

# For sale or lease

24 Marble Street, Hammond, IN



JLL

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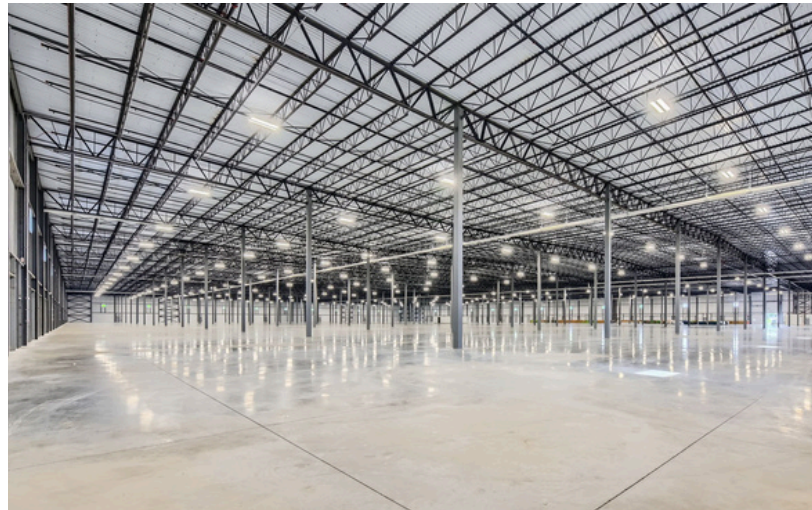
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# For sale or lease

399,000 SF Available

|                       |  |
|-----------------------|--|
| <b>Address</b>        | 24 Marble Street<br>Hammond, Indiana               |
| <b>Available</b>      | 399,000 SF   |
| <b>Divisible</b>      | 150,000 SF   |
| <b>Year Built</b>     | 2023   |
| <b>Clear Height</b>   | 32'  |
| <b>Loading Docks</b>  | 20   |
| <b>Drive In Doors</b> | 2  |
| <b>Auto Parking</b>   | 166  |
| <b>Power</b>          | 3,000 amps   |
| <b>Rail Access</b>    | To all Class I via Indiana<br>Harbor Belt Railroad |
| <b>Asking Rate</b>    | \$6.90/NNN   |
| <b>Purchase Price</b> | \$42,000,000                                       |

Property Tax Abatement for 10 year

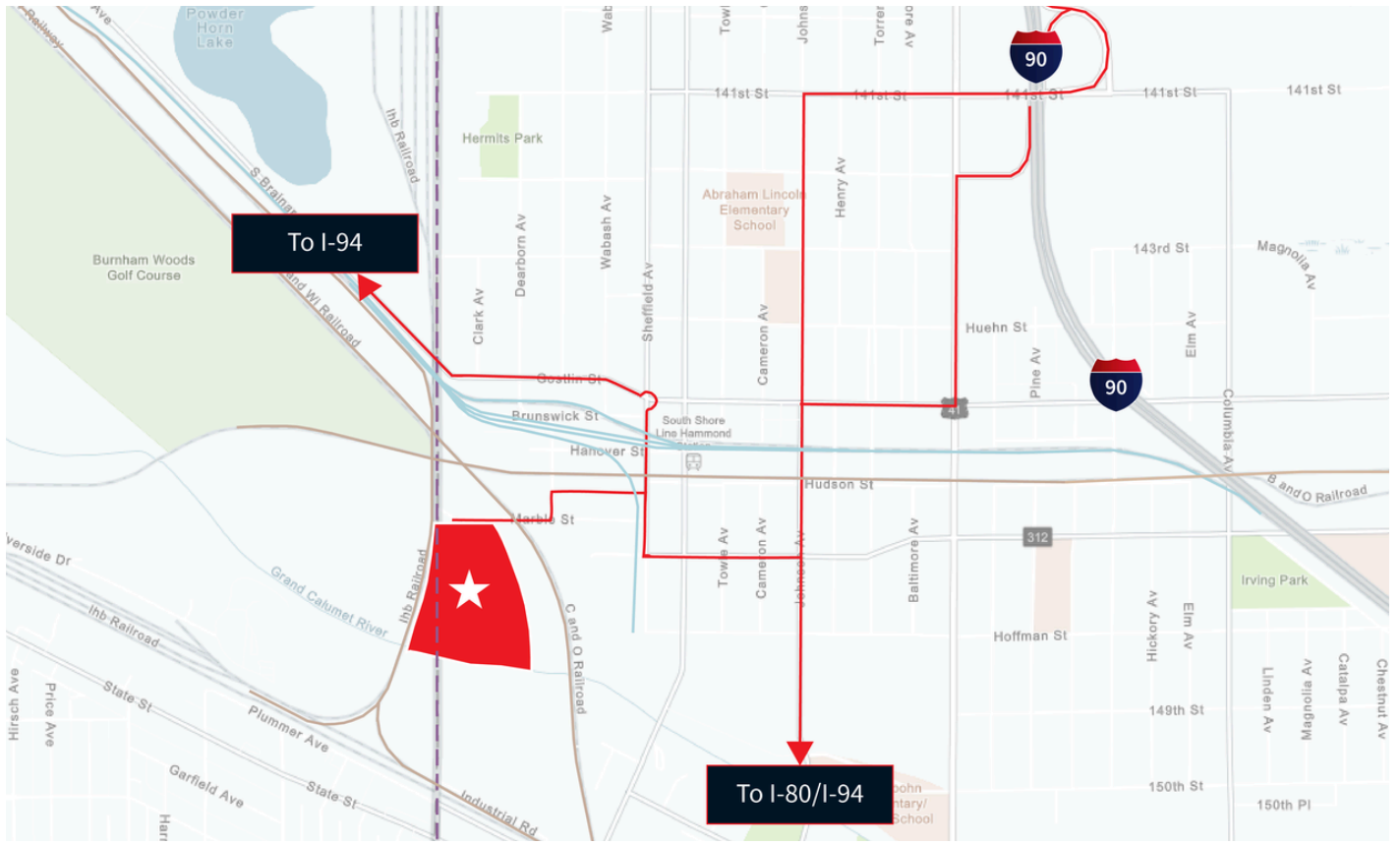








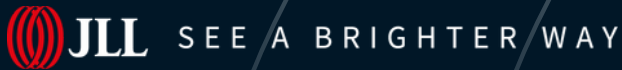




|   |  |
|---|--|
| <p><b>21,700,000</b><br/>2024 population within 150-mile radius</p> | <p><b>249,000</b><br/>2024 total labor force</p> |
|---|--|







## About JLL

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