

WINTER OF 2025 DELIVERY!



OFFERING SUMMARY

Lease Rate:	TBD
Available SF:	61,101 SF
Min/Max SF:	16,827 / 61,101
Lease Type:	NNN
Expenses:	TBD
Building Size:	68,400 SF
Lot Size:	7.56 Acres
Parking:	134
Zoning:	I-2 Foundries & Heavy Mfg.

PROPERTY OVERVIEW

New Construction insulated precast concrete design building. Rental units contain basic two room office setup, with separate men's and woman's bathrooms, and utility closet. Office wall drywall and painted natural color to match LVL tile floor, with subtended ceiling and LED lighting. Office and restrooms have separate HVAC from warehouse. Warehouse area heated with Infrared natural gas heaters; Ceilings includes large industrial fans for air movement. Building has 24' clear height and fully sprinkled. Natural gas, electric, and water metered individual units.

Whole building includes sprinkler system. Each rental unit has one drive in truck door 14' wide by 16' high. A loading dock door 9' wide by 8' high with 45,000 lb. pit style hydraulic dock levelers. All units have separately metered 480 volt, 3-phase, 600 amp, 4-wire main electrical. High bay UFO style LED lights 277 volts. One transformer to step down the power to 120/208 volt 3-phase for 20-amp 120 volts wall receptacles spaced through unit and office area. Leases are CAM and Triple NET extra cost: Landscaping, mowing, snow removal, exterior lighting, and fire hydrant/sprinkler system yearling maintains, fire extinguisher testing all part of the CAM. Property Taxes and building insurance. Trash and recycling are individual tenant responsibility The property is Zoned I-2 Industrial.

LOCATION OVERVIEW

Located in Hammond, IN, the area surrounding 2320 Michigan Street is ideally situated within close proximity to the bustling Chicago market. With convenient access to major transportation routes, including interstates and railroads, the location offers seamless connectivity for industrial and manufacturing operations. Nearby points of interest include the Chicago Southland, home to a thriving industrial sector, and the Port of Indiana, a strategic hub for logistics and distribution. The area is also well-known for its skilled labor force, supportive business environment, and access to a range of industry-specific services and resources, making it an attractive destination for industrial and manufacturing tenants.

For Information Contact: **Jeff Brennan** 312.543.6505 jeffbrennan@commercialin-sites.com

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PROPERTY DETAILS

Lease Rate	TBD
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LOCATION INFORMATION

Building Name	Brenco Building C
Street Address	2320 Michigan Street
City, State, Zip	Hammond, IN 46320
County	Lake
Market	Chicago
Sub-market	Northwest Indiana
Cross-Streets	Indianapolis Blvd
Township	North Township
Side of the Street	South
Road Type	Highway Service Drive
Market Type	Large
Nearest Highway	I-80 / 94 / 90
Nearest Airport	Chicago Midway / Gary

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	134

UTILITIES & AMENITIES

Handicap Access	Yes
Broadband	Fiber Gigabit
Leed Certified	No
Restrooms	2
Gas / Propane	Natural Gas 2" - 10 psi
Power	480-Volt, 600-Amp, 3-Phase
Sprinkler	Yes
Floor	Concrete 6" with Fiberglass
Signage	Yes

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-2 Foundries & Heavy Mfg.
Lot Size	7.56 Acres
APN #	45-07-05-200-009.000-023
Lot Frontage	450 ft
Lot Depth	660 ft
Power	480-Volt, 2,400-Amp, 3-Phase
Rail Access	Yes

BUILDING INFORMATION

Building Size	68,400 SF
Tenancy	Multiple
Number of Cranes	Can Be Added
Ceiling Height	24 ft
Minimum Ceiling Height	24 ft
Office Space	1,856 SF Unit
Number of Floors	1
Year Built	2024
Column Space	40 ft
Gross Leasable Area	68,400 SF
Construction Status	Under construction
Framing	Steel
Condition	Excellent
Roof	Membrane
Floor Coverings	Epoxy
Foundation	Concrete with Fiberglass
Exterior Walls	Precast Concrete
Office Buildout	1,856 sf Unit

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- - Prime location in Hammond, IN
- - Spacious and customizable floor plan
- - Modern and attractive exterior design
- - Ample parking for employees and visitors
- - High visibility and signage opportunities
- - Close to major transportation routes
- - Well-maintained landscaping and grounds
- - Energy-efficient HVAC and lighting systems
- - On-site amenities such as break areas and restrooms
- - Available for immediate occupancy
- - 24/7 access for tenants
- - Responsive property management team
- - Accessible to public transportation
- - Secure and well-lit property

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	120 months
Total Space:	16,827 - 22,194 SF	Lease Rate:	TBD

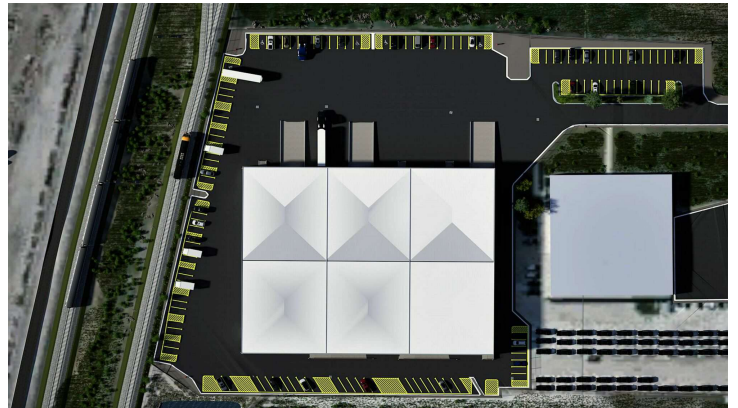
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	16,827 SF	NNN	TBD	Can be combined with Unit 3, & 4 to form 61,101. Estimated NNN TBD.
Unit 2	-	5,138 SF	NNN	TBD	Leased
Unit 3	Available	22,080 SF	NNN	TBD	Can be combined with Unit 1, 3 & 4 to form 61,101. Estimated NNN TBD.
Unit 4	Available	22,194 SF	NNN	TBD	Can be combined with Unit 1, 3, & 4 to form 61,101. Estimated NNN TBD.

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ADDITIONAL PHOTOS



For Information Contact:

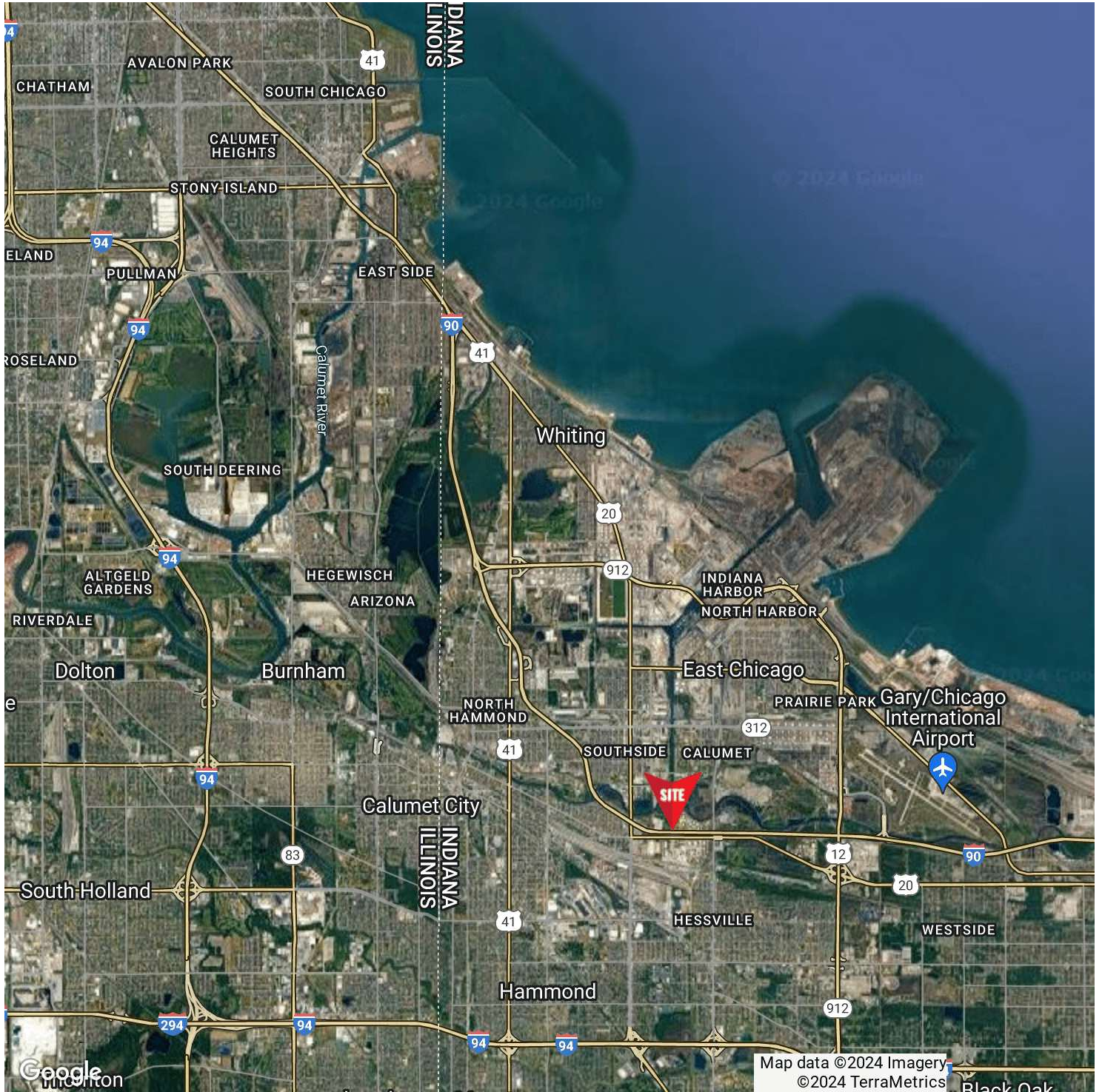
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LOCATION MAP



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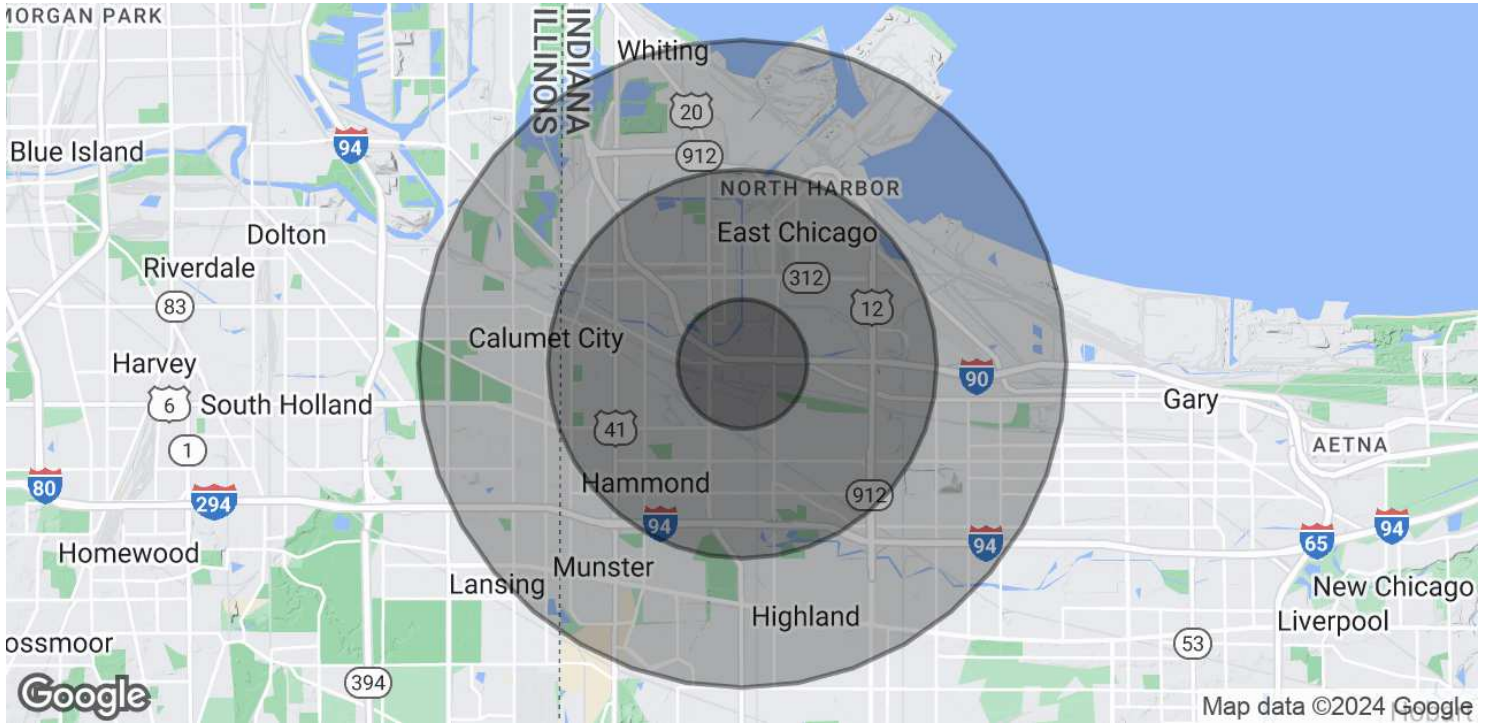
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,828	90,617	218,903
Average Age	32.9	32.6	34.5
Average Age (Male)	32.4	31.6	33.1
Average Age (Female)	33.3	33.7	36.0

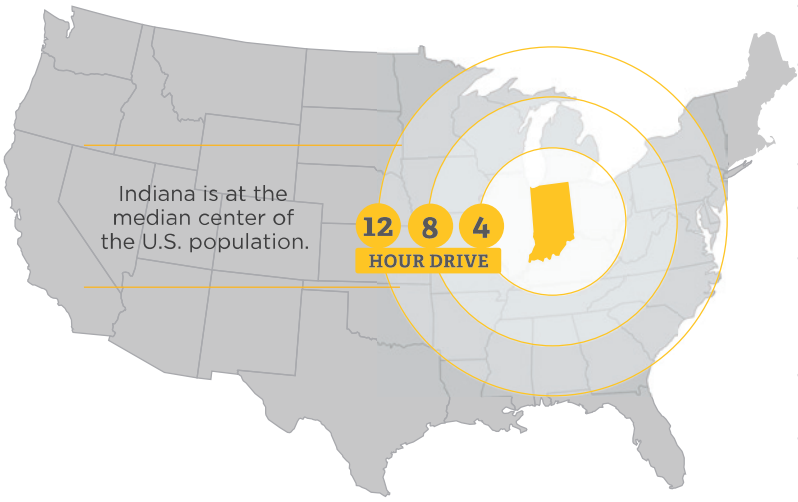
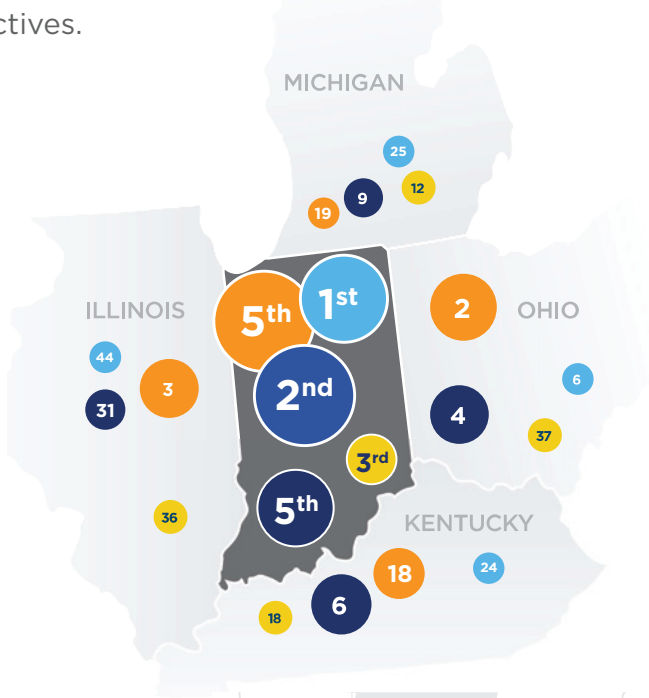
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,714	31,582	79,429
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$49,446	\$45,692	\$51,610
Average House Value	\$120,365	\$103,311	\$148,222

* 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.

- 5
America's Top State for Business Infrastructure
(CNBC, 2023)
- 2
Best Place to Start a Business
(Forbes, 2024)
- 1
Property Tax Index Rank
(Tax Foundation, 2022)
- 5
Cost of Doing Business
(CNBC, 2023)
- 3
State Business Tax Climate Index Score
(Cost of Living, CNBC, 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

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

Individual Income Tax Rate: 3.05%

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95% | IN: 3.05%

AAA Indiana Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: A-
(Fitch, 2024)

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.

UI Tax for New Employers: \$238

WORKER'S COMPENSATION PREMIUM RATE RANK: 4th

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

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

RIGHT TO WORK: YES

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

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