

FOR SALE

6.41 ACRES - INDUSTRIAL

1410-1532 Truman St., Hammond, IN 46320



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	6.41 Acres
Distance to IL	1.5 Miles
Zoning:	Industrial-1
2023 Taxes:	\$5,924.46

PROPERTY OVERVIEW

This 6.41-acre parcel is located in Hammond, which is located in the Chicago metropolitan area, one of the largest and most important industrial regions in the United States. This gives companies in Hammond easy access to a large and diverse customer base.

The parcel is 1,550 feet long and 205 feet wide at the center. Norfolk Southern Rail runs on the south side of the property. The zoning for this property is Industrial-1, which allows for but is not limited to boat storage, shops for various contractors, food processing, light fabrication, and mechanical repair of cars, trucks, and equipment.

LOCATION OVERVIEW

This property is in Hammond, which is well-served by transportation infrastructure, including major highways, railroads, and waterways. This makes it easy for companies to transport their goods and materials to and from their facilities. The property is also close to major transportation arteries, making it easy for companies to transport their goods and materials.

This parcel is half a mile from US Route 20, a dedicated heavy haul road, and I-90, allowing easy access to Illinois and Chicago. Three miles to the south is I-94, one of the Midwest's main east/west arteries. With the Illinois border one and a half miles away, the location is ideal for companies looking to escape the Illinois financial burden while staying close to their customers.

McCOLLY BENNETT COMMERCIAL ADVANTAGE

850 Deer Creek Drive, 2nd Floor
Schererville, IN 46375

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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

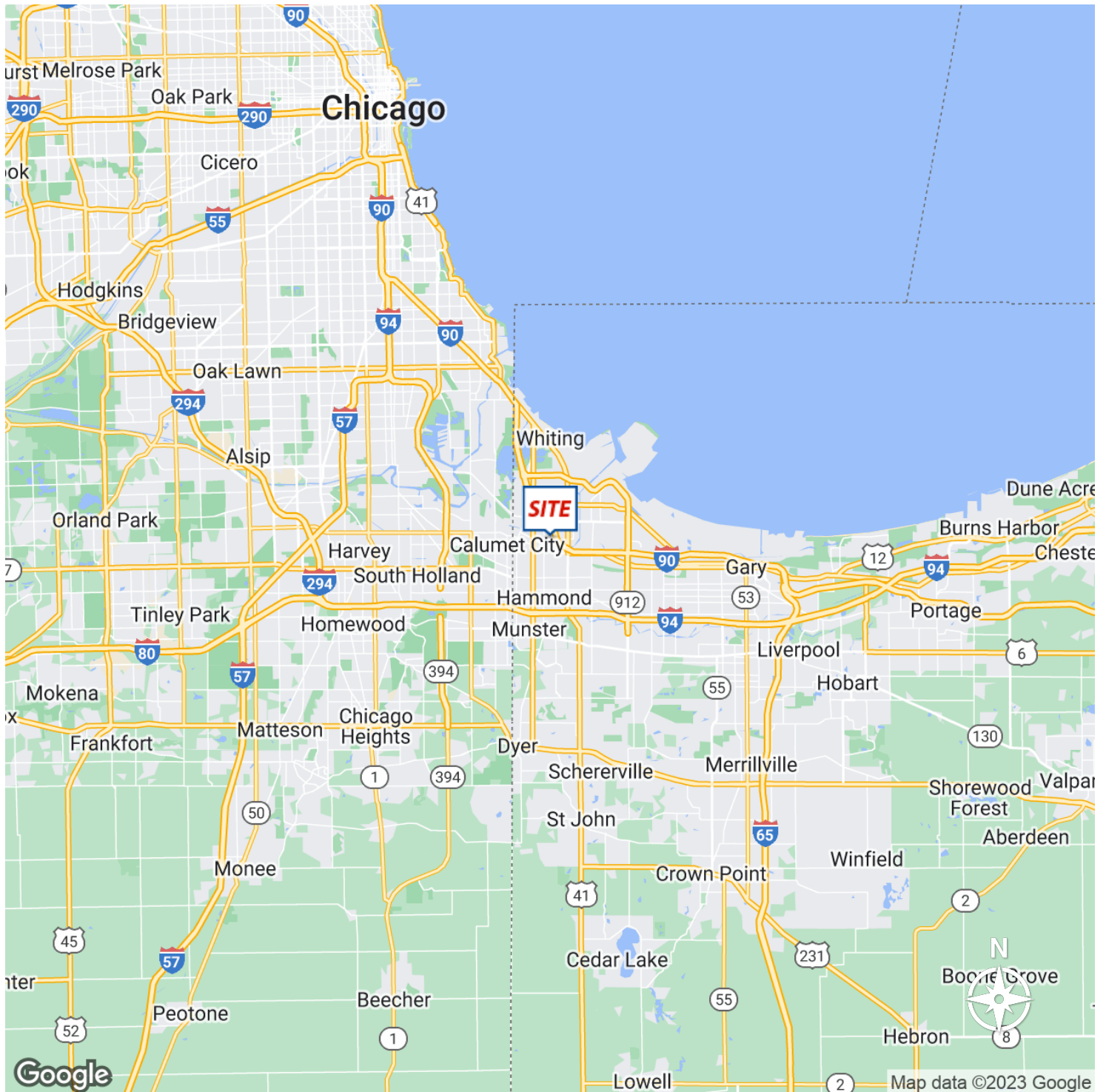
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1410-1532 TRUMAN STREET

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COMMERCIAL *advantage*



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