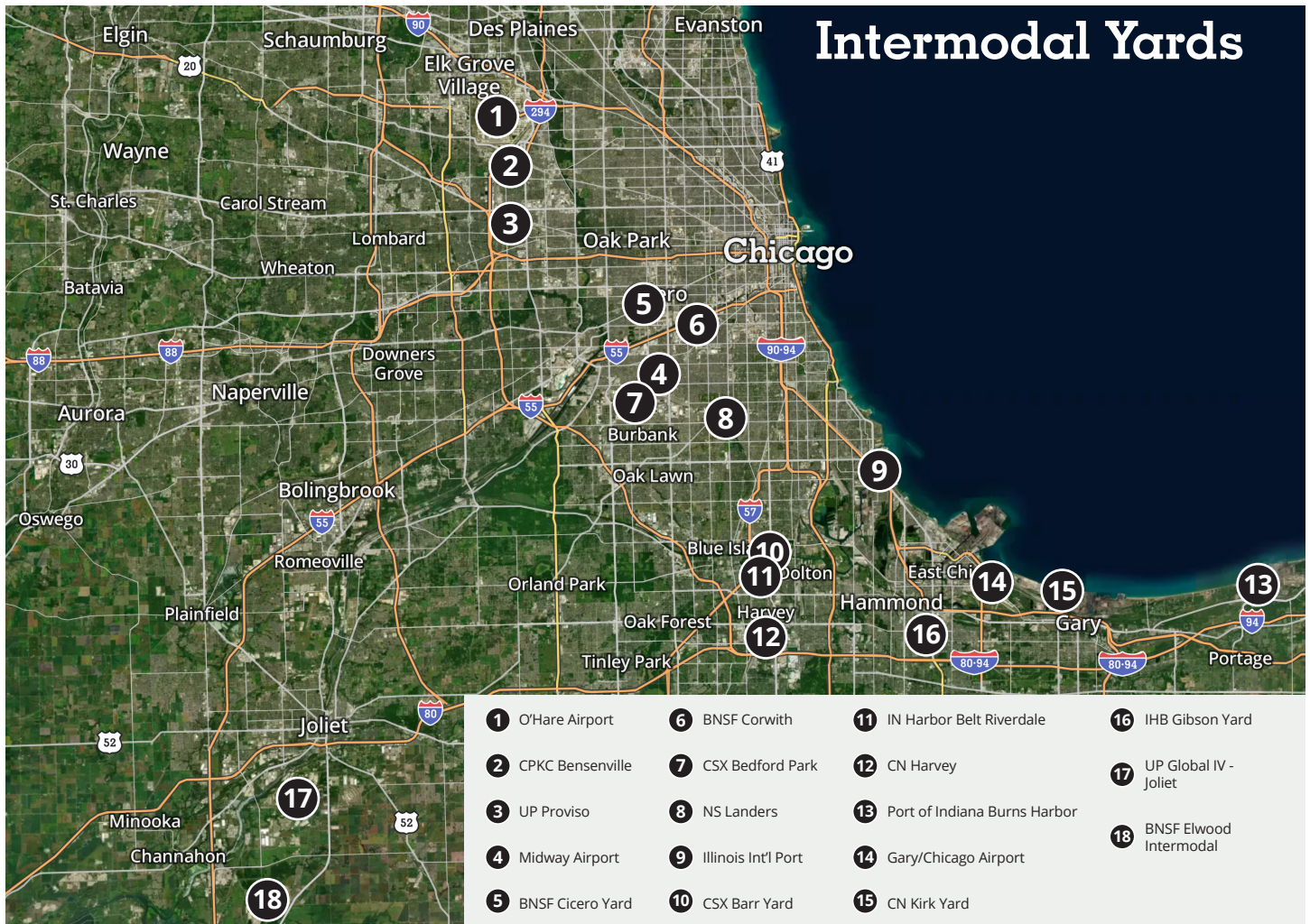
Chicagoland is home to the **largest switching terminal in the U.S.** and six of the seven Class 1 rail lines



O'Hare International and Indianapolis International airports represent the **4th and 6th highest volume air freight ports** in the United States



Indiana is the national leader in pass-through interstates and **first in shortest distance** to the median center of U.S. population



A Top Ranking Region for doing business

AVISON
YOUNG

80%



of the U.S. population within a **one-day drive**

Northwest Indiana Forum

3



Class 1 railroads

Northwest Indiana Forum

Fiber



Northwest Indiana is home to **world-class fiber connectivity** needed in today's marketplace for businesses to reliably transmit large volumes of data.

Northwest Indiana Forum

25%



of the **nation's steel is made here**. NW Indiana is home to Arcelor, Mittal's Indiana Harbor and Burns Harbor facilities, as well as U.S. Steel's Gary Works plant.

Northwest Indiana Forum

15.6%



NWI manufacturing jobs

Lake County Indiana Economic Alliance

\$40B



NWI gross regional product

Lake County Indiana Economic Alliance

INDIANA: STATISTICS OF THE STATE

#1

**Manufacturing (employment)
business facilities**

Indiana Economic Development Corporation

2.5%

**Unemployment
insurance rate**

Indiana Economic Development Corporation

#2

Best state to start a business

Forbes 2024

25%

**of Indiana's economic
output is based in Manuf.**

Indiana Economic Development Corporation

#3

Property tax index rank

The Tax Foundation

AAA

Bond rating

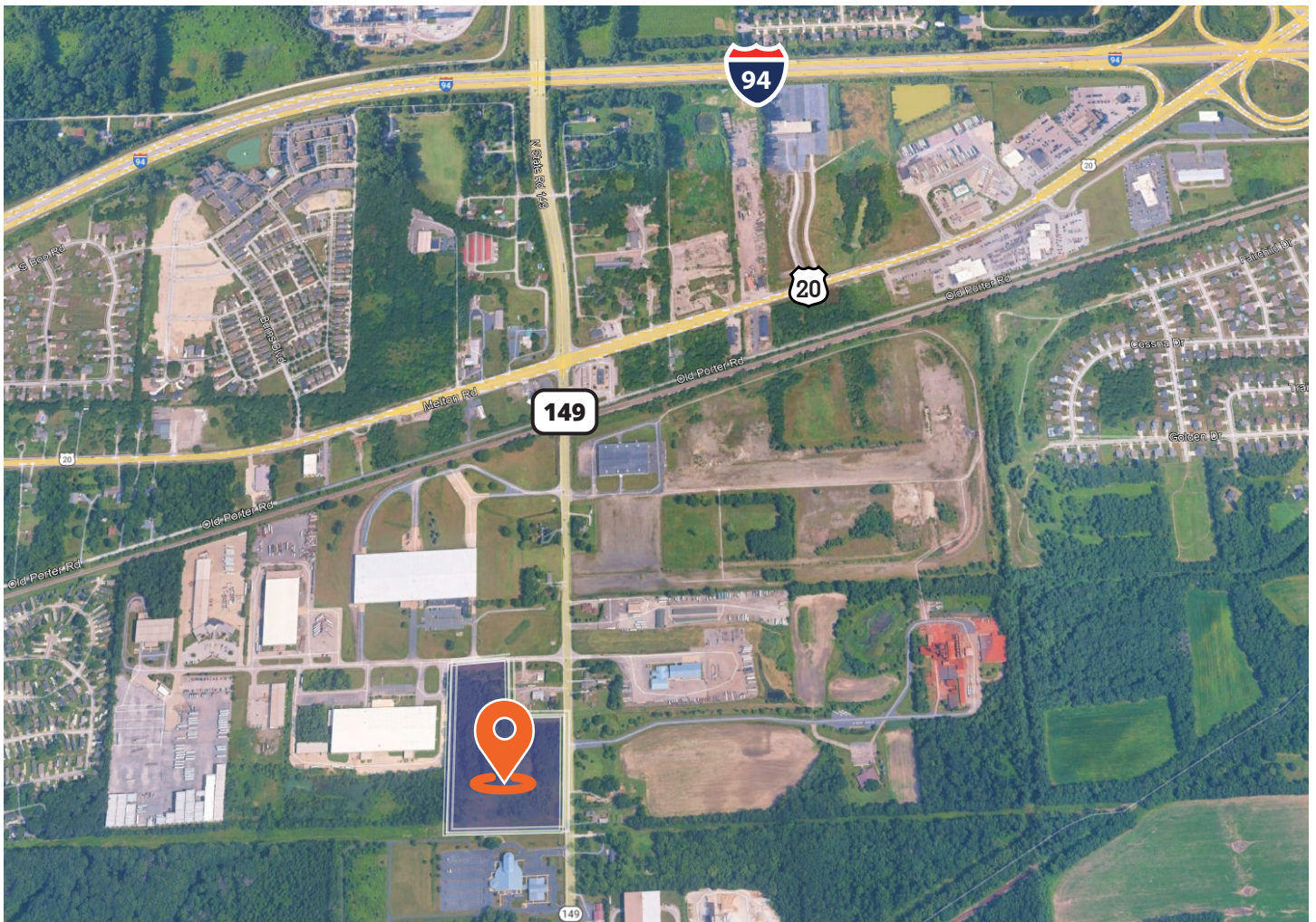
Standard & Poor's Global

#5

State infrastructure

CNBC State Infrastructure Ranking

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