

EXECUTIVE SUMMARY



OFFERING SUMMARY

\$/AC On US 6:	\$413,800
\$/AC Prime By NWH:	\$326,700
\$/AC Interior South East:	\$239,580
\$/AC Interior South:	\$196,020
Price /SF:	\$4.50-\$9.50
Lot Size:	Varies
Zoning:	Commercial, Office, Technology
Building Size:	12,000 SF
Min/Max:	2,000- 12,000
Lease Rate:	TBD
Lease Type:	NNN
Lot Size:	1.49 Acres
Utilities:	All utilities to site

PROPERTY OVERVIEW

Join the Porter Business Park in Valparaiso. Numerous available lots in this easily accessible location next to the Northwest Health Hospital. Medical, office and retail lots now available. The site is zoned, approved and build-ready with fully improved lots for multiple corporate use. Now PRE-LEASING the new Phase II office/retail and medical building with frontage on U.S. 6.

Protective covenants are in place to ensure that the appearance of the park is always well maintained, the land values always preserved, and the investment of future occupants stringently protected. The park is fully serviced with water, sewer, natural gas, electric and high volume data communication services. See attached PDF on Why Indiana! IDEC State marketing for all the great reasons to consider the move or expansion to this property.

LOCATION OVERVIEW

Located just west of the 5-story Northwest Health Hospital at US 6 & SR 49 which is now open with 295 beds and over 1,500 full time employees. 1/4 mile to U.S. Highway 49. 1/2 mile to U.S. Highway 6. 1 1/2 miles to Indiana Toll Road (I-90). Approximately 5 miles to I-80/94. 7 miles to U.S. Highway 30. TRAFFIC COUNTS: SR 49 31,953/Day Average.

PORTER BUSINESS PARK

PRICE LIST

OCTOBER 10, 2024

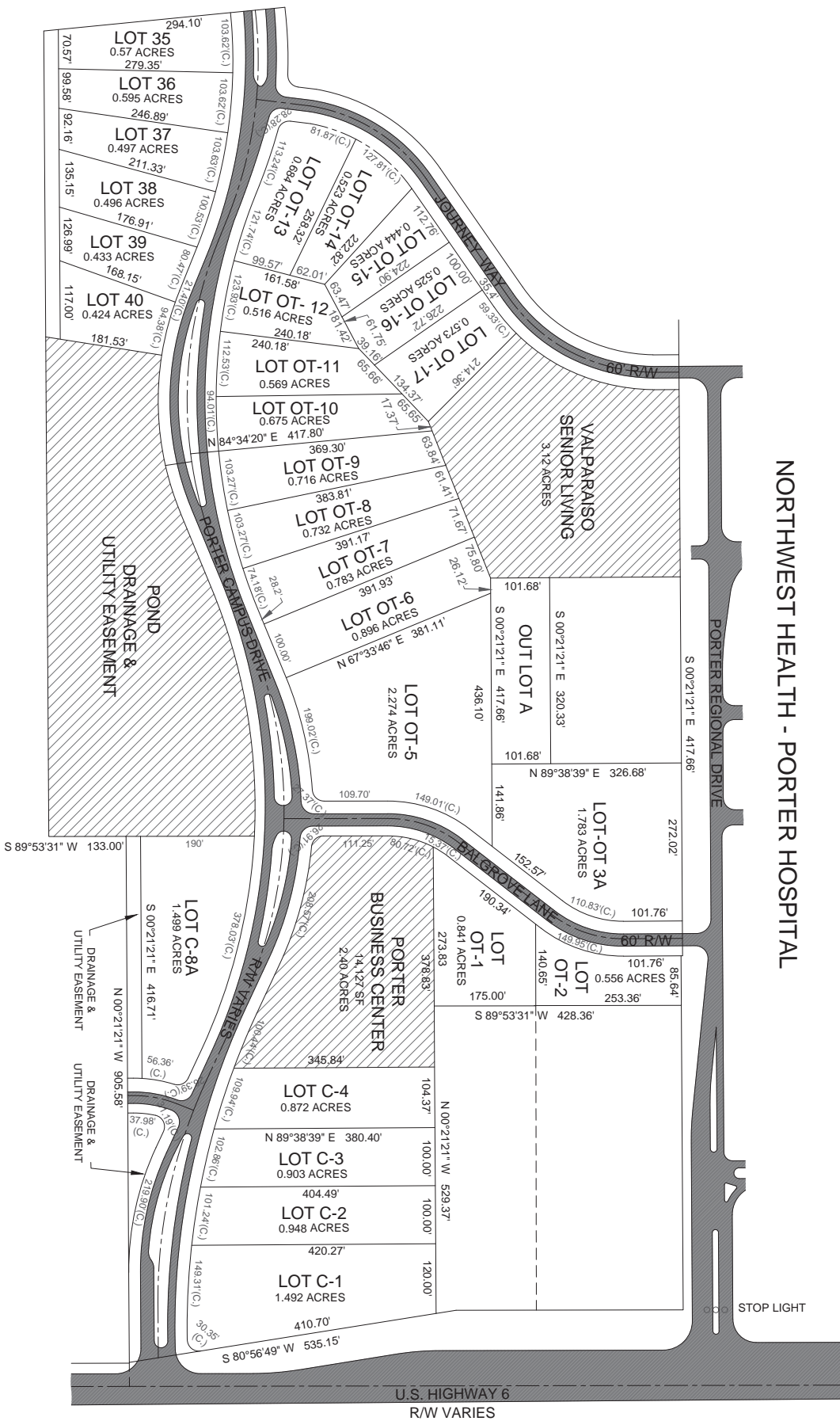
Lot Number	\$/SF	Lot Size	Lot Price	Price/Acre
C-1	\$9.50	1.492	\$ 617,419	\$ 413,820.00
C-2	\$7.50	0.948	\$ 309,712	\$ 326,700.00
C-3	\$7.50	0.903	\$ 295,010	\$ 326,700.00
C-4	\$7.50	0.872	\$ 284,883	\$ 326,700.00
C-8A	\$7.50	1.479	\$ 483,189	\$ 326,700.00
OT-1	\$7.50	0.841	\$ 274,755	\$ 326,700.00
OT-2	\$7.50	0.556	\$ 181,645	\$ 326,700.00
OT-3A	\$7.50	1.783	\$ 582,506	\$ 326,700.00
OT-5	\$7.50	2.274	\$ 742,916	\$ 326,700.00
OT-6	\$5.50	0.896	\$ 214,664	\$ 239,580.00
OT-7	\$5.50	0.783	\$ 187,591	\$ 239,580.00
OT-8	\$5.50	0.732	\$ 175,373	\$ 239,580.00
OT-9	\$5.50	0.716	\$ 171,539	\$ 239,580.00
OT-10	\$5.50	0.675	\$ 161,717	\$ 239,580.00
OT-11	\$5.50	0.569	\$ 136,321	\$ 239,580.00
OT-12	\$5.50	0.516	\$ 123,623	\$ 239,580.00
OT-13	\$5.50	0.684	\$ 163,873	\$ 239,580.00
OT-14	\$5.50	0.523	\$ 125,300	\$ 239,580.00
OT-15	\$5.50	0.444	\$ 106,374	\$ 239,580.00
OT-16	\$5.50	0.525	\$ 125,780	\$ 239,580.00
OT-17	\$5.50	0.573	\$ 137,279	\$ 239,580.00
OT-35	\$4.50	0.57	\$ 111,731	\$ 196,020.00
OT-36	\$4.50	0.595	\$ 116,632	\$ 196,020.00
OT-37	\$4.50	0.497	\$ 97,422	\$ 196,020.00
OT-38	\$4.50	0.496	\$ 97,226	\$ 196,020.00
OT-39	\$4.50	0.433	\$ 84,877	\$ 196,020.00
OT-40	\$4.50	0.424	\$ 83,112	\$ 196,020.00

1 acre = 43,560 SF

All information furnished is from sources deemed reliable and is subjected to errors, omissions, change of other terms and conditions, prior sale, lease or financing or withdrawn without notice

(C.) = CHORD LENGTH

NORTHWEST HEALTH - PORTER HOSPITAL



DATE	SUBMITTED FOR

PROJECT
 PORTER
 BUSINESS
 PARK

SCALE: 1" = 80'-0"

DATE: 10/09/24
 PROJECT NUMBER:
 DRAWING BY:
 CHECKED BY:
 PERMIT SET

SHEET: A-1.0

FILE NAME:

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 12,000 SF	Lease Rate:	Negotiable

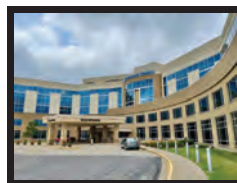
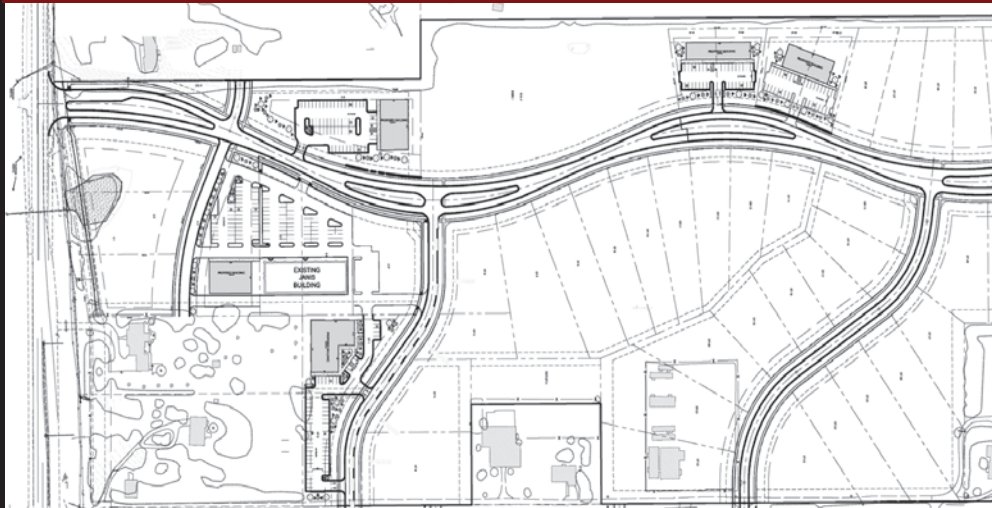
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Porter Retail Center	Available	2,000 - 12,000 SF	NNN	Negotiable	Retail/Restaurant/Office building with up to 12,000 SF available.

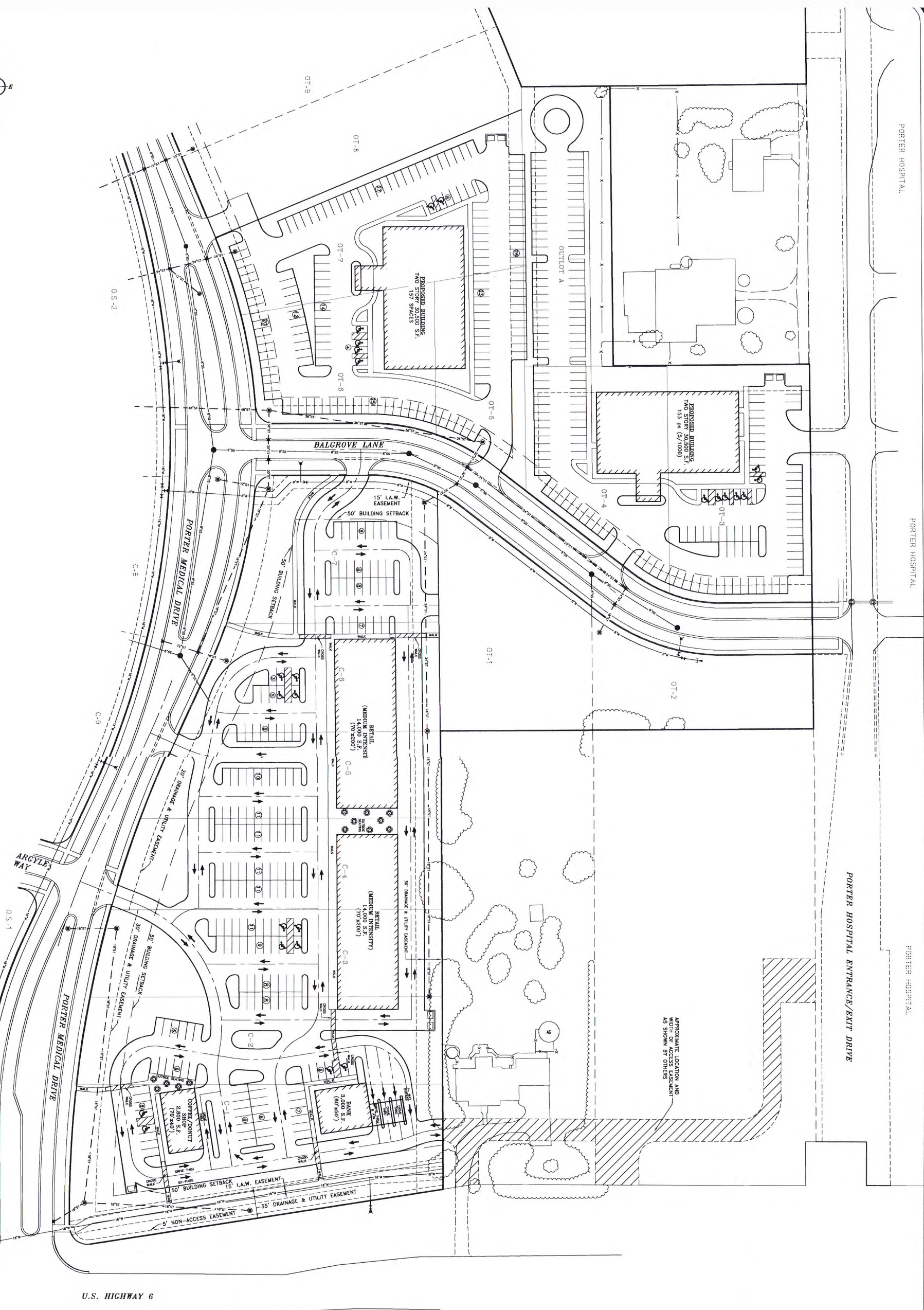
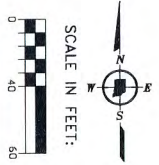
LAND FOR SALE SPACE FOR LEASE



PORTER BUSINESS PARK



219-795-1100
www.commercialin-sites.com



U.S. HIGHWAY 6

1/1
SHEET NO.

H-SCALE: 1"=40'
V-SCALE: 1"=10'
DATE: 03/05/14
REVISIONS:
PROJECT: PORTER MEDICAL CAMPUS
PLAN OF: PORTER MEDICAL CAMPUS

ACAD FILE: PORTER MEDICAL VMC-COMMERCIAL-CONCEPT-2
CADD FILE: VMCPLUS.WORK
DRAWN: JMI
CHECKED: ZZZ
APPROVED: RSP

PORTER MEDICAL CAMPUS
PORTER COUNTY, INDIANA
CONCEPTUAL LAYOUT ON LOTS C-1 THRU C-7
AND LOTS OT-3 THRU OT-7 BY OTHERS

Prepared by:
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NOTE:
THIS DRAWING IS FOR PLANNING
PURPOSES ONLY AND IS NOT A
BOUNDARY OR PROPERTY LINE SURVEY
AND IT IS NOT TO BE USED FOR
CONSTRUCTION.

ADDITIONAL PHOTOS



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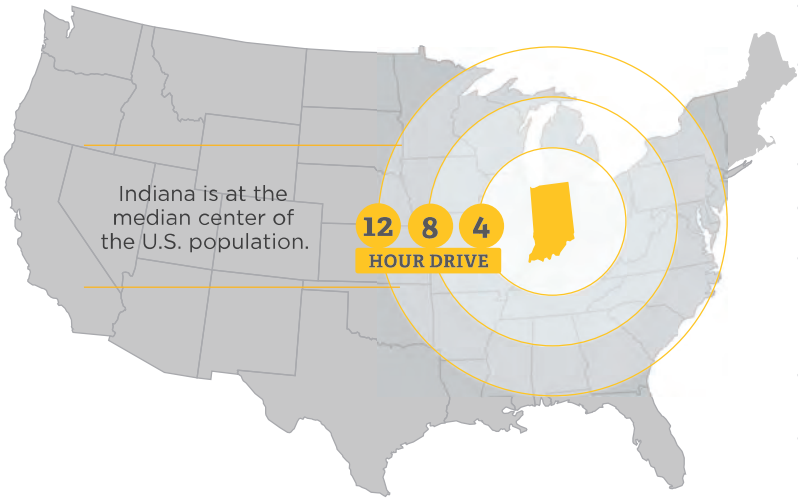
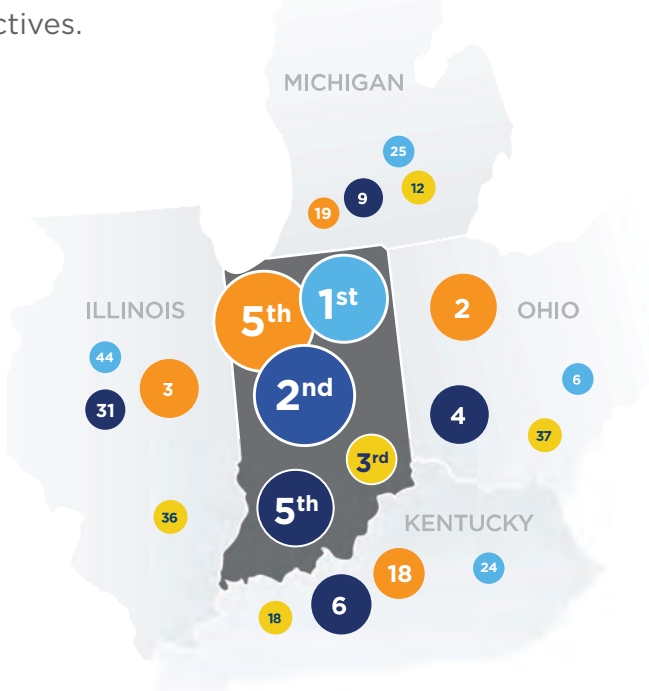
ADDITIONAL PHOTOS



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.

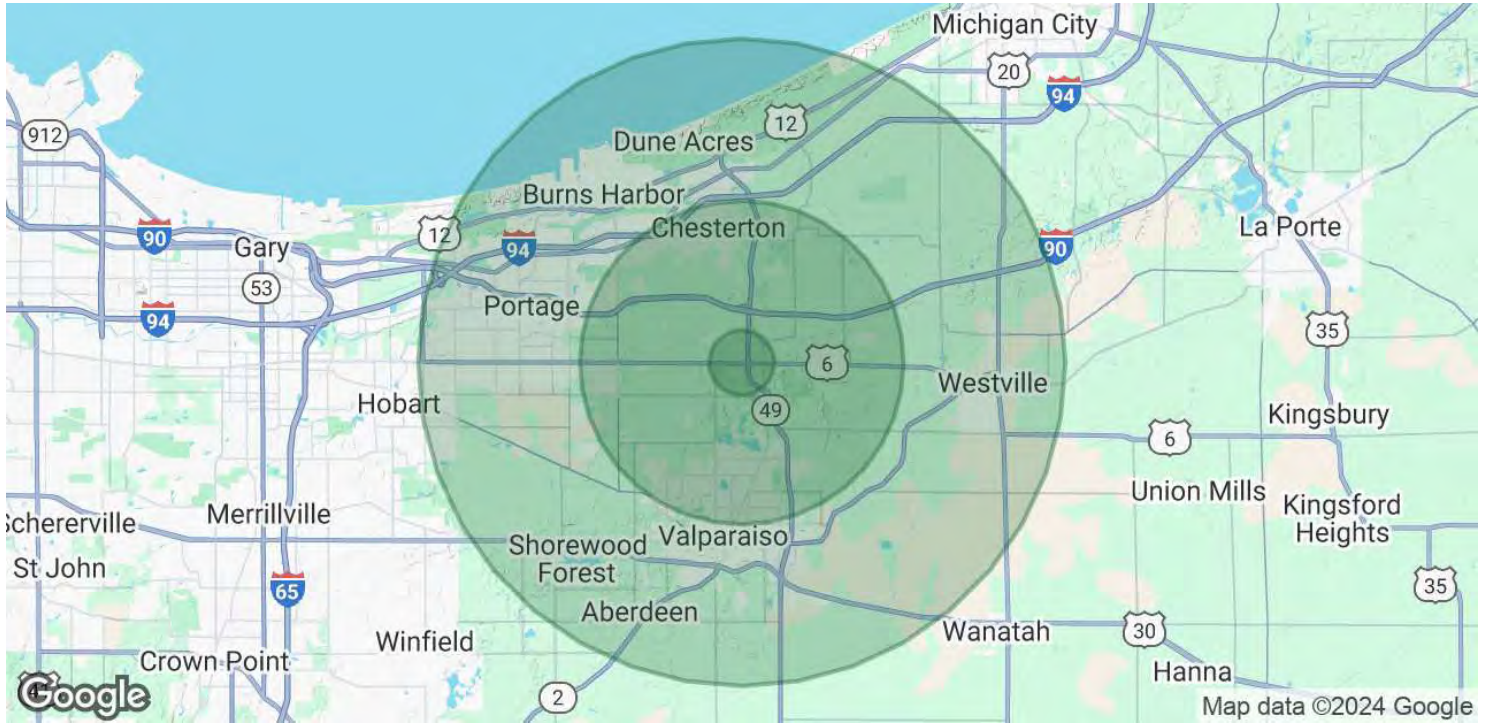
MI: 14th | OH: 5th | KY: 6th | IL: 33rd

RIGHT TO WORK: YES

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

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

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,115	52,156	156,166
Average Age	39.2	39.3	37.7
Average Age (Male)	39.7	37.7	36.2
Average Age (Female)	38.8	40.5	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	401	20,795	59,500
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$95,444	\$76,787	\$72,533
Average House Value	\$231,658	\$218,254	\$212,393

* Demographic data derived from 2020 ACS - US Census