

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:

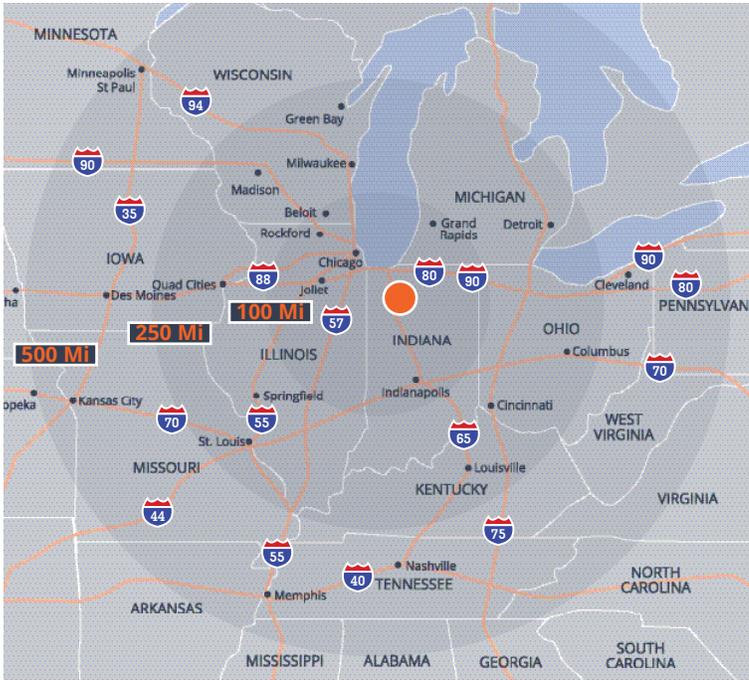
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One Day Delivery Map



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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