

**FOR SALE – COMMERCIAL PROPERTY (PRICE REDUCED)**  
**5127 E Dunes Highway, Gary, Indiana 46403**



**Property Overview:**

Rare prime industrial commercial property situated in the heart of NW Indiana's bustling Melton Road Industrial Corridor (US Hwy 20). This high-traffic location offers unmatched accessibility to major transportation routes, including direct connections to I-94 and I-90, making it an ideal hub for logistics, auto repair, trucking, and industrial operations.

**Property Highlights:**

- **14,400 SF Industrial Building**
  - **10,000 SF Garage Area** with 3 drive-in doors (10' height)
  - **4,000 SF Office & Retail Space** ideal for operational headquarters or customer-facing services
  - **18' Ceiling Height**, slab flooring, and durable block walls
  - **Auto Body Shop Equipment & Lifts** included
- **1.67-Acre Parcel** with ample on-site surface parking and maneuvering space
- **Strategic Location:**
  - High-visibility, high-traffic corridor in Gary's prime industrial zone
  - Immediate access to I-94 and Indiana Toll Road (I-90)
  - Convenient proximity to the Chicago metro area

**Price: \$1,850,000**

**•Versatile Usage Options:**

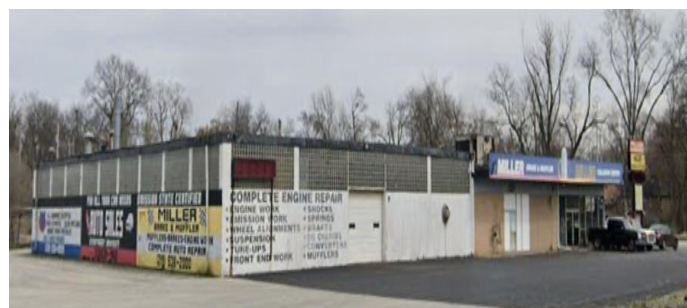
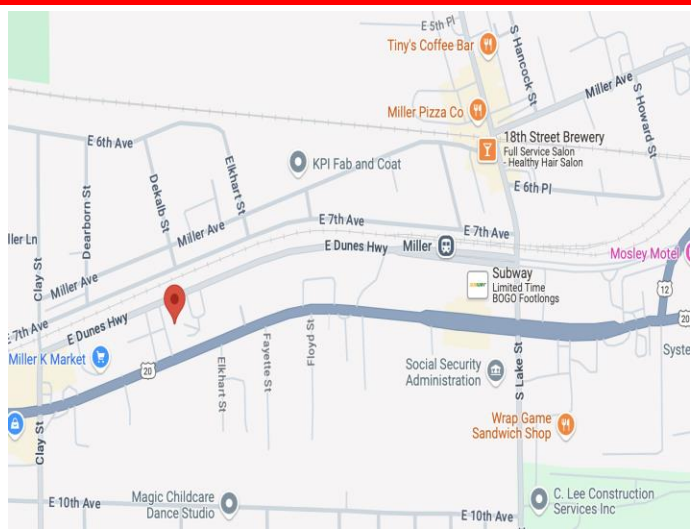
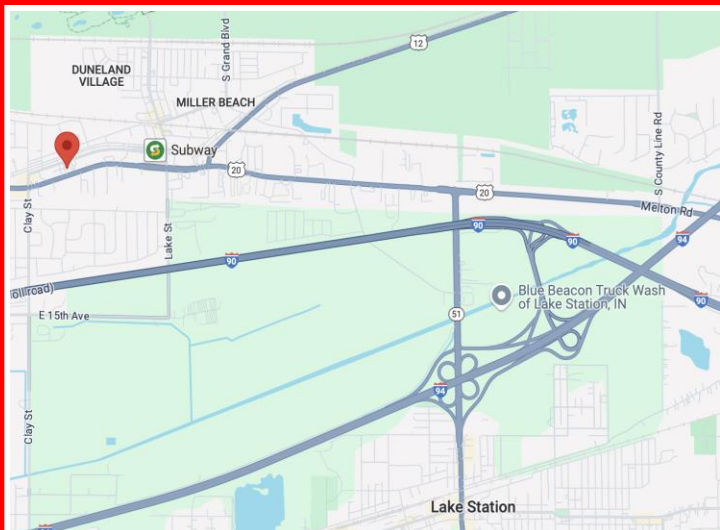
- Truck and Auto Repair Service Garage
- Warehousing & Distribution
- Logistics Operations
- Owner-User Facilities or Redevelopment Opportunities

**•City Utilities** fully available on site



**JOHN NEKUS**  
**312-656-1689**

# LOCATION & INTERIOR



## Location Advantages:

Positioned along a high-traffic industrial corridor, the property offers exceptional visibility and accessibility. With proximity to major highways and regional transport hubs, it's a prime choice for businesses prioritizing efficient transportation and operational convenience.



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No warranty or representation is made for the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdraw without notice.