

OFFICE/WAREHOUSE FLEX BUILDING



OFFERING SUMMARY

Available SF:	7,215 SF
Minimum SF:	7,215 SF
Lease \$/SF:	\$11.75/SF
Lease Type:	Gross Landlord Pays Taxes and CAM
Tenant Expenses:	Utilities and dumpster
Lot Size:	2.17 Acres
Zoning:	C-3 (allows many flex uses)

PROPERTY OVERVIEW

This newly renovated steel frame, brick and dryvit sided building is 14,430 SF, offering a mix of warehouse, office and retail space that is AT&T fiber internet ready. This available unit has (2) 12'x12' ribbed steel drive in doors, each with a new electric Liftmaster hoist door operator and (1) 8'x8' ribbed steel drive in door, 14' eave height and 21' max peak interior clear height, 2 slot floor drains with triple basin oil separator, 3-4 offices, conference room, kitchenette, 600 SF +/- mezzanine office with two closets and viewing window into warehouse.

Since change of ownership in March of 2022, active and ongoing renovations to this unit include: new LED exterior lighting, new warehouse LED high-bay lights, one new ribbed steel 8'x8' drive in door on north side, two new 12'x12' drive in door motors, updated bathrooms, remodeled men's locker room, fresh interior paint throughout the building. New flooring throughout the offices. New 25' pylon sign visible from both west and east bound U.S. Highway 30, freshly landscaped with beautiful trees, bushes and flowers, parking lot newly sealcoated and striped and freshly painted exterior. New furnace and air conditioning unit.

Meyer Logistics Inc. now leasing the west end of the building.

LOCATION OVERVIEW

Conveniently located on the north side of U.S. Highway 30 just 2 blocks west of Broadway (S.R. 53), 1 mile west of the I-65 interchange and 1 mile east of Taft Street (S.R. 55). Located directly across U.S. 30 from Meijer, Starbucks, Discount Tire, and Crew Carwash. Just east of Pep Boys, Steak N Shake, and Enterprise Rent-A-Car. Near Walgreens, Webb Hyundai, Gino's, Gamba Ristorante, Portillo's, Asparagus, Panera, Wendy's, Merrillville Post Office and & more. Broker Owned.

WAREHOUSE





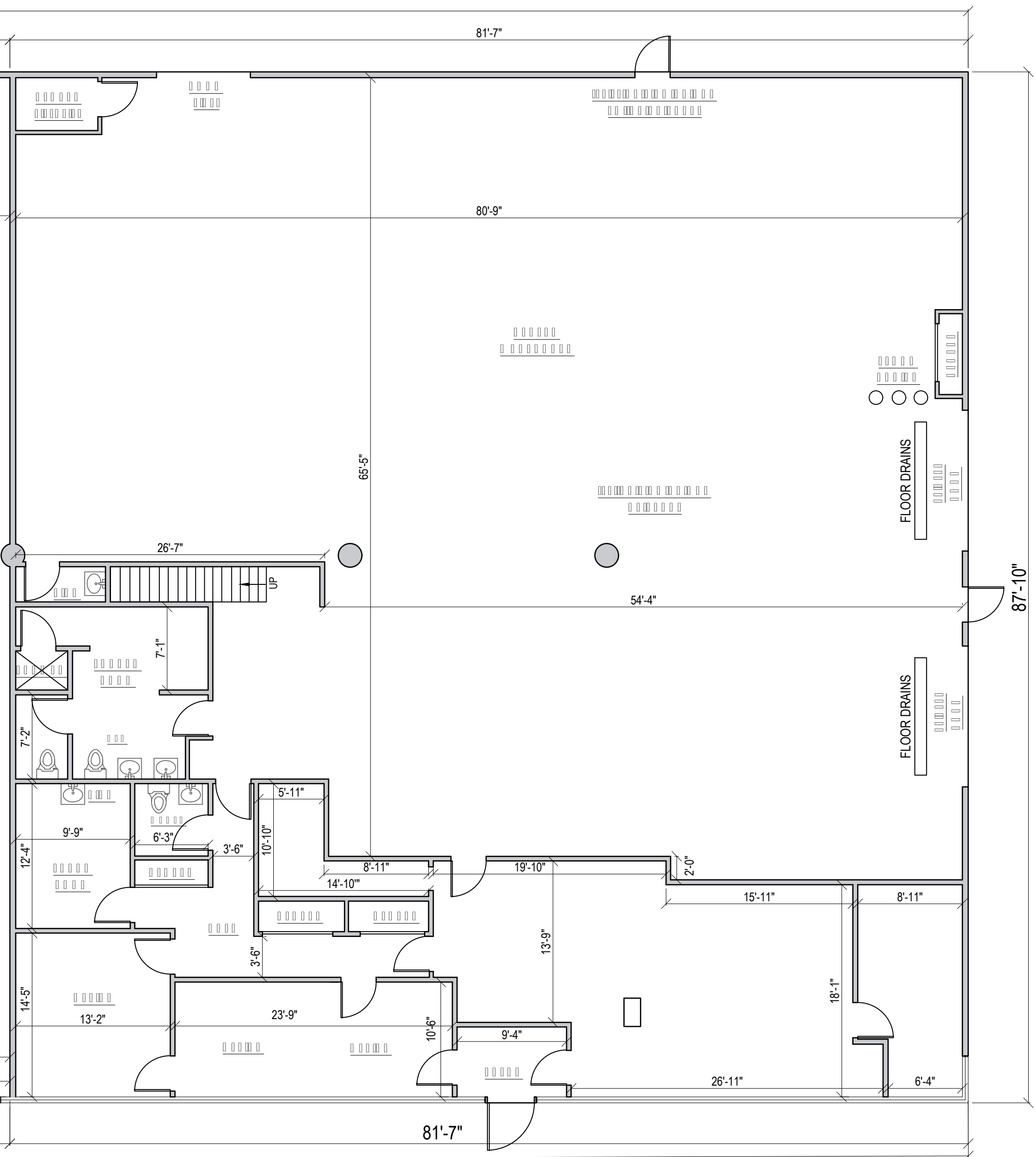


7,215 S.F. ±

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630-640 WEST LINCOLN HIGHWAY, MERRILLVILLE, INDIANA
14,430 S.F.


7,215 S.F. ±




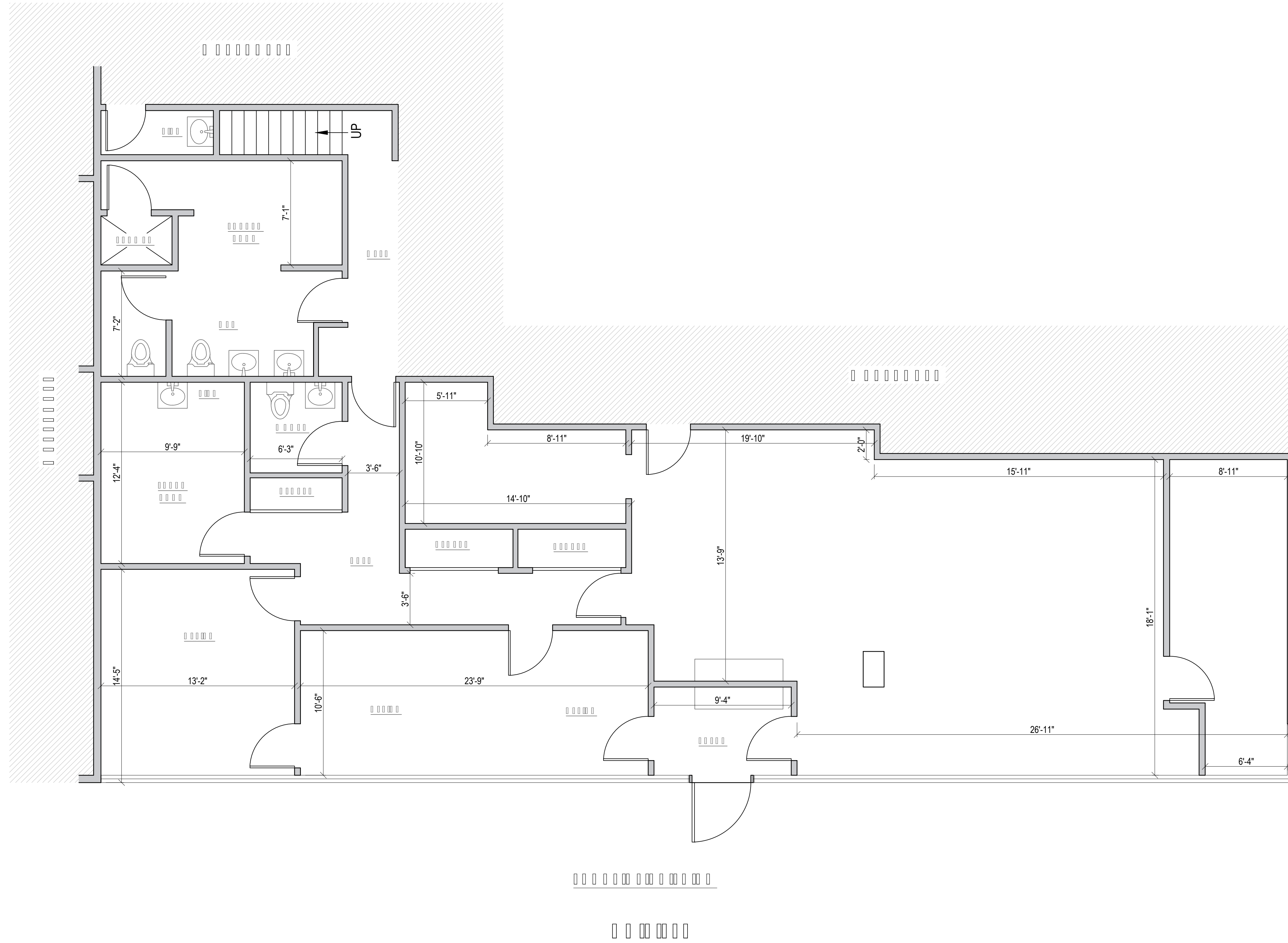
630 WEST LINCOLN HIGHWAY, MERRILLVILLE, INDIANA

OFFICES

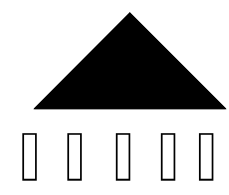


OFFICES





630-640 WEST LINCOLN HIGHWAY, MERRILLVILLE, INDIANA



A1 FLOOR PLAN
1.3 SCALE : 1/4" = 1'-0"

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PROJECT
FLOOR
PLAN -
630
OFFICES

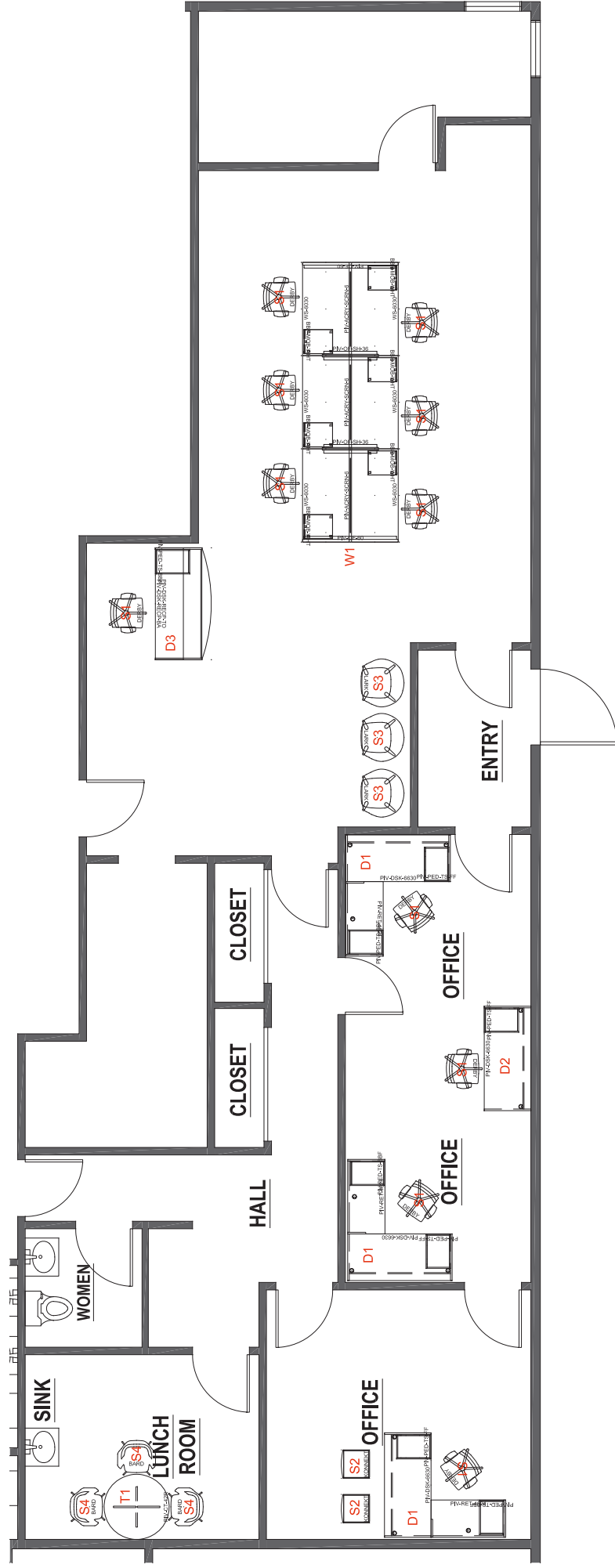
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MEZZANINE AND LOCKER ROOM



RETAILER MAP



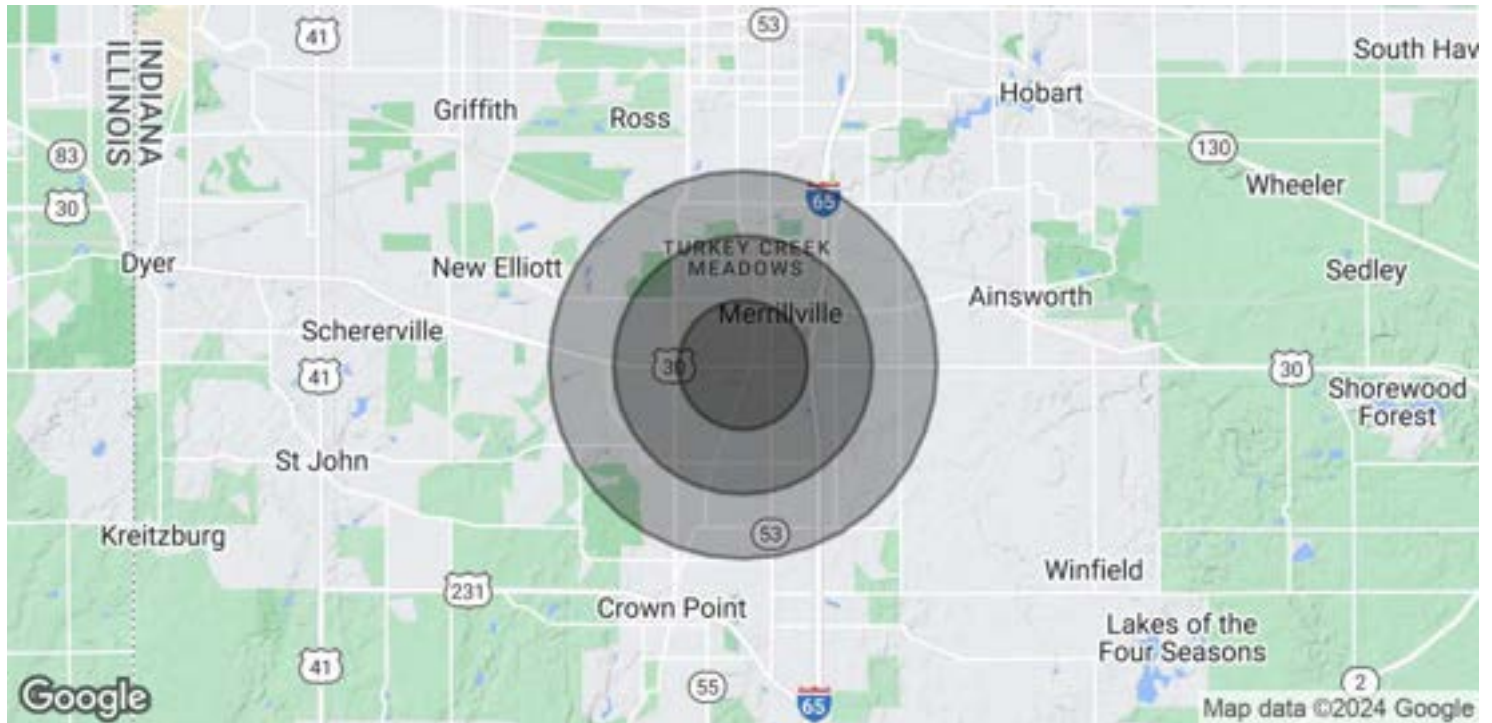
AERIALS



PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,661	19,858	36,589
Average Age	44.6	41.1	39.9
Average Age (Male)	35.8	38.4	37.7
Average Age (Female)	45.9	41.6	40.9

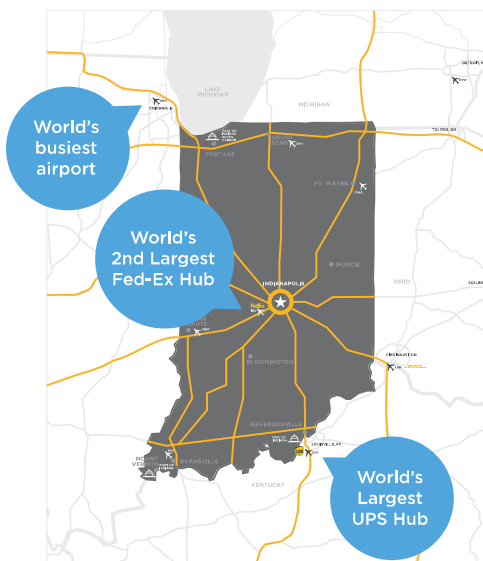
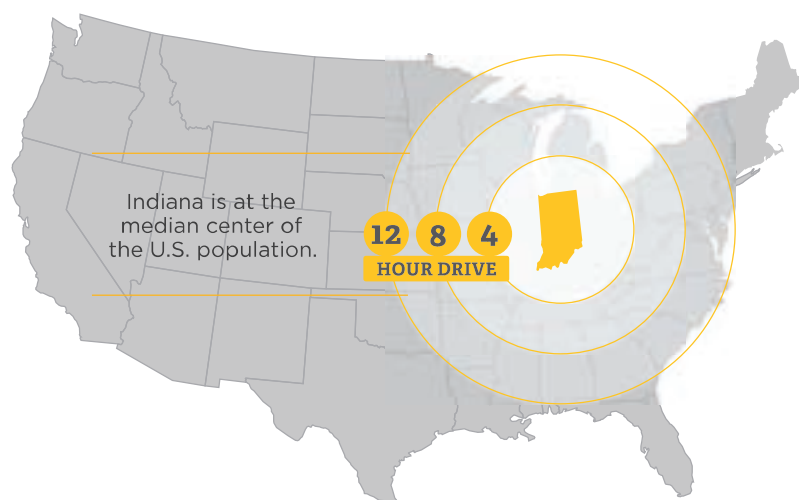
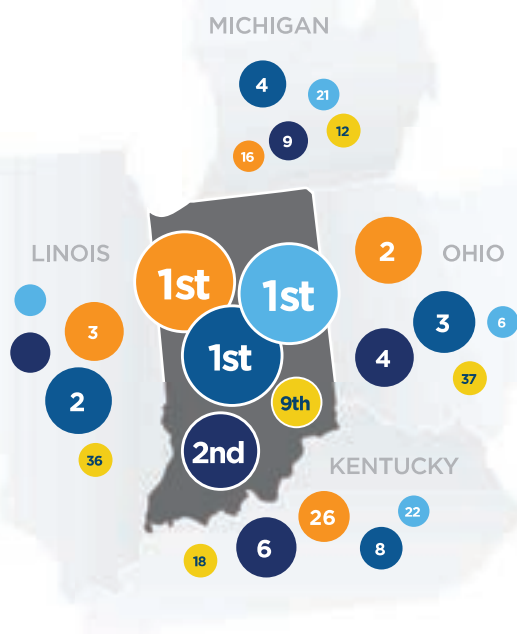
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,926	9,433	16,816
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$60,552	\$69,167	\$68,725
Average House Value	\$187,171	\$182,439	\$211,680

* Demographic data derived from 2020 ACS - US Census

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.

- 1** **State Infrastructure**
(CNBC, 2022)
- 1** **Property Tax**
(Tax Foundation, 2022)
- 1** **Regional Workforce Development**
(Site Selection Magazine, 2022)
- 2** **Cost of Doing Business**
(America's Top States for Business, CNBC, 2022)
- 9** **State Business Tax Climate Index Score**
(Overall Rank, 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: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are capped at 3% in Indiana.

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

Individual Income Tax Rate: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

AAA Indiana
Bond Rating

Michigan: AA+ | Ohio: AAA | Kentucky: A+ | Illinois: BBB+
(Fitch, 2022)

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.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

UI Tax for New Employers: \$238

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

WORKER'S COMPENSATION PREMIUM RATE RANK: 3rd

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 15th | OH: 12th | KY: 14th | IL: 28th

RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: YES | OH: YES | KY: NO | IL: NO

Indiana
Economic Development Corp[®]