



1200

W 145TH STREET



198,282 SF REMAINING
(DIVISIBLE) ON 14.60 ACRES



NEW CONSTRUCTION
AVAILABLE IMMEDIATELY



**HEAVY CAR &
TRAILER PARKING**



**LOCAL & STATE
INCENTIVES AVAILABLE**

CBRE

THE **MISSNER** GROUP

REALTERM

BUILDING OVERVIEW

SPECS



Total Building Size
249,600 SF



Total Site Size
14.6 ACRES



Available SF
198,282 SF
DIVISIBLE TO 33,280 SF



Column Spacing
52' X 52'
(60' SPEED BAY)



Office SF
TO SUIT



Ceiling Height
32'0" CLEAR



Loading
16 EXTERIOR DOCKS (EXPANDABLE)



Trailer Parking
28 TRAILER STALLS



Car Parking
226 CAR SPOTS



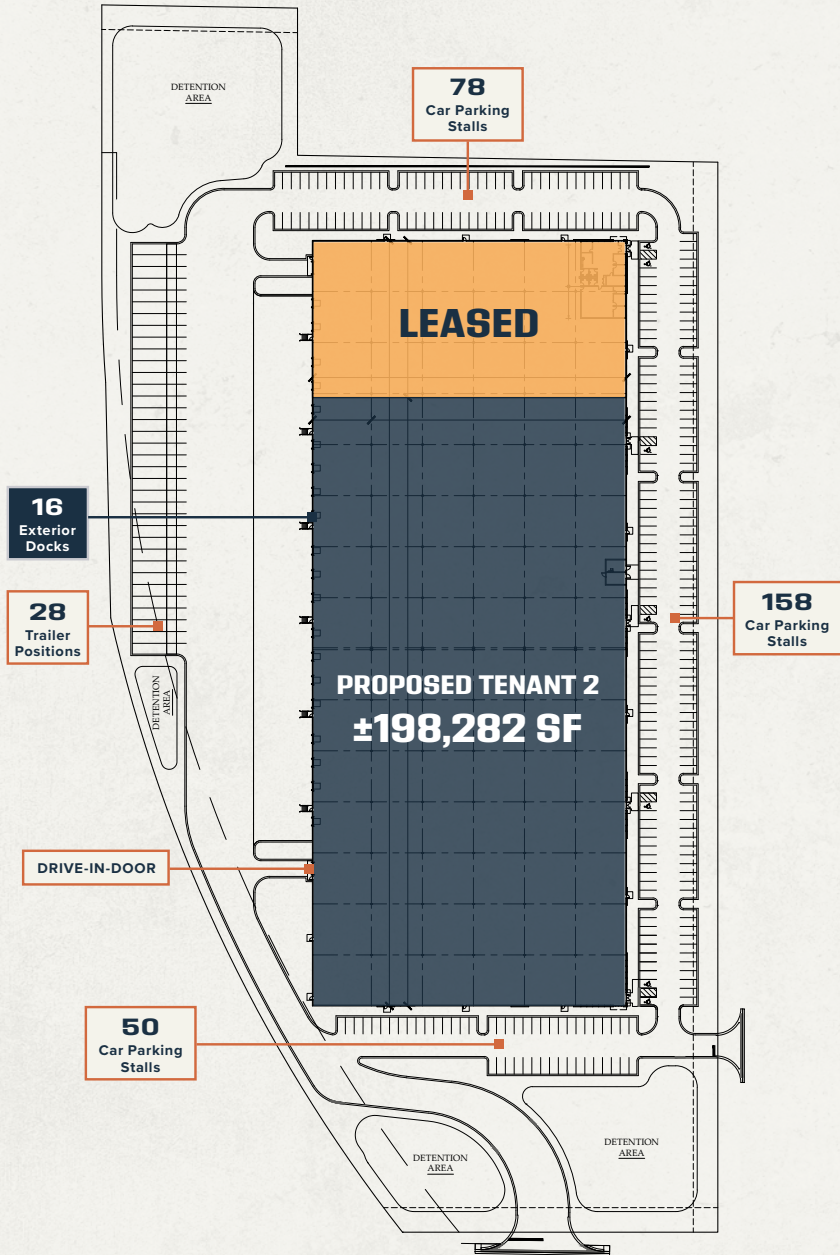
Power
800 AMPS (EXPANDABLE)



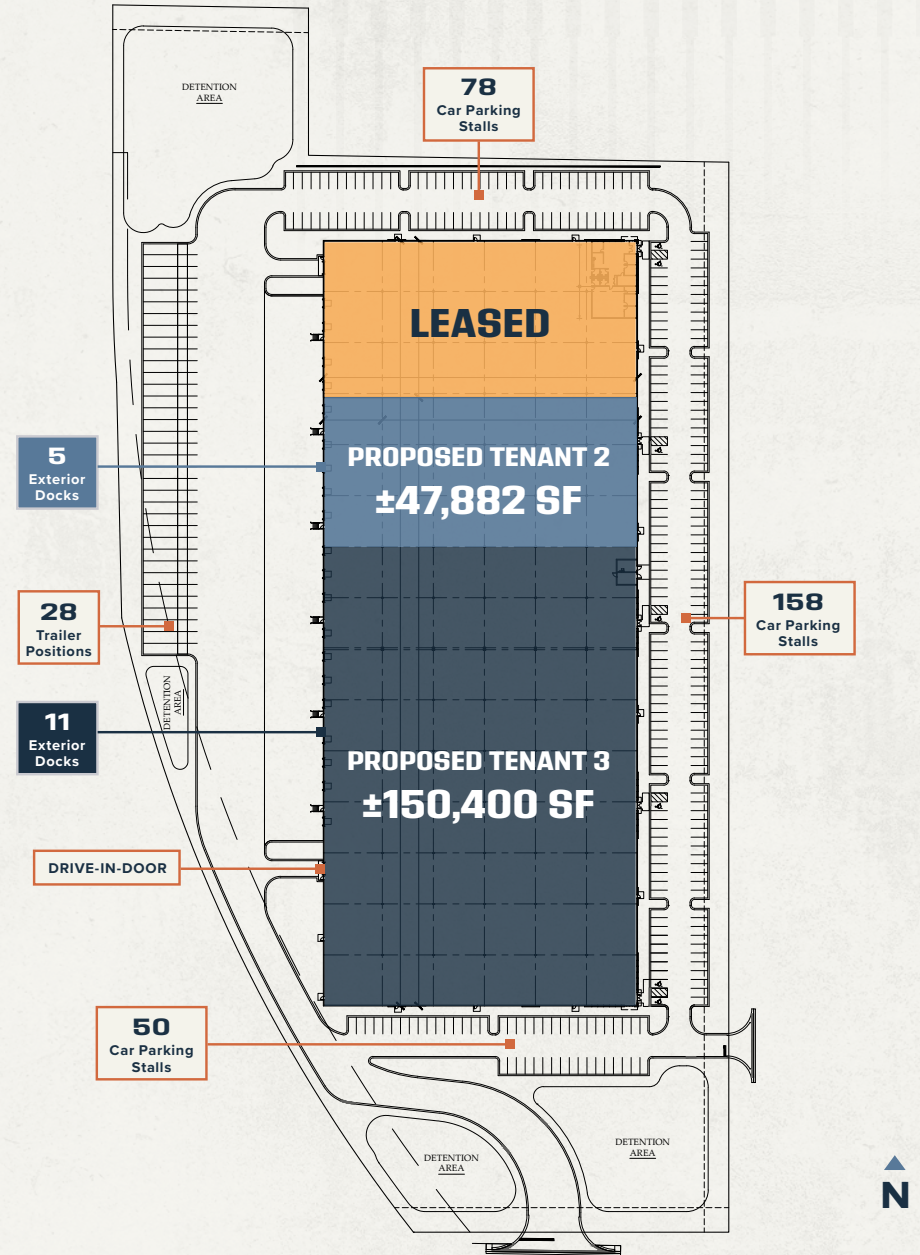
Drive in Doors
1 (EXPANDABLE)



2 TENANT PLAN



SAMPLE 3 TENANT PLAN



WHY NORTHWEST INDIANA



RIGHT TO WORK

INDIANA IS A RIGHT TO WORK STATE



MINUTES

TO CHICAGO'S POPULATION DENSITY



ONE DAY DRIVE

TO 80% OF THE U.S. POPULATION



TOP

STATE FOR INFRASTRUCTURE



LOWEST

WORKERS COMP RATE IN THE MIDWEST



LOW

CORPORATE AND INDIVIDUAL INCOME TAXES



BUSINESS-FRIENDLY

REGULATORY ENVIRONMENT

TRANSPORTATION CROSSROADS OF AMERICA

1

HIGHWAYS & INTERSTATES



2

GARY/CHICAGO INTERNATIONAL AIRPORT

(and easy access to Chicago's O'Hare and Midway Airports)



3

DEEP WATER PORT

(Portage)



4

HEAVILY SERVICED BY ALL MAJOR RAIL CARRIERS



DOWNTOWN CHICAGO
24 miles, 35 minutes

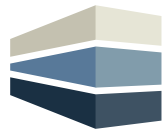
CLINE AVE (TOLL ROAD)
3.2 miles, 6.1 minutes

I-90 (INDIANA TOLL ROAD)
Southbound: 2.4 miles, 5.6 minutes
Northbound: 1.8 miles, 4 minutes

I-95
Westbound: 4.4 miles, 9.6 minutes
Eastbound: 4.7 miles, 10.4 minutes

ACCESS TO NOTABLE NEIGHBORS





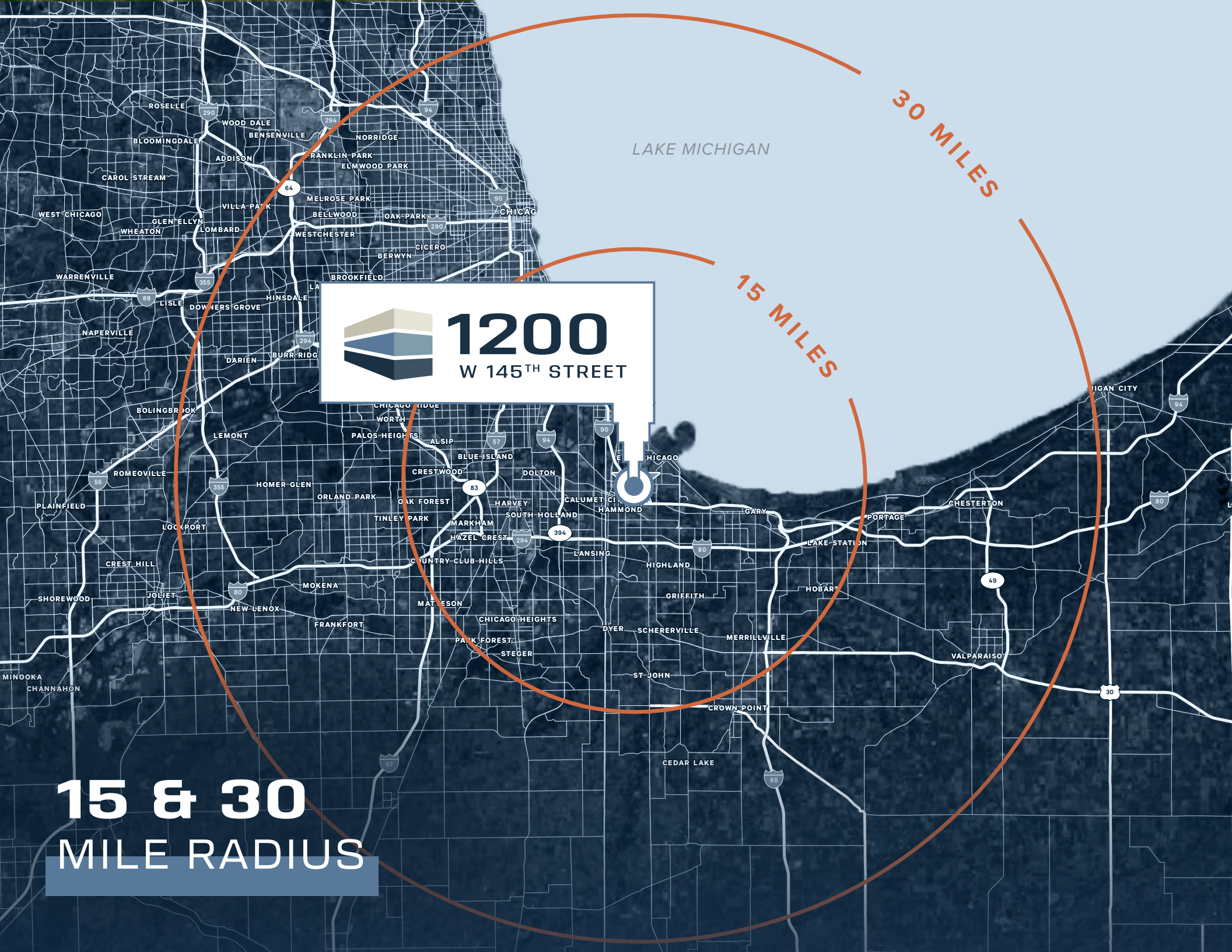
1200
W 145TH STREET

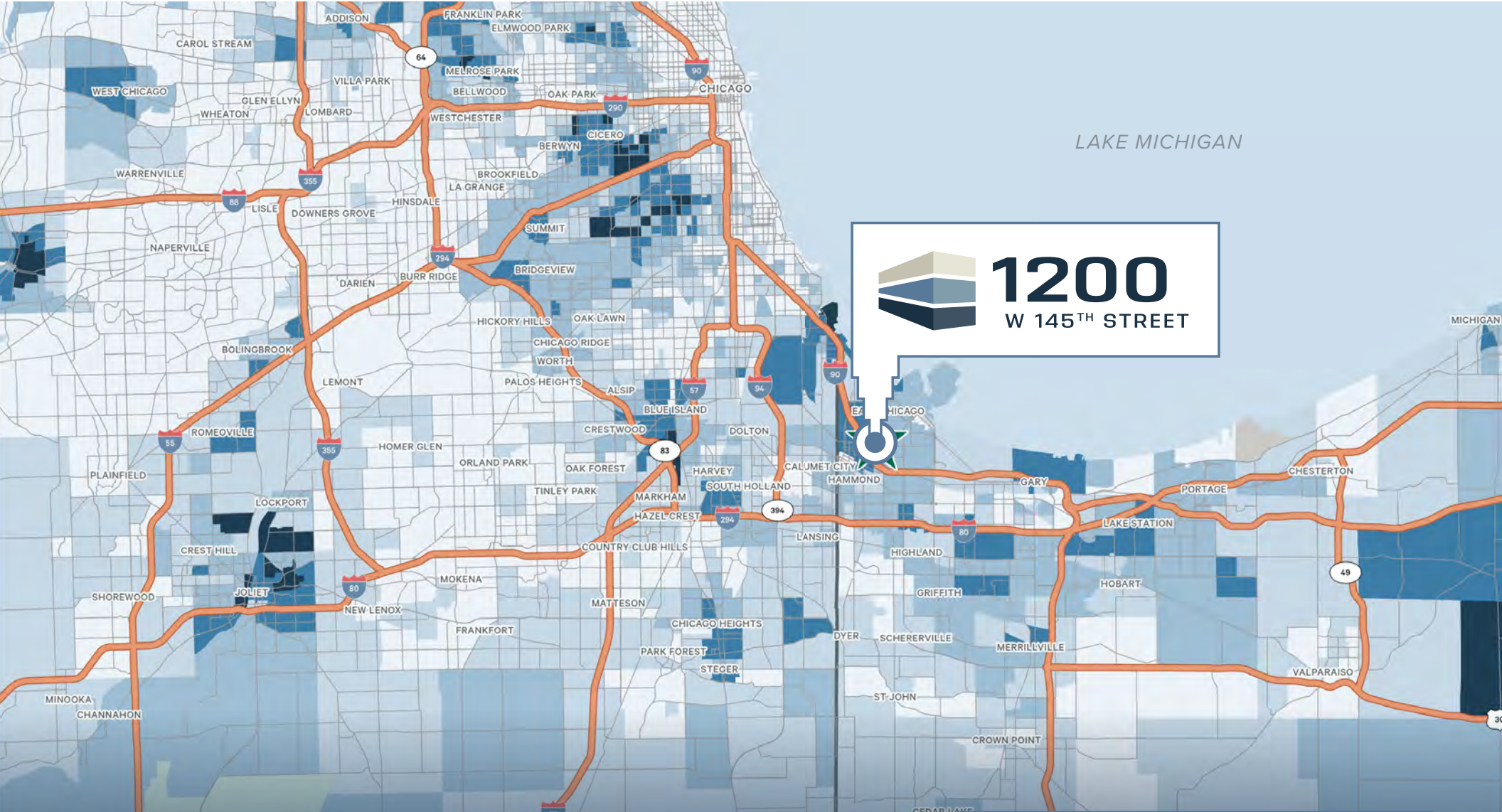
LAKE MICHIGAN

30 MILES

15 MILES

15 & 30
MILE RADIUS










LAKE MICHIGAN

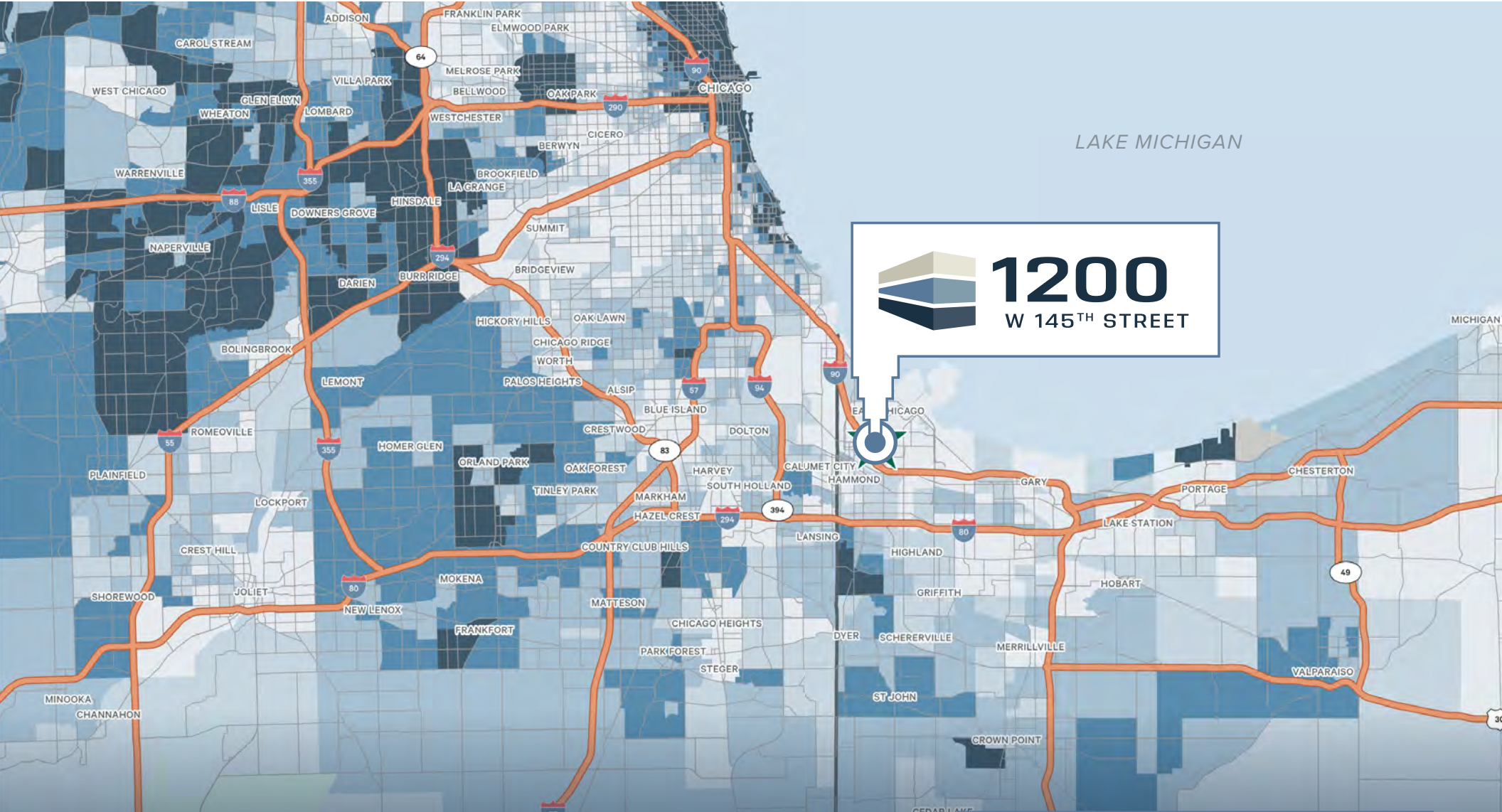

1200
 W 145TH STREET

BLUE COLLAR WORKERS
AS % OF EMPLOYED POPULATION

-  ABOVE 50%
-  40.1% - 50%
-  30.1% - 40%
-  20.1% - 30%
-  20% & BELOW

LABOR OVERVIEW






BLUE COLLAR WORKERS



LAKE MICHIGAN


1200
 W 145TH STREET

WHITE COLLAR WORKERS
AS % OF EMPLOYED POPULATION

-  ABOVE 50%
-  40.1% - 50%
-  30.1% - 40%
-  20.1% - 30%
-  20% & BELOW

LABOR OVERVIEW
WHITE COLLAR WORKERS

CONTACT

Larry Goldwasser, SIOR

Executive Vice President

+ 1 312 334 7201

larry.goldwasser@cbre.com

John Marks

Senior Associate

+1 312 334 7204

john.marks@cbre.com

Chris Deutscher, CCIM, CPM

Senior Associate

+1 219 877 4290

chris.deutscher@cbre.com

CBRE

THE MISSNER GROUP

REALTERM

©2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_June2023