

# 4027 W RIDGE RD, GARY, IN 46408



For more information, please contact:

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**LATITUDE**  
COMMERCIAL  
REAL ESTATE SERVICES

LATITUDECO.COM

# 4027 W. RIDGE- WAREHOUSE

4027 W Ridge Rd, Gary, IN 46408



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,500,000
<b>Price / SF:</b>	\$156.25
<b>Cap Rate:</b>	8.0%
<b>NOI:</b>	\$120,000
<b>Lot Size:</b>	0.8 Acres
<b>Year Built:</b>	2019
<b>Building Size:</b>	9600 SF
<b>Zoning:</b>	B-2

### PROPERTY HIGHLIGHTS

- 24 Ft Ceilings
- Three phase-800-amp service installed
- (2) Year Lease, with two, (2) year renewals and 3% escalations
- Two overhead doors, 16 wide by 18 high
- Crane footers installed for up to 10-ton crane



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C O M M E R C I A L

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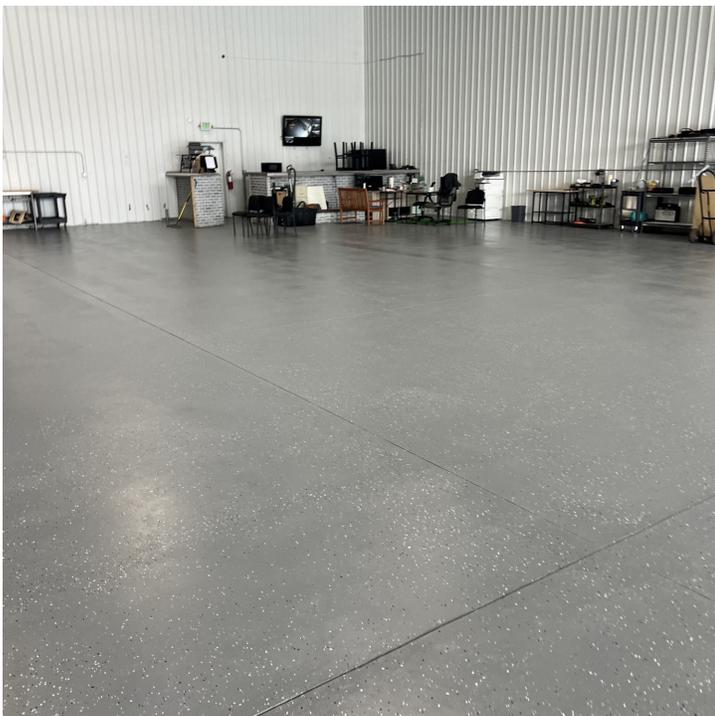
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## ADDITIONAL PHOTOS



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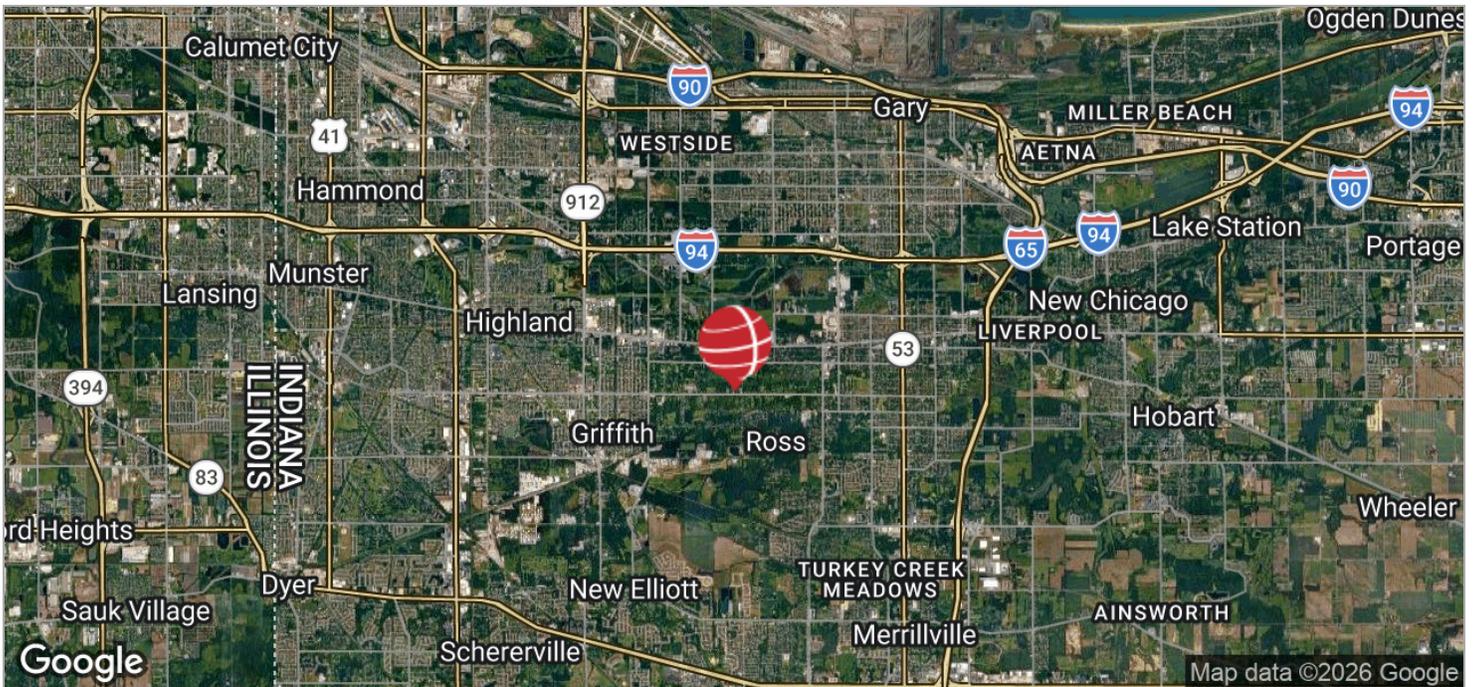
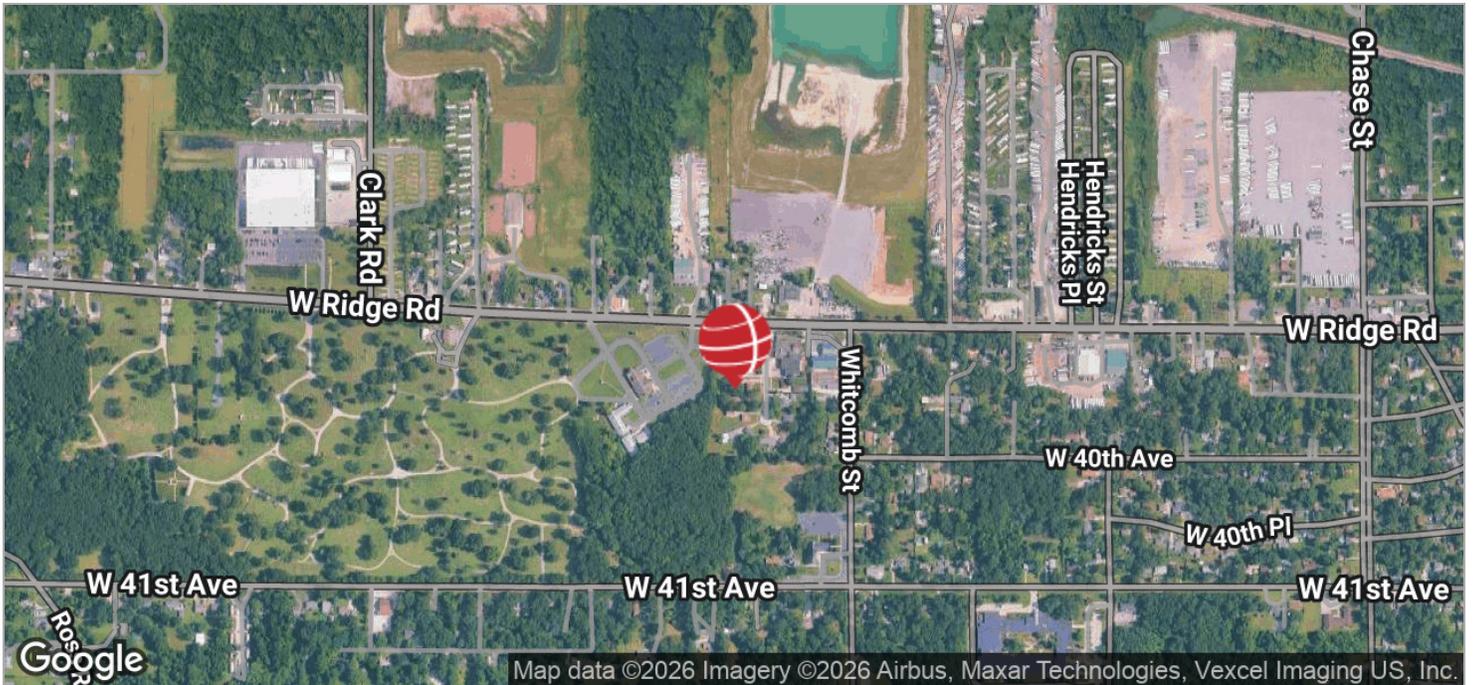
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## LOCATION MAPS



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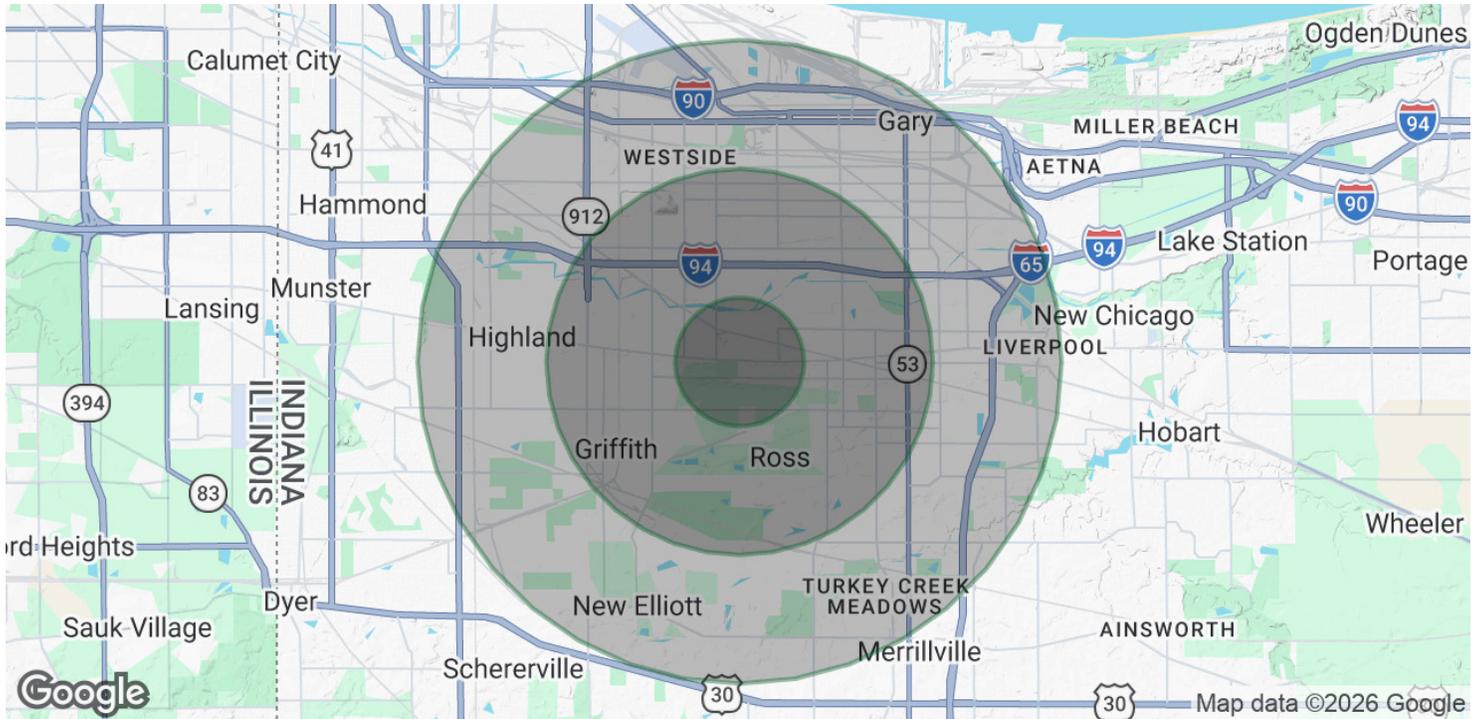
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,578	51,007	151,818
Average Age	39	40	40
Average Age (Male)	39	38	39
Average Age (Female)	40	41	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,042	20,785	61,599
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$57,752	\$67,173	\$73,040
Average House Value	\$208,089	\$176,944	\$191,239

Demographics data derived from AlphaMap

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