

Properties for Sale and Lease

1 347 West Melton Road, Burns Harbor, IN 46304



Price \$475,000
Building Size 9,000 SF
Property Sub-type Service/Gas Station
Status Active

Property Notes

Property Description

This is a former automotive repair facility/towing company sitting on a prime highway location offering 326' of frontage on Highway 20, just 1/2 mile west of S.R 149, zoned DD (Downtown District) commercial. The site is comprised of three parcels with a 9,000 SF auto repair shop building on a total of 4.94 Acres. Accessed via U.S. 20/Melton Road. All utilities are available to the site. This location offers excellent signage visibility. There is adequate room to use the building and develop separately or sell off the vacant lots to the east of the building. Ideal for several types of commercial use. Nearby business includes McDonald's, Lake Shore Ford Mercury Toyota, Arnell Chevrolet, Enterprise Rent-A-Car, Bob Rohrman Nissan and Phantom Fireworks. Total 2015 pay 2016 real estate taxes are \$10,374.00/\$1.15/SF for 3 parcels. Also being offered For Lease at \$5.33/SF, see LoopNet Listing #18483406.

2 347 West Melton Road, Burns Harbor, IN 46304



Space Available 9,000 SF
Rental Rate Yr \$5.33 /SF/Yr
Spaces 1
Building Size 9,000 SF
Property Sub-type Free Standing Bldg
Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	9,000 SF	\$5.33 /SF/Yr	9,000 SF	9,000 SF	NNN			

Property Description

This is a former automotive repair facility/towing company sitting on a prime highway location offering 326' of frontage on Highway 20, just 1/2 mile west of S.R 149, zoned DD (Downtown District) commercial. The site is comprised of three parcels with a 9,000 SF auto repair shop building on a total of 4.94 Acres. Accessed via U.S. 20/Melton Road. All utilities are available to the site. This location offers excellent signage visibility. There is adequate room to use the building and develop separately or sell off the vacant lots to the east of the building. Ideal for several types of commercial use. Nearby business includes McDonald's, Lake Shore Ford Mercury Toyota, Arnell Chevrolet, Enterprise Rent-A-Car, Bob Rohrman Nissan and Phantom Fireworks. NNN lease terms are tenant pays taxes, insurance, snow/lawn care, trash and repairs. This is also being offered for Sale for \$475,000. See LoopNet #18483406.

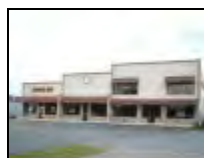


Price \$795,000
 Gross Leasable Area 11,417 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Property Description

2 story retail & office building with partial basement totaling 11,417 SF. 1st floor has 3 retail units available from 1,296 SF to 7,191 SF plus basement space. 2nd floor has office and retail space. 4 small office and retail units ranging from 676 SF to 2,743 SF. Existing tenants are month to month and ideal for owner occupant or investment property. Join Tiger Martial Arts, Curves and Yoga Mecca. Property has ample parking and has a contemporary Dryvit façade and awnings. The 1,483 SF basement is clean, dry and ideal for storage. Property has signage opportunities both to Calumet and to SR349. A Lamar billboard is presently paying \$5,000.00 per year and is included in the Sale. Also being offered For Lease at \$13.00/SF, see LoopNet listing #18648508. Zoned B-3. 2015 pay 2016 taxes \$10,628.48(\$0.93/SF)



Space Available 676 - 2,796 SF
 Rental Rate Yr \$10 - 13 /SF/Yr
 Spaces 3
 Gross Leasable Area 11,417 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1A	2,796 SF	\$13 /SF/Yr	2,796 SF	2,796 SF	Modified Gross		Main level lease rate \$13.00/SF gross plus utilities and janitorial. 2 units available - 2,796 SF and 1,326 SF.	
2A-D	676 SF	\$10 /SF/Yr	676 SF	2,743 SF	Modified Gross		4 units available up stairs at \$10.00/SF gross plus utilities and janitorial. 676 SF, 693 SF, 679 SF, 695 SF- totaling 2,743 SF on upper level. These can be combined.	
1D	1,326 SF	\$13 /SF/Yr	1,326 SF	1,326 SF	NNN	3/1/2017	\$13.00/SF gross plus utilities and janitorial.	

Property Description

2 story retail & office building with partial basement totaling 11,417 SF. 1st floor has 2 retail units available ranging from 2,796 and 1,296 SF. 2nd floor has office and retail space. 4 small office/retail units ranging from 676 SF to 2,743 SF. Ideal for owner occupant or investment property. Property has ample parking and has a contemporary DryVit façade and awnings. Property has signage opportunities both to Calumet and to SR 49. Building being offered For Sale for \$795,000.00, see LoopNet Listing #18633952. Tenants pay all utilities and janitorial.

5 128 Saemann Road, Chesterton, IN 46304



Price \$295,000
 Lot Size 1.70 AC
 Property Sub-type Industrial (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$295,000	1.70 AC	\$173,529.41 /AC	

Property Description

1.7 acre lot suitable for light industrial or potentially through rezoning commercial, retail or office uses. Frontage directly on I-94!!.. highly visible from SR 49 overpass. Former building use needs to be razed. Good site for a new billboard sign! INDOT traffic counts I-94, 56,362 cars/trucks/day, 13,624 cars/day on S.R.49. 2015 pay 2016 taxes \$1,322.60.

6 400 Council Drive, Chesterton, IN 46304



Price \$969,210 - 2,995,000
 Lot Size 2.12 - 14.57 AC
 Property Sub-type Commercial/Other (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
Lot-N 2	\$999,999	2.12 AC	\$471,697.67 /AC	North end. All utilities are available. Ideal location for hotel, restaurant, retail or professional, medical office.
Lot-4.45	\$969,210	4.45 AC	\$217,800.01 /AC	Mid-Section. All utilities are available. Ideal for hotel, restaurant, retail store, and professional, medical office. Opportunity to build on half and hold balance for investment.
Lot-S 8	\$1,500,000	8 AC	\$187,500 /AC	South end. All utilities are available. Ideal for a larger hotel, restaurant, retail store, multi-story office building or some clean light industrial flex uses for which tax abatement incentives may be available.
Lot-14.5	\$2,995,000	14.57 AC	\$205,559.37 /AC	Entire site. All utilities are available. Ideal for hotels, restaurants, retail, professional, medical offices and some clean light industrial flex uses may all be possible. Build now or hold for appreciation.

Property Description

Available from 2 to 14.57 acres fronting along the east side of State Route 49, south of Indian Boundary Road, between K-Mart and the Conrail Railroad tracks to the south. Excellent investment opportunity to hold for appreciation or development opportunity as this site is ready and well suited to accommodate a wide range of commercial uses. Excellent location for hotels, restaurants, retail shopping centers, hotel/motel, education centers and office buildings as well as precision manufacturing and flex. Ideal medical office site to benefit from the proximity to the emerging S.R. 49 medical corridor. Due diligence investigations into the property have already been completed including, zoning (commercial B-3 in place), utilities (all available), wetland report (showing none), phase one environmental report (clean) and soil borings (good for construction). The site has been cleared of trees and is being farmed. 2015 pay 2016 Taxes \$270.84 (assessed a farming rate).

7 1841-1877 East Summit Street, Crown Point, IN 46307



Space Available 3,105 SF
 Rental Rate Yr \$9 /SF/Yr
 Spaces 1
 Building Size 28,800 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1853	3,105 SF	\$9 /SF/Yr	3,105 SF	3,105 SF	NNN		Unit has 7 offices, open area, with reception and bathrooms.	

Property Description

Flex space suitable for office, showroom or retail uses. Current tenants include Arbor, M&M Roofing, Nour Rehabilitation, Moses Eye Care, Hilbrich Law Firm, PhysioPoint Therapy & Wellness and more. Estimated triple net expenses are \$2.65/SF.

8 11400 Broadway, Crown Point, IN 46307



Price \$550,000
 Lot Size 14.70 AC
 Property Sub-type Retail (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
	\$550,000	14.70 AC	\$37,414.97 /AC	

Property Description

14.7 total acres of which 4.8 are net buildable acres. Potential use for mixed retail, offices, banquet hall and or restaurant. Priced to sell!!! Utilities stubbed to east side of property. Master drainage detention is in place. Access road/curbing substantially in place however will require \$121,000+/- to complete the binders/curbs. 2015 pay 2016 taxes \$1,136.96.

9 772-778 N. Madison, Crown Point, IN 46307



Space Available	7,496 SF
Rental Rate Yr	\$7 /SF/Yr
Spaces	1
Building Size	9,952 SF
Property Sub-type	Office Showroom
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	7,496 SF	\$7 /SF/Yr	2,584 SF	7,496 SF	NNN			

Property Description

Building is steel sided with interior built out as office/warehouse space fully air conditioned. There are 4 overhead doors (3 of which are covered on the inside) and a 14' ceiling throughout the building. Parking lot offers 28 parking spaces along side and front of building. NNN expenses are estimated at \$2.75. Also being offered for Sale at \$595,000, see LoopNet listing #18673766

10 772-778 N. Madison, Crown Point, IN 46307



Price	\$595,000
Building Size	9,952 SF
Property Sub-type	Office Showroom
Status	Active

Property Notes

Property Description

Building is a steel sided with interior built out as office/warehouse space fully air conditioned. There are 4 overhead doors (3 of which are covered on the inside) and a 14' ceiling throughout the building. Parking lot offers 28 parking spaces along side and front of building. 4" reinforced floor. 2015 pay 2016 taxes are \$12,751.70(\$1.28 SF). Also being offered For Lease at \$7.00/SF with an estimated NNN \$2.75, see LoopNet #18673726.

11 Lots 18, 19 & 20, Crown Point, IN 46307



Price	\$723,450
Lot Size	3.27 AC
Property Sub-type	Commercial/Other (land)
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
18-20	\$723,450	3.27 AC	\$221,238.53 /AC	Lots 18, 19 and 20 totalling 3.27 acres. NW Corner of 113th and Delaware Parkway. Zoned B-3

Property Description

3 lots(Lot #18-20) being sold as one combined parcel for \$723,450, Zoned B-3 Commercial. All utilities are near these sites. This is an ideal location for multi tenant, hotel/motel site, retail, restaurant, offices. Delaware Street is planned for extension north at the future stoplight intersection of Delaware Parkway and 109th linking to Summit Street and AmeriPlex at the Crossroads. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property.

12 1549 South Court Street, Crown Point, IN 46307



Price \$259,000
 Lot Size 1 AC
 Property Sub-type Office (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$259,000	1 AC	\$259,000 /AC	

Property Description

1-acre vacant lot suitable to construct up to a 10,000 SF building. Great parcel of land for Medical Office, Professional or Retail use. Water and sewer ready to tap in on Court Street. Land is ready for construction with zoning & drainage in place.

13 11400 - 11426 Broadway, Crown Point, IN 46307



Price \$256,000
 Building Size 2,610 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Property Description

2,610 SF office condominium unit presently in a sand floor state, which allows you to custom design your office needs. Also on market for Lease @ \$14.00/SF + NNN, see LoopNet marketing #19988014. 2015 pay 2016 taxes \$3,270.54. POA dues budget 2016 \$6,509.12.

14 11400 - 11426 Broadway, Crown Point, IN 46307



Space Available 2,610 SF
 Rental Rate Yr \$14 /SF/Yr
 Spaces 1
 Building Size 2,445 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	2,610 SF	\$14 /SF/Yr			NNN	Now	NNN estimated.	

Property Description

2,610 SF office condominium unit presently in a sand floor state, which allows you to custom design your office needs. Also on market for Sale @ \$256,000, see LoopNet marketing #19987971. 2015 pay 2016 taxes \$3,270.54. POA dues budget 2016 \$6,509.12.

15 412 Matteson Street, Dyer, IN 46311



Price	\$975,000
Building Size	25,386 SF
Property Sub-type	Manufacturing
Status	Active

Property Notes

Property Description

One story masonry, steel frame, steel panel light manufacturing building. Built in two sections with the East building built in 1977 and having 10,890 SF and West building built in 1994 and having 14,590 SF with a total of 25,480 SF. A 1,200 SF office space with private office, break room and toilet facilities along with 24,280 SF Warehouse with 14' to 16' foot ceiling clearance, concrete floors, floor drains with triple basin separator and compressed air lines, one exterior dock and three drive in doors. Building is sprinklered with 400 to 800 AMP, 600 Volt, 3 phase electric. All existing equipment, cranes and hoists are NOT INCLUDED IN THE SALE. 2015 pay 2016 taxes \$19,595.46/\$1.30/SF (consisting of 3 parcel numbers). Zoned Light Industrial.

16 14785 W. 101st Avenue, Dyer, IN 46311



Price	\$2,935,000
Building Size	33,000 SF
Property Sub-type	Office Building
Status	Active

Property Notes

Property Description

This is a two story masonry, multi-tenant, retail & office development building sitting on a total 12.25 acres including a detention pond to the east and includes 4.24 acres of surplus buildable land for additional parking or future additional buildings. Site is irregular shaped with 969' of frontage on 101st Avenue. Building is fully sprinklered. Current tenants include Draco, The Color Room, Franciscan Medical, Jagmin Dental and Providence Bank. Providence Bank relocating August 2017 to a new branch. Drive thru will be available. Currently 11,746 SF of unfinished space ready for build out. New 2 story main entrance to access the second floor planned for 2017. Also being offered For Lease, see LoopNet #20065258 at \$18.00/SF gross plus utilities and premises janitorial service. \$50.00/USF tenant improvement allowance from existing shell condition. 2015 RE taxes \$44,205.14.

17 14785 W. 101st Avenue, Dyer, IN 46311



Space Available	11,746 SF
Rental Rate Yr	\$18 /SF/Yr
Spaces	1
Building Size	33,000 SF
Property Sub-type	Office Building
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
2nd Floor	11,746 SF	\$18 /SF/Yr	2,000 SF	11,746 SF	Full Service	Now	\$18.00/SF gross plus utilities and premises janitorial service. \$50.00/USF Tenant Improvement allowance from existing shell condition.	

Property Description

This is a two story masonry, multi-tenant, retail & office development building sitting on a total 12.25 acres including a detention pond to the east and includes 4.24 acres of surplus buildable land for additional parking or future additional buildings. Site is irregular shaped with 969' of frontage on 101st Avenue. Building is fully sprinklered. Current tenants comprising of 61% occupancy include Draco, The Color Room, Franciscan Medical, Jagmin Dental and Providence Bank. Providence Bank which occupies 2,288 SF on the 1st floor is relocating August 2017 to new branch. Drive thru will be available. Currently 11,746 SF of unfinished space ready for build out. New 2 story main entrance to access the second floor planned for 2017. Also being offered For Sale, see LoopNet #20065250. Sale Price \$2,935,000 2015 RE taxes \$44,205.14/\$1.34/SF.

18 1483 Joliet Street, Dyer, IN 46311

Price	\$500,000
Building Size	1,000 SF
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

This is a 1,000 SF ranch home with two bedrooms, living room, kitchen and full bath with a 1,316 SF pole barn/warehouse behind the house along with a garage size shed. Property sits on 1.69 acres. Gravel driveway off Joliet Street/U.S. Hwy 30 leading to the house and warehouse. Can also be combined with the adjacent property 1501 Joliet on market for \$1,500,000, see LoopNet #19797024. Assemblage offers possibilities of more parking, patio dining, fenced yard and more. This is a great location in Dyer on the busy commercial corridor of Joliet Street/U.S. Hwy 30. This would be an ideal location to tear down the existing house and build a new commercial building. 2015 INDOT 35,385 cars per day. 2015 pay 2016 taxes \$8,804.52.

19 1501 Joliet Street, Dyer, IN 46311

Price	\$1,500,000
Building Size	25,290 SF
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

This 2 building block/brick office site has the potential to be a retail, office showroom, restaurant and or daycare or more. South building could be a 5 unit building while the North building is a 2 unit. South building built in 1981 as a Health and Racquetball Club, North building built in 1996. You can convert the 18'+/- clear height (2 former racquetball courts) into storage with 14' overhead door. Can also be combined with adjacent property 1483 Joliet on market for \$500,000, see LoopNet #19796437. Assemblage offers possibilities of more parking, patio dining, fenced yard and more. Zoned B-2. 2015 pay 2016 taxes \$50,338.64.

20 648 Joliet Street, Dyer, IN 46311

Price	\$495,000
Building Size	2,011 SF
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Partial 2 story house with 2,011 SF plus a 728 SF basement. Renovated in 1986 into a small but very nice office space sitting on 1.63 (+/-) acres of prime commercial property. Entering the converted home you have 3 offices, reception area and bathroom on the 1,283 SF 1st floor while on the 2nd floor 3 more small rooms and a bathroom. Lot extends back 664' on the east side and 491' on the other side all the way to the CSXT Railroad tracks. House can be used while you build your new retail or office building. Suitable for a fast food restaurant, auto parts, professional office, multi-tenant or retail space. The possibilities are endless! Excellent visibility with a traffic count of 35,609 cars daily. Zoned B-2. 2015 pay 2016 taxes \$13,256.26(\$6.59/SF)

21 618 East Main Street, Griffith, IN 46319



Price \$115,000
 Lot Size 0.34 AC
 Property Sub-type Office (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
	\$115,000	0.34 AC	\$338,235.29 /AC	0.34 ACRE PARCEL

Property Description

Small 0.35 acre combination of 5 lots. All municipal utilities available. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property. 2015 pay 2016 taxes \$2,680.22.

22 2645-2715 Main Street, Highland, IN 46322



Space Available 1,613 - 2,424 SF
 Rental Rate Yr \$16 /SF/Yr
 Spaces 4
 Gross Leasable Area 14,337 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Unit 2	1,613 SF	\$16 /SF/Yr	1,613 SF	7,760 SF	NNN		Estimated NNN expense \$4.20/SF. Nicely built out with front counter, large open area, kitchen area and bath.	
Unit 3	1,938 SF	\$16 /SF/Yr	1,938 SF	7,760 SF	NNN		Estimated NNN expense \$4.20/SF. Rear of the units are sand for plumbing installation but not the entire unit - ready to be finished to suit.	
Unit 4	1,785 SF	\$16 /SF/Yr	1,738 SF	7,760 SF	NNN		Estimated NNN expense \$4.20/SF.	
Unit 5	2,424 SF	\$16 /SF/Yr	2,424 SF	7,760 SF	NNN		Estimated NNN expense \$4.20/SF. Rear of the units are sand for plumbing installation but not the entire unit - ready to be finished to suit.	

Property Description

Join Cardinal Health, Salon Centric, Hot Yoga and Heavy Metal Fitness at the Spring Prairie Center. This is ideal for any retailer, professional office user or medical office. The available units range from 1,795 SF to a max 7,760 SF contiguous. Owner will provide a vanilla box and additional build outs are negotiable. This is a great location with a pylon sign on Main Street with ample parking around building. NNN estimated expense \$4.20/SF.

23 2625 Main Street, Highland, IN 46322



Space Available	20,000 SF
Rental Rate Yr	Negotiable
Spaces	1
Building Size	20,000 SF
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	20,000 SF	Negotiable	5,000 SF	20,000 SF				

Property Description

This is a proposed 2 story Professional Retail/Office Building for prelease. This is ideal for any retailer, restaurant, professional office user or medical office. Suites will range from 5,000 SF to 20,000 SF. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property.

24 3445-3449 Ridge Road, Highland, IN 46322



Space Available	1,500 SF
Rental Rate Yr	\$14 /SF/Yr
Spaces	1
Building Size	5,976 SF
Property Sub-type	Medical Office
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,500 SF	\$14 /SF/Yr		1,500 SF	Modified Gross	Now	Tenant to pay utilities and janitorial.	

Property Description

Former medical office consisting of three exam rooms, waiting/reception, kitchen/breakroom, and two main offices. Current tenant occupying the other 4,476 unit in building is Kanuru Interventional Spine and Pain Institute. Lease type is modified gross + utilities.

25 2718 45th Avenue, Highland, IN 46322



Price	\$300,000
Building Size	2,296 SF
No. Beds	2
Property Sub-type	Office Building
Status	Active

Property Notes

Property Description

Two single family residential homes on commercial zoned land suitable for rental income, conversion to office use or tear down for redevelopment. Both houses built in 1956. 2718 has 1,144 SF, 2724 has 1,152 SF total SF for both properties 2,296SF. Great for investors. Each home is a one story with basement. Access to Kennedy Avenue is possible along the south edge of the First Financial Bank parking lot. 2015 pay 2016 taxes for both properties \$9,201.46. (\$3,320.14 for 2718 45th & \$5,881.13 for 2724 E. 45th) 196' of frontage on 45th Avenue.



Space Available 4,800 SF
 Rental Rate Yr \$8 /SF/Yr
 Spaces 1
 Building Size 9,600 SF
 Property Sub-type Warehouse
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Unit C/D	4,800 SF	\$8 /SF/Yr			Industrial Gross		This is a gross lease plus utilities. Upper level mezzanine is approx. 300 SF.	

Property Description

Two units available. Unit A is 2,400 SF with 16' ceiling clearance and (1) 12'x14' overhead door. 2 offices and a 350SF mezzanine area. Unit C/D is 4,800 SF space with 2 overhead doors (1) 12'x14' and (1) 16'x30'. 2 offices along with 300 SF upper level mezzanine area. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property. This building offers the most parking of all the similar ones around it. This is a Gross lease plus utilities.



Price \$485,000
 Building Size 9,600 SF
 Property Sub-type Office Showroom
 Status Active

Property Notes

Property Description

This building has a 16' ceiling clearance and (4) 12'x14' overhead door. Floors are constructed with 5" wire -mesh reinforced concrete with 1 drain per bay. Currently split into 4 units. Building is 75% leased. This is perfect for the investor or user who would like to use space and lease out the remaining. 200 Amp Electric. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property. 2015 pay 2016 taxes \$7,932.86(\$0.83/SF).



Price \$485,000
 Building Size 9,600 SF
 Property Sub-type Office Showroom
 Status Active

Property Notes

Property Description

This is a 4 unit building currently being used by Crown ERAM (2,400 SF) and Lakeshore EMS (7,200 SF). This building has a 16' ceiling clearance and 4 (four) 12'x14' overhead doors. Floors are constructed with 5" wire -mesh reinforced concrete with 2 drains per bay. 200 Amp electric. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property. 2015 pay 2016 taxes \$6,396.64/\$0.64/SF

29 8300 Clay Street, Hobart, IN 46342



Price \$475,000
 Lot Size 12.40 AC
 Property Sub-type Commercial/Other (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$475,000	12.40 AC	\$38,306.45 /AC	

Property Description

Flat parcel zoned B-3 Commercial land available in Hobart. Ideal for a healthcare facility, retail facility, offices, hotel or special purpose use. Site has a 30' ingress and egress leading to U.S. Highway 30 east of Honda. All utilities are near the site. 2015 pay 2016 Taxes \$7,822.56.

30 5110 - 5112 E Lincoln Hwy, Hobart, IN 46342



Space Available 3,657 SF
 Rental Rate Yr \$8 /SF/Yr
 Spaces 1
 Building Size 5,067 SF
 Property Sub-type Free Standing Bldg
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	3,657 SF	\$8 /SF/Yr	3,657 SF	3,657 SF	Modified Gross			

Property Description

Building offers great visibility and easy access on U.S. Highway 30 located in Hobart with a Merrillville mailing address. This is suitable for a single tenant or can be multi-tenant. The property is zoned M-1. Ideal for office, retail and warehouse flex uses. Outside storage available.

31 7524 Grand Boulevard, Hobart, IN 46342



Price \$160,000
 Lot Size 5.18 AC
 Property Sub-type Commercial/Other (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$160,000	5.18 AC	\$30,888.03 /AC	5.18 acres 3.29 usable acres net of wetland.

Property Description

Property is 5.18 +/- acres (3.29 usable acres net of wetland) zoned as Office Service District. 221.25' frontage on SR 51 Grand Boulevard. 2015 pay 2016 taxes \$307.06

32 8004 Utah Street, Hobart, IN 46342

Price	\$295,000	Property Notes
Lot Size	9.94 AC	
Property Sub-type	Commercial/Other (land)	
Status	Active	

Lots

#	Price	Size	Price/Size	Description
	\$295,000	9.94 AC	\$29,678.07 /AC	

Property Description

Colorado Square is an established commercially zone business park with a mix of professional office buildings, commercial uses and an Audi/VW dealership. This ready to go site includes loop road, master storm water detention pond and all Utilities available for connection. 7.2 net acres are usable, while 2.7 are wetlands. Approximately 290' SF of frontage on 80th Place. 2015 Pay 2016 taxes \$3,378.58.

33 3250 E. 93rd Street/9400 Colorado, Merrillville, IN 46410

Price	\$395,000	Property Notes
Lot Size	28.50 AC	
Property Sub-type	Industrial (land)	
Status	Active	

Lots

#	Price	Size	Price/Size	Description
2-11	\$395,000	28.50 AC	\$13,859.65 /AC	

Property Description

Proposed 11 lot subdivision fully engineered with lots ranging from 1.4 acres to 5.4 acres. This is a subdivision fully suitable as residential or as a light industrial park which on a preliminary verbal basis appears to have Town support. This is an excellent location to serve the booming Winfield/LOFS area and is convenient to serve customers to the North, South, East & West. MCD Sewer lift station on site. Indiana American Water just north at Polycon. 2015 pay 2016 taxes \$804.14..

34 9527 Broadway, Merrillville, IN 46410

Price	\$1,304,000	Property Notes
Lot Size	26.08 AC	
Property Sub-type	Retail (land)	
Status	Active	

Lots

#	Price	Size	Price/Size	Description
1	\$1,304,000	26.08 AC	\$50,000 /AC	Broadway acreage adjacent to the AmeriPlex Business Park.

Property Description

900 sf of frontage on Broadway (SR 53) directly across from Crownhurst Centre. This parcel is zoned Agriculture but can be rezoned Commercial. All utilities available to the site. Nearby businesses include Oak Investments, State of Mind Salon, Ace Hardware, Speedway Gas Station; Adjacent to the AmeriPlex at the Crossroads, a 386 acre mixed use/master planned Indiana Certified Technology Business Park. 2015 pay 2016 real estate taxes are \$1,2458.46. 2011 IDOT traffic count: 18,524/day

35 8691 Connecticut Street, Merrillville, IN 46410



Space Available	1,812 - 2,170 SF
Rental Rate Yr	\$16 /SF/Yr
Spaces	2
Building Size	7,118 SF
Property Sub-type	Medical Office
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
8691-B	2,170 SF	\$16 /SF/Yr	2,170 SF	2,170 SF			Located in 8691 Connecticut Street Building B. 10 rooms, last use Hanger Orthotics.	
8687 A-1	1,812 SF	\$16 /SF/Yr	1,812 SF	1,812 SF			Located in 8687 Connecticut Building C. Reception/waiting area, 4 offices, 2 person administration room and conference room.	

Property Description

This is the Environ Professional Office Center consisting of 3 different buildings with 3 different spaces. The former Hanger Ortho space is located in 8691 Suite B, 2,170 SF with 2+ offices, reception/waiting area, 3 exam rooms, storage room and machine room. 8687 Suite A-1 with 1,812 SF a former Law Office and the Former Crawford Insurance space with 1,090 SF. As of 2015 Merrillville is the largest town in the State of Indiana at a population of just over 35,000.

36 1575 E. 90th Court, Merrillville, IN 46410



Price	\$125,000
Lot Size	0.90 AC
Property Sub-type	Industrial (land)
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$125,000	0.90 AC	\$138,888.89 /AC	

Property Description

This is an industrial lot located in 90th Place Industrial Park ready to build on. This site is on a cul-de-sac conveniently accessed from Mississippi Street planned for widening to 4 lanes with stoplight to be at 89th Avenue. This lot is ideal for several types of light industrial uses to include contractors, warehouse and office flex. The current zoning is M-1 with all utilities to the site available. Surrounding businesses include B & H Mechanical, Superior Ambulance, Copier Consultants and Powerequip, Inc. 2013 pay 2014 real estate taxes are \$1,900.82. As of 2015 Merrillville is the largest town in the State of Indiana at just 35,000 population.



Space Available 990 - 1,296 SF
 Rental Rate Yr \$10 - 12 /SF/Yr
 Spaces 2
 Building Size 18,918 SF
 Property Sub-type Street Retail
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
2	990 SF	\$10 /SF/Yr	990 SF	990 SF	NNN	Now	This space features a small office and warehouse/garage with 8'x10' overhead door. Triple net expenses estimated at \$3.45/SF + utilities and janitorial.	
E	1,296 SF	\$12 /SF/Yr			NNN		Triple net expenses estimated at \$3.45/SF + utilities and janitorial	

Property Description

This is a two building complex offering easy access on U.S. Highway 30 located in Hobart with a Merrillville mailing address. The property is zoned B-3 with great lighted signage and ample parking. This 1,296 SF open retail space with iron open ceiling. Ideal for office or retail. Existing tenants in the complex include Razor Edge Salon, Armed Service Career Center, U Cook, Service Doctor and Bottles & Brushes.



Price \$395,000
 Lot Size 2.07 AC
 Property Sub-type Office (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
	\$395,000	2.07 AC	\$190,821.26 /AC	

Property Description

This is a Broadway stoplight corner commercial lot directly across from Methodist Hospital! This parcel is zoned C-5 Office and Research making this site ideal for medical or professional office development with all utilities available to the site and frontage road in place. Nearby businesses include Hodges and Davis, P.C., Richter D.D.S., Theodoros and Rooth, P.C., Broadwest Surgical Center and Trilogy Health's Spring Mill Health Campus. 2015 pay 2016 real estate taxes are \$6,460.26. 2011 IDOT traffic count: 24,021/day. 266'+/- of frontage on Broadway.



Space Available	152,000 SF
Rental Rate Yr	\$5.45 /SF/Yr
Spaces	1
Building Size	152,000 SF
Property Sub-type	Distribution Warehouse
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	152,000 SF	\$5.45 /SF/Yr	20,000 SF	152,000 SF				

Property Description

The Hulman is a PROPOSED multi-tenant facility now pre-leasing to be located in AmeriPlex at the Crossroads business park which is a joint venture between Purdue University and Holladay Properties. AmeriPlex at the Crossroads is an Indiana Certified Technology Park. Units will be ranging from 20,000-152,000 SF. Prices range from \$5.45/SF with 10% office. There will be 14 (9'x10') docks. There will also be 6 (12'x14') drive-in doors. Building construction will be quality precast insulated concrete with quality R-12 thermal valve. Ballasted .045 EPDM roof, floor with 6" reinforced concrete slab floor with cure & seal finish and fully sprinklered. With ceiling of 30', companies can take advantage of high cube height compared to most competing nearby properties. High-speed, high capacity "AT&T Smartmoves" fiber optic telecommunications. Park covenants emphasize architectural design, quality construction materials and landscape guidelines prepared jointly with the Horticulture department at Purdue University which provides a constant park-like atmosphere.



Price	\$199,920 - 278,800
Lot Size	2.94 - 4.10 AC
Property Sub-type	Industrial (land)
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
2	\$278,800	4.10 AC	\$68,000 /AC	*Lot 2 actually 6.99 acres including drainage. This can be combined with Lot #3 to form 7.04 acres (10.39 gross acres).
3	\$199,920	2.94 AC	\$68,000 /AC	*Lot 3 actually 3.4 acres including drainage. Can be combined with Lot #2 to form 7.04 acres (10.39 gross acres).
6	\$210,120	3.09 AC	\$68,000 /AC	Can be combined to form 8.66 acres, Lot 6 - 3.09 acres available for \$210,120, Lot 7 - 3.72 acres available for 252,960 and Lot 8 - 3.62 acres available for 246,160.
7	\$252,960	3.72 AC	\$68,000 /AC	Can be combined to form 8.66 acres,
8	\$246,160	3.62 AC	\$68,000 /AC	Can be combined to form 8.66 acres,

Property Description

Property has many development possibilities. Present zoning is M1/M2 light industrial. Mississippi Street is to be widened to four lanes with stop light intersection likely by 2015. 8 lot Industrial Park Subdivision with 5 available lots. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property. As of 2015 Merrillville is the largest town in the State of Indiana at just 35,000 population.

41 114 E. 90th Drive, Merrillville, IN 46410



Space Available 2,500 SF
 Rental Rate Yr \$16 /SF/Yr
 Spaces 1
 Building Size 14,176 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite 114A	2,500 SF	\$16 /SF/Yr	2,500 SF	2,500 SF	Other	Now	Plus utilities and janitorial.	

Property Description

Nice single story office building containing 14,176 SF of which 1 unit is currently available. The 2,500 SF space has 4 offices, waiting area, conference room, reception area and break room. Ideal for all types of professional office uses. Building is well maintained as the property owner is one of the tenants. Premium signage on the lighted pylon sign. New roof in 2014. Improvements being made in the future: Exterior Upgrade which includes: dryvit repair, cultured stone, painting, parking lot resurfacing and landscaping. Current parking capacity is at 63. As of 2015 Merrillville is the largest town in the State of Indiana at just 35,000 population.

42 9450 Mississippi Street, Merrillville, IN 46410



Price \$199,000
 Lot Size 3.73 AC
 Property Sub-type Industrial (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
	\$199,000	3.73 AC	\$53,351.21 /AC	

Property Description

Situated on the southwest corner of Sammy Balicki Drive and Mississippi Street. This is a 3.73 acre parcel zoned a mix between M-1 and M-2 Industrial. Mississippi Street has been widened to four lanes. 2015 pay 2016 Taxes \$3,091.48.

43 70 East 68th Place & Broadway, Merrillville, IN 46410



Price \$100,000
 Lot Size 0.91 AC
 Property Sub-type Commercial/Other (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
	\$100,000	0.91 AC	\$109,890.11 /AC	Excellent land site suited for a variety of retail/office uses.

Property Description

Land available suited for a variety of uses. Parcel sits north of Moses Eye Care and east of Dairy Queen and Little Caesar's Pizza. Excellent site for restaurant, retail or office.

44 8687 Connecticut Street, Merrillville, IN 46410



Price	\$525,000
Building Size	7,953 SF
Cap Rate	9%
Property Sub-type	Office Building
Status	Active

Property Notes

Property Description

Great investment opportunity with this single story, brick building which is 1 of 3 buildings being offered for Sale in the Environ Professional Center office complex which offers a tenant mix of professional office and medical uses. This building consists of 4 units of which 3 are currently leased to medical office tenants leaving one vacancy of 1,812 SF ideal for owner use. Environ is a nicely maintained with recent improvements to include replacement of metal roofs, landscaping, paving and a fountain at the entrance. 2015 pay 2016 real estate taxes are \$17,922.66 (\$2.25/SF). Also available For Lease at \$16.00/SF, see LoopNet #18896261.

45 9223 Broadway, Merrillville, IN 46410



Space Available	2,416 - 2,650 SF
Rental Rate Yr	\$10 - 12 /SF/Yr
Spaces	2
Building Size	9,340 SF
Property Sub-type	Office Building
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
B1	2,650 SF	\$12 /SF/Yr	2,650 SF	5,066 SF	Other		Gross plus utilities and janitorial. Located on the East side of building.	
B2	2,416 SF	\$10 /SF/Yr	2,416 SF	5,066 SF	Other		Gross plus utilities and janitorial. Located on the East side of building.	

Property Description

This is an attractive two-story, two-unit office building in good condition built in 1990. It is one of five multi-tenant buildings in Cambridge Commons which is a medical and professional office complex. Unit B1 is 2,650 SF and has been used as a law firm office that is downsizing. Unit B1 consists of a reception area, 5 private offices, a conference room, lunch room, records room and three ½ bathrooms. Unit B2 is on the 2nd floor and is 2,416 SF and consists of a reception area, 8 private offices, break room and restroom. Both are ideal for all types of professional office uses. Cambridge Commons offers plenty of parking and easy access on Broadway (S.R. 53). Tenants are responsible for own separately metered utilities and janitorial.

46 8679 Connecticut Street, Merrillville, IN 46410



Price	\$510,000
Building Size	7,766 SF
Cap Rate	8.60%
Property Sub-type	Office Building
Status	Active

Property Notes

Property Description

Great investment opportunity with this single story, brick building which is 1 of 3 buildings being offered for Sale in the Environ Professional Center office complex which offers a tenant mix of professional office and medical uses. This building consists of 3 units of which 100% are leased. Environ is a nicely maintained with recent improvements to include replacement of metal roofs, landscaping, paving and a fountain at the entrance. 2015 pay 2016 real estate taxes are \$19,025.104 (\$2.45/SF). This building can be purchased individually or as a package.

47 8691 Connecticut Street, Merrillville, IN 46410



Price	\$590,000
Building Size	7,118 SF
Cap Rate	8.90%
Property Sub-type	Office Building
Status	Active

Property Notes

Property Description

Great investment opportunity with this single story, brick building which is 1 of 3 buildings being offered for Sale in the Environ Professional Center office complex which offers a tenant mix of professional and medical uses. This building consists of 2 units of which 1 unit of 2,170 S.F. is available. Environ is nicely maintained with recent improvements to include replacement of metal roofs, landscaping, paving and a fountain at the entrance. 2015 pay 2016 real estate taxes are \$18,052.68 (\$2.54/SF). This building can be purchased individually or as a package. Also available For Lease t \$16.00/SF, see LoopNet #18896261.

48 1213 West U.S. Highway 30, Merrillville, IN 46410



Price	\$495,000
Lot Size	4.23 AC
Property Sub-type	Commercial/Other (land)
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$495,000	4.23 AC	\$117,021.28 /AC	

Property Description

4.23 acres of prime U.S. Highway 30 land zoned B-3 for commercial development offering 165' of frontage! This property has the potential to have up to 7.4 Acres and up to 270' of prime frontage with the adjoining property separately listed. Lot dimensions are 165' x 1,117' . All utilities are at the site with frontage road already staked and planned as a Town of Merrillville expense to extend from stoplight to Grant Street. Ideal location for office, physician, restaurant, bank, multi-tenant and much more. 2015 pay 2016 real estate taxes are \$7,557.38.

49 SE Georgia St & 99th Ct, Merrillville, IN 46410



Space Available	34,000 SF
Rental Rate Yr	\$7 /SF/Yr
Spaces	1
Building Size	34,000 SF
Property Sub-type	Flex Space
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	34,000 SF	\$7 /SF/Yr	3,500 SF	34,000 SF	NNN			

Property Description

The Oliver is a proposed multi-tenant facility now pre-leasing to be located in AmeriPlex at the Crossroads business park which is a joint venture between Purdue University and Holladay Properties. AmeriPlex is an Indiana Certified Technology Park. Suites will be ranging from 3,500 SF to 34,000 SF. Prices range from \$7.00-\$10.00/ SF. There will be 2 (9'x14') shared docks and also 2 12'x14' drive-in doors. Building construction to be quality precast insulated core panel with quality EPDM roof, floor with 6" reinforced concrete and fully sprinklered. 'AT&T Smartmoves' dark fiber optic lines throughout the business park. Park covenants emphasize architectural design, quality construction materials and landscape guidelines prepared jointly with the Horticulture Department at Purdue University which provides a constant park-like atmosphere. Also see Loopnet #16153245 for preleasing of The Allison building, Loopnet #16152969 for preleasing of The Studebaker building , Loopnet #18290751 for preleasing of The Hulman Building and Loopnet #16145500 for land sites.

50 9300 Merrillville Road, Merrillville, IN 46410

Price \$1,250,000
Lot Size 18.68 AC
Property Sub-type Commercial/Other (land)
Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$1,250,000	18.68 AC	\$66,916.49 /AC	

Property Description

Great visibility and access to these 3 parcels zoned C-2 and C-5 totaling 18.68 acres. 9.31 acres are located at the northeast corner of the stoplight intersection of 93rd Avenue and Merrillville Road. The remaining 9.37 acres are located on the west side Merrillville Road just north of the Pentecostal Church of South Lake. This land is ideal for the development of single or multi-tenant office or retail uses as well as single or multi-family residential if possibly rezoned. All utilities are available. As of 2015 Merrillville is the largest town in the State of Indiana with just 35,000 population.

51 7454 Broadway, Merrillville, IN 46410

Price \$289,000
Building Size 4,258 SF
Property Sub-type Restaurant
Status Active

Property Notes

Property Description

This is the former Broadway Café restaurant which offers 167' of frontage on Broadway (S.R. 53) and plenty of parking with 78 spaces and large pylon sign. The building consists of all brick construction with large bright windows and covered awnings, kitchen area and a basement for additional storage. The entire main level of seating and kitchen areas have been cleaned out lending the opportunity to design and re-open as a restaurant or convert to professional office or retail. The current zoning is C-3. 2015 pay 2016 real estate taxes are \$8,037.48 (\$1.89/SF) however these can likely be appealed. Seller Financing Available. As of 2015 Merrillville is the largest town in the State of Indiana at just 35,000 population.

52 8385 Merrillville Road, Merrillville, IN 46410

Price \$99,000
Lot Size 0.93 AC
Property Sub-type Commercial/Other (land)
Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$99,000	0.93 AC	\$106,451.61 /AC	

Property Description

This is a stop-light corner, subdivided commercial lot offering 140' of frontage on Merrillville Road and 300' of frontage on 84th Drive! This site is ready to develop and offers an ideal location for professional or medical offices, retail or restaurant users. The current zoning is C-3 with all utilities available. This lot is convenient to Meijer grocery, Wendy's, Walgreens, Ross Plaza shopping center, banking and much more. Also, across the street from the Law Offices of David Holub and Avondale Plaza which is anchored by Universal Fitness. 2015 pay 2016 real estate taxes are \$3,420.60. As of 2015 Merrillville is the largest town in the State of Indiana at just 35,000 population.



Space Available

2,880 SF

Rental Rate Yr

\$7 /SF/Yr

Spaces

1

Building Size

20,160 SF

Property Sub-type

Flex Space

Status

Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1577	2,880 SF	\$7 /SF/Yr	2,880 SF	2,880 SF	NNN		Space suitable for a variety of commercial uses. Estimated NNN expense at \$2.54/SF.	

Property Description

Flex space suitable for office/warehouse, showroom or retail uses with 12' rear overhead doors and 14' ceilings. Triple net expenses are estimated at \$2.54/SF. Mississippi Street to be widened to four lanes likely by 2016. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property.



Space Available 1,550 SF
 Rental Rate Yr \$13 /SF/Yr
 Spaces 3
 Gross Leasable Area 18,707 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1519	1,550 SF	\$13 /SF/Yr	1,550 SF	4,650 SF	NNN		Former Ames Taping Tools unit . High traffic retail location in shopping center. Triple net expenses are estimated at \$5.13.	
1521	1,550 SF	\$13 /SF/Yr	1,550 SF	4,650 SF	NNN		Former Clean for Less Space with 1,550 SF unit fronting on U.S. 30. Triple net expenses are estimated at \$5.13	
1523	1,550 SF	\$13 /SF/Yr	1,550 SF	4,650 SF	NNN		Former Warped Sportz end cap unit with 1,550 SF unit fronting on U.S. 30. Triple net expenses are estimated at \$5.13	

Property Description

One story frame, brick and dryvit retail strip center with brick veneer siding. Excellent location with frontage on U.S. 30. High traffic shopping area with stoplight corner access. Tenants include Subway, Pizza Hut, American Family Insurance, SVS Vision, Nu Spa and Saigon Noodle. Pylon signage with tenant logos. Ample parking with employee lot in rear of building.



Price \$995,000
 Building Size 14,363 SF
 Cap Rate 9.70%
 Property Sub-type Office Building
 Status Active

Property Notes

Property Description

This is the south building of a 2 building complex. The south building contains 8 units, with 6 units presently leased! This building comprises a tenant mix of professional/medical. Contemporary architecture of brick and standing seam metal roof construction with professional landscaping. Brand new roof in October 2009 estimated at \$160,000! Easy access from both 86th Avenue and Connecticut. Excellent Investment Opportunity! Also being offered For Lease at \$16.00/SF gross plus utilities, see LoopNet #14899120. 2015 pay 2016 taxes \$30,151.28 (\$2.10/SF).



Price \$1,250,000
 Lot Size 18.50 AC
 Property Sub-type Commercial/Other (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
	\$1,250,000	18.50 AC	\$67,567.57 /AC	

Property Description

Property is zoned as 12.07 +/- acres of C-3 fronting U.S. 30 and 6.43 rear acres zoned R-2. 660' frontage on U.S. Highway 30 situated at a direct highway median cut; 12" water line on south side of U.S. 30; a new sewer line has been extended along the south side of U.S. 30 with a stub north into this property. Minor or no wetlands anticipated on site.



Space Available 1,575 SF
 Rental Rate Yr \$12 /SF/Yr
 Spaces 1
 Building Size 16,000 SF
 Property Sub-type Medical Office
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
D	1,575 SF	\$12 /SF/Yr	1,575 SF	1,575 SF	Modified Gross	Now	Tenant is responsible for utilities and janitorial. Reception, 4 offices and open area. Available October 1, 2016	

Property Description

Single story brick executive style office building located at lighted intersection. Ideal for professional or general office location and building offers plenty of parking. Suite D available July 1. Currently being leased by the Merrillville Fire Department. Other tenants include law offices, Nursefinders, Community Home Health Care and Milhouse Engineering.



Price \$795,000
 Lot Size 1.26 AC
 Property Sub-type Retail (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
	\$795,000	1.26 AC	\$630,952.39 /AC	Excellent redevelopment location, former building recently razed, utilities stubbed to site. Situated off of I-65, facing U.S. Highway 30, this property is located in a highly visible location next to La Quinta Inn and Bob Evans.

Property Description

PRICE REDUCED!!!! Building recently demolished. Vacant Land will be available FOR SALE. \$795,000, Lamar billboard excluded. Originally constructed as a Bombay Bicycle Club Restaurant, most recently occupied by Lennertz Fireplace and Patio Unlimited. Located just off the northwest corner of Louisiana Street and 82nd Place situated between Bob Evans and LaQuinta Inn in Westlake Plaza Subdivision. One block west of Westfield Shopping Town-Southlake Mall. Over 4 million square feet of retail development are located within 2 miles of this site. High visibility site with 161' frontage on the U.S. 30/I-65 ramp. Previous 9,200 SF use had 113 parking spaces. 2015 pay 2016 taxes \$10,703.30.



Space Available 867 - 936 SF
 Rental Rate Yr \$16 /SF/Yr
 Spaces 2
 Building Size 13,900 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
G2	867 SF	\$16 /SF/Yr	867 SF	867 SF	Modified Gross			
F	936 SF	\$16 /SF/Yr	936 SF	936 SF	Modified Gross			

Property Description

The south building of a 2 building complex, with each building containing 5+ units. Available units are at southeast corner and middle units. This unit was formally a mortgage company office consisting of three or four offices, reception, conference room and bathroom. This building comprises a tenant mix of professional/medical with physicians and financial planners.



Space Available 3,266 SF
 Rental Rate Yr \$15.50 /SF/Yr
 Spaces 1
 Building Size 48,723 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
303	3,266 SF	\$15.50 /SF/Yr	3,266 SF	3,266 SF	NNN		NNN expenses estimated at \$9.50/SF which includes HVAC, water and Mon. through Fri. janitorial. 2,820 USF/3,266 RSF	

Property Description

Class A Office Building. Merrillville Corporate Center is a four story office building with approximately 46,525 rentable square feet. 3,266 SF suite available which may be split into 2(two) separate units. The available unit offers 2 corner offices. Stone and glass construction with saw tooth design offers many windowed corners. Finish upgrades include new parabolic lighting, perforated vertical blinds and solid full height doors with lever door handles. Fiber optics available and provided by AT&T. Common areas include ADA bathrooms and 2 elevators. Square feet shown are rentable with a common area factor for each floor. Tenants occupying the building include Walgreens Corporate, PNC Bank (full branch), Digital Target Marketing, Krieg DeVault and Braman Insurance. Triple net expenses are estimated at \$9.50/SF. Tenant pays separately metered electric for lights and outlets estimated at \$1.00/SF. Parking ratio 3.6 spaces per 1,000 SF with a total of 189 parking spaces.



Price \$125,000 - 300,000
 Lot Size 1 AC
 Property Sub-type Commercial/Other (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
Medical	\$125,000	1 AC	\$125,000 /AC	These sites are planned for Medical-Life Sciences uses and are located on the east and west sides of Georgia Street with some fronting on I-65. Priced at \$2.87/SF, \$125,000/acre.
IND	\$125,000	1 AC	\$125,000 /AC	These sites are planned for Precision Manufacturing, Flex and Distribution uses. Interior of park and sites fronting I-65 available. Priced at \$2.87/SF, \$125,000/acre.
Office	\$125,000	1 AC	\$125,000 /AC	These sites are planned for Office and Educational purposes fronting on 98th, 100th, Connecticut and Georgia. Priced at \$2.87/SF, \$125,000/acre.
Retail	\$300,000	1 AC	\$300,000 /AC	These sites are zoned for Retail/Lifestyle Center uses. 1.33 acres and 5.08 acre sites offer Broadway frontage. Prices range from \$6.89/SF, \$300,000/acre

Property Description

"Northwest Indiana's premier business park". Incentives available. I-65 frontage. AmeriPlex at the Crossroads is a 386 acre mixed use/master planned Indiana Certified Technology Business Park. This is a joint venture between Purdue University and Holladay Group. In place infrastructure includes sewer, water, electric, gas and state of the art telecommunications provided by 'AT&T Smartmoves' dark fiber optic lines. Park covenants emphasize architectural design, quality construction materials and landscaping guidelines prepared jointly with the Horticulture Department at Purdue University, which provides a constant park-like atmosphere. Developer will sell or build to suit. Land use designated for Education Center/Office, Medical/Life Sciences, Retail/Lifestyle Center and Precision Manufacturing /Flex. Customized sites tailored to fit the size, budget and type necessary to accommodate any company including single user and multi-story Class A office space and single user or multi-tenant.



Space Available	54,800 SF
Rental Rate Yr	\$8 /SF/Yr
Spaces	1
Building Size	54,800 SF
Property Sub-type	Flex Space
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	54,800 SF	\$8 /SF/Yr	3,000 SF	54,800 SF	NNN			

Property Description

The Studebaker is a proposed multi-tenant facility now pre-leasing to be located in AmeriPlex at the Crossroads business park which is a joint venture between Purdue University and Holladay Properties. AmeriPlex is an Indiana Certified Technology Park. Suites will be ranging from 3,000 SF to 54,800 SF. Prices range from \$8.00-\$12.00/ SF. There will be 6 (8'x10') docks that would serve up to 11 units. Suites will also have energy efficient T-5 fluorescent lighting, high energy gas fire roof-top HVAC units and wet pipe ESFR sprinkler system and 12'x14' drive-in doors. Building construction to be quality precast insulated core panel with quality EPDM roof, floors with 4"reinforced concrete in office area and 6" in the warehouse area and fully sprinklered. 'AT&T Smartmoves' dark fiber optic lines throughout the business park. Park covenants emphasize architectural design, quality construction materials and landscape guidelines prepared jointly with the Horticulture Department at Purdue University which provides a constant park-like atmosphere. Also see Loopnet #16153245 for preleasing of Allison building and Loopnet #16145500 for land sites.



Space Available	65,000 SF
Rental Rate Yr	\$6.75 /SF/Yr
Spaces	1
Building Size	65,000 SF
Property Sub-type	Flex Space
Status	Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	65,000 SF	\$6.75 /SF/Yr	8,000 SF	65,000 SF	NNN			

Property Description

The Allison is a proposed multi-tenant facility now pre-leasing to be located in AmeriPlex at the Crossroads business park which is a joint venture between Purdue University and Holladay Properties. AmeriPlex at the Crossroads is an Indiana Certified Technology Park. Suites will be ranging from 8,000-65,000 SF. Prices range from \$6.75/SF. There will be 14 (8'x10') docks. There will also be 6 (12'x14') drive-in doors. Building construction will be quality precast insulated core panel with quality EPDM roof, floor with 6" reinforced concrete and fully sprinklered. With ceiling of 24', companies can take advantage of high cube height compared to most competing nearby properties. 1200 amp power (with the capacity to increase to suit). 'At&T Smartmoves' dark fiber optic lines throughout the business park. Park covenants emphasize architectural design, quality construction materials and landscape guidelines prepared jointly with the Horticulture department at Purdue University which provides a constant park-like atmosphere. Also see Loopnet #16152969 for preleasing of Studebaker Building and Loopnet #16145500 for land sites.



Rental Rate Yr Negotiable
 Building Size 48,723 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Property Description

Class A Office Building. Merrillville Corporate Lakes is a four story office building with approximately 46,424 rentable square feet. Stone and glass construction with saw tooth design offers many windowed corners. Finish upgrades include new parabolic lighting, perforated vertical blinds and solid full height doors with lever door handles. Fiber optics service available and provided by AT&T. Common areas include ADA bathrooms and 2 elevators. Tenants occupying the building include Merrill Lynch, MonoSol, Robert Half International, Travelers and BKD. Triple net expenses are estimated at \$9.50/SF which does not include electric which is estimated at \$1.00/SF. Parking ratio is 4.8 spaces per 1,000 SF totaling 227 parking spaces.



Price \$750,000
 Lot Size 29 AC
 Property Sub-type Multifamily (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$750,000	29 AC	\$25,862.07 /AC	

Property Description

Investment opportunity for residential development just south of U.S. Highway 30. Ideally suited for multi-family 2-4 unit development. Sewer, water, storm sewer and master detention pond have been installed, stubbed to the site behind Schepel GMC and Acura. Some engineering plans and development cost information available.



Space Available 4,000 SF
 Rental Rate Yr \$14 /SF/Yr
 Spaces 1
 Building Size 4,000 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	4,000 SF	\$14 /SF/Yr	1,730 SF	4,000 SF	Modified Gross		Nicely finished office space with waiting/reception, large open areas, kitchen and restrooms.	

Property Description

Colonial, one story, white brick and frame office building with 10 offices, reception/waiting room, conference room, storage and 2 kitchens, one of which is a full kitchen. Building has ample parking and landscaping. Ideal for medical and professional offices. Can be divided into two units from 1,730 SF or 2,270 SF to 4,000 SF total. Each unit has a kitchen, conference room, offices and restrooms.



Price \$588,060 - 737,035.20
 Lot Size 3 - 4.23 AC
 Property Sub-type Office (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$588,060	3 AC	\$196,020 /AC	NE corner of 101st and Delaware available at \$4.50/SF. Proposed future stoplight.
2	\$737,035.20	3.76 AC	\$196,020 /AC	Frontage on 100th Place and 101st Avenue available at \$4.50/SF. Can be assembled with additional land.
3	\$737,035.20	4.23 AC	\$174,240 /AC	NE corner of 100th and Delaware. Lot 3 on 100th Place available at \$4.00/SF.

Property Description

AmeriPlex at the Crossroads is a 386 acre mixed use/master planned Indiana Certified Technology Business Park. This is a joint venture between Purdue University and Holladay Group. In place infrastructure includes sewer, water, electric, gas and state of the art telecommunications provided by 'AT&T Smartmoves' dark fiber optic lines. Park covenants emphasize architectural design, quality construction materials and landscaping guidelines prepared jointly with the Horticulture Department at Purdue University, which provides a constant park-like atmosphere. Seller will sell or build to suit. Land use designated for Education Center/Office. Customized sites can be tailored for single user and multi-story office space. AmeriPlex at the Crossroads is one of four such AmeriPlex developments in the state of Indiana. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property.



Price \$595,000
 Lot Size 3.60 AC
 Property Sub-type Industrial (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
	\$595,000	3.60 AC	\$165,277.78 /AC	

Property Description

Situated at the Southwest corner of the signaled intersection of 93rd and Mississippi also including down to the NWC of Mississippi and Balicki Drive. Present improvements to be razed in redevelopment are a small house and a 8,500 SF pole barn. Mississippi Street has recently been widened to four lanes, Right of Way acquisition is completed on this site.



Price \$1,400,000
 Gross Leasable Area 16,350 SF
 Cap Rate 8.40%
 Property Sub-type Strip Center
 Status Active

Property Notes

Property Description

This is a 6 unit building at a stop-light corner. 16,830 SF retail center home to Sylvan Learning Center, Gracie Barra, Barb's Classic K-9 Cuts and Cafe Crop offering 279' of frontage on Merrillville Road and 303' of frontage on 84th Drive! Building offers an ideal location for retail or restaurant users. The current zoning is C-2. Building is convenient to Meijer grocery, Wendy's, Walgreens, Ross Plaza shopping center, banking and much more. Also, across the street from the Law Offices of David Holub. 2015 pay 2016 real estate taxes are \$17,102.06. As of 2015, Merrillville is the largest town in the State of Indiana with a population of just over 35,000. Also available For Lease, at \$10.00/SF with \$3.25 NNN. See LoopNet #19903286.



Space Available 1,200 - 7,800 SF
 Rental Rate Yr \$10 /SF/Yr
 Spaces 2
 Gross Leasable Area 16,350 SF
 Property Sub-type Strip Center
 Status Active

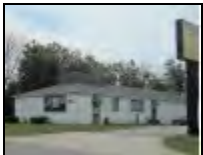
Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,200 SF	\$10 /SF/Yr	1,200 SF	1,200 SF	NNN	Now	\$3.25 NNN, Tenant pays utilities and janitorial.	
	7,800 SF	\$10 /SF/Yr	1,200 SF	7,800 SF	NNN		\$3.25 NNN, Tenant pays utilities and janitorial.	

Property Description

This is a stop-light corner, 16,830 SF retail center home to Sylvan Learning Center, Gracie Barra, Barb's Classic K-9 Cuts and Cafe Crop offering 279' of frontage on Merrillville Road and 303' of frontage on 84th Drive! Building offers an ideal location for retail or restaurant users. The current zoning is C-2. Building is convenient to Meijer grocery, Wendy's, Walgreens, Ross Plaza shopping center, banking and much more. Also, across the street from the Law Offices of David Holub. 2015 pay 2016 real estate taxes are \$17,102.06. As of 2015 Merrillville is the largest town in the State of Indiana with a population of just over 35,560. Also available For Sale at \$1,400,000. see LoopNet listing #19894451. \$3.25 NNN



Price \$330,000
 Building Size 3,240 SF
 Property Sub-type Free Standing Bldg
 Status Active

Property Notes

Property Description

3,240 SF retail building approx. 5+ offices, showroom/conference room, kitchen, bath and basement with 3.04 acres of prime U.S. Highway 30 land zoned B-3 for commercial development offering 105.94' of frontage! This property has the potential to have up to 7.4 Acres and up to 270' of prime frontage with the adjoining property separately listed. Lot dimensions are 101' x 1,117'. All utilities are at the site. Back of the building walls can be removed to provide a clear span floor plan. Ideal location for office, physician, restaurant, bank, multi-tenant and much more. 2015 pay 2016 real estate taxes are \$7,171.40.

72

9275 Taft (S.R. 55), Merrillville, IN 46410



Space Available

5,060 SF

Rental Rate Yr

\$16.60 /SF/Yr

Spaces

1

Building Size

5,060 SF

Property Sub-type

Vehicle Related

Status

Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	5,060 SF	\$16.60 /SF/Yr	5,060 SF	5,060 SF	NNN	Now	Tenant pays taxes, insurance, snow, lawn and dumpster.	

Property Description

This is a brand new fully equipped automotive repair center. It is ready to go with (6) service bays, two of which are drive thru, (6) lifts including a state of the art alignment lift and an air compressor. It has high efficiency lighting, HVAC, 3 phase electric and radiant heating. New freestanding sign with an Electronic Message Center an added plus for all to see. Front reception/work desk has high end granite counter tops, office and bathroom and the private waiting room has it's own nice bathroom. Additional break room and private bathroom for employees.

73

1100 West U.S. Highway 30, Merrillville, IN 46410



Space Available

2,500 SF

Rental Rate Yr

\$18 /SF/Yr

Spaces

1

Building Size

5,000 SF

Property Sub-type

Office Building

Status

Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
B	2,500 SF	\$18 /SF/Yr	2,500 SF	5,000 SF	NNN	2/1/2017	NNN estimated at \$4.00/SF	

Property Description

2,500 SF Executive office space available to perfectly suit your needs with high traffic visibility on U.S. Highway 30. 4-5 offices, copy room, conference room, reception area, kitchen, mechanical room, his and her restrooms and numerous custom built in cabinetry. Currently 50% leased to Enterprise Rent A Car. Broker Disclosure: This property is owned in part by a licensed real estate broker in the State of Indiana.



Space Available 4,113 - 10,187 SF
 Rental Rate Yr \$21 - 35.19 /SF/Yr
 Spaces 2
 Building Size 60,000 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
First Floor West	10,187 SF	\$21 /SF/Yr	163 SF	10,187 SF	Full Service	Now	Beautiful state of the art turnkey office space finished to suit your needs. Spaces ranging from as small as 163 SF up to 10,000 SF.	
Lab Space	4,113 SF	\$35.19 /SF/Yr	1,326 SF	4,113 SF	Full Service	Now	Beautiful built out lab space ideal for new product development, testing and other uses. Labs offer exhaust hoods, chillers, safety equipment, compressors, gas supplies, sinks and storage.	

Property Description

The Purdue Technology Center is a state of the art full service business resource with great amenities. The center has available offices, labs and coworking space. Some of the amenities include: Full service receptionist, mailroom, copy machine, kitchen with free coffee, outdoor picnic area with gas grill, 3 conference rooms and building security cameras. Office spaces ranging from a single executive suite with 163 SF up to 6,000 SF. Office space is \$21.00/SF and lab space is \$35.19/SF. Free Fiber Internet connectivity and VoIP phone service is available.



Price \$50,000
 Lot Size 0.74 AC
 Property Sub-type Retail (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
	\$50,000	0.74 AC	\$67,567.57 /AC	

Property Description

This is a commercial lot ready to develop with 125' of frontage on 84th Drive and 259' of depth. This site is ideal for all types of professional or medical office buildings as well as some retail uses. The current zoning is C-3 with all utilities available. Surrounding businesses along 84th Drive include Kaufman Chiropractic, Comcast the U.S. Federal Credit Union, Law Offices of David Holub, Eley Graham, and Direct Buy. 2015 pay 2016 real estate taxes are \$2,515.16.

76 1100 West U.S. Highway 30, Merrillville, IN 46410



Price \$999,999
Building Size 5,000 SF
Property Sub-type Office Building
Status Active

Property Notes

Property Description

2,500 SF Executive office space available to perfectly suit your needs with high traffic visibility on U.S. Highway 30. 4-5 offices, copy room, conference room, reception area, kitchen, mechanical room, his and her restrooms and numerous custom built in cabinetry. Currently 50% leased to Enterprise Rent-A-Car. Broker Disclosure: This property is owned in part by a licensed real estate broker in the State of Indiana.

77 10415 Calumet Avenue, Munster, IN 46321



Price \$595,000 - 1,250,000
Lot Size 0 - 3.40 AC
Property Sub-type Commercial/Other (land)
Status Active

Property Notes

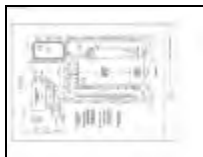
Lots

#	Price	Size	Price/Size	Description
Entire	\$1,250,000	3.40 AC	\$367,647.05 /AC	
Residual	\$595,000	0 AC	\$14,319,447,966.50 /AC	Front parcel is currently Pending. This is the residual 1.81 acres. Direct access to Calumet Avenue will be available. Signage on Calumet will be available.

Property Description

3.40 +/- acres on busy Calumet Avenue with 251' of frontage. All utilities to site. This is an excellent location for restaurant, bank, office and retail even large enough for a small shopping center. Munster is one of Lake County's wealthiest communities and growth is continuing at a steady pace. 2015 pay 2016 Indiana taxes \$21,514.19.

78 6826 Melton Road, Portage, IN 46368



Price \$800,000
Lot Size 9.21 AC
Property Sub-type Industrial (land)
Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$800,000	9.21 AC	\$86,862.11 /AC	

Property Description

Development opportunity in the City of Portage. 9.21 acres of industrial land with proximity to steel mills, the Port of Indiana and the Gary/Chicago Airport. The property has 600 feet of frontage on US-20. Suitable for 1 to 6 lots. This section of US 20 is the home of several successful businesses, and has been designated as the next Gateway redevelopment site for Portage. This is a great commercial location for any prospective business, such as retail, restaurant, office or auto service. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property. 2015 pay 2016 taxes are \$1,262.64.

79 740 West US Highway 6, Portage, IN 46368



Price \$125,000
 Lot Size 4.71 AC
 Property Sub-type Industrial (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
	\$125,000	4.71 AC	\$26,539.28 /AC	All utilities near the site.

Property Description

This irregular shape of 4.71 acres is ideal for mini storage units, a light industrial park. See proposed 3 or 7 building site plans. Close to shopping, banks, restaurants with easy access to all major highways via US Highway 6. All utilities are near the site. Sanitary Sewer can be connected on the South side or directly from the West. Gas/Electric can be connected from the South East side of property. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property. 2015 pay 2016 taxes \$1,071.89.

80 1575 Adler Circle, Portage, IN 46368



Space Available 3,922 SF
 Rental Rate Yr \$14 /SF/Yr
 Spaces 1
 Building Size 24,000 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
B	3,922 SF	\$14 /SF/Yr	1,868 SF	3,922 SF	NNN		Estimated NNN expenses \$6.36	

Property Description

Northwest Indiana's premier business park, Ameriplex at the Port, offers you The Dearborn Building. The Dearborn building is a beautiful brick office building featuring flexible floor plans and generous build out allowances. This high quality business park has architectural controlled guidelines and covenants. Ameriplex at the Port is a 385 acre Frontier Smart Park Development offering advanced telecommunication services. Fortune 500 tenants within AmeriPlex at the Port include include, Hilton Hotels, Mitsubishi, Walgreens and others. Portage is Porter County's largest city. The shops at LakeShore Point include Starbucks, Quaker Steak and Lube, Bass Pro Shops and Longhorn Country Inn Suites. One mile from Southshore Train. NNN expenses estimated at \$6.36/SF which includes taxes, insurance, heat, electric and water. Tenant responsible for phone line.

81 2645 Hamstrom Road, Portage, IN 46368



Price \$240,000
 Building Size 3,686 SF
 Property Sub-type Flex Space
 Status Active

Property Notes

Property Description

Well maintained two story building with newer roof. There is 2,200 SF of office/warehouse space on the lower level with 1,440 SF of office space on the 2nd level. Building has one 8' overhead door with ample parking. There is room for expansion of existing building or room for additional parking. Property is ADA accessible. 2015 pay 2016 \$2,286.74.

82 4.5 Acres on Marine Drive, Portage, IN 46368



Price \$150,000
 Lot Size 4.50 AC
 Property Sub-type Industrial (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$150,000	4.50 AC	\$33,333.33 /AC	Partially wooded lot.

Property Description

4.5 acres of vacant land located on Marine Drive ready for development and zoned for industrial use. The site is partially wooded. All utilities are available to the site including city sewer and water. Ideal uses include trucking, manufacturing, distribution and other light industrial uses. Nearby businesses include Coca Cola, automotive and trucking along with AmeriPlex at the Port which is home to Bass Pro Shops, Quaker Steak, Family Express, Starbucks, Longhorn and Country Inn Suites. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property. 2015 pay 2016 taxes \$596.64.

83 6487 Melton Road, Portage, IN 46368



Price \$549,500
 Building Size 14,350 SF
 Property Sub-type Retail (Other)
 Status Active

Property Notes

Property Description

One story masonry/block/brick building on a slab. This is currently a two (2) tenant building with Portage Electric Supply Corp. occupying 10,450 SF and White Knight Services occupying 3,900 SF. Office and showroom areas have suspended 9' ceiling. Warehouse area has ceiling heights from 12' to 18'. 4 overhead doors: 8'x10', 8'x10', 11'x12' and 10'x14'. 400 Amp electric service. Zoned C-1. 2015 pay 2016 taxes \$5,535.90

84 10009 Ravenwood Drive, Saint John, IN 46373



Space Available 6,000 SF
 Rental Rate Yr \$7.50 /SF/Yr
 Spaces 1
 Building Size 6,000 SF
 Property Sub-type Warehouse
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	6,000 SF	\$7.50 /SF/Yr	6,000 SF	6,000 SF	Other	Now	\$7.50/SF gross plus utilities.	Yes

Property Description

This is a Sub-Lease of a former Chicago Tribune regional distribution center with a remaining term expiring 7/31/2017. 6,000 SF industrial warehouse building with 300 +/- SF of office and 5,700 +/- SF warehouse. There are 4 - 10'x10' overhead doors, 2 drive-through bays and an interior recessed loading dock with 10' x14' overhead door. 16'+/- clear height. This is gross + utilities lease.



Price \$625,000
 Lot Size 2.49 AC
 Property Sub-type Commercial/Other (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$625,000	2.49 AC	\$251,004.02 /AC	Two parcels totaling 2.49 acres.

Property Description

This is a highly visible commercial land parcel located on the southwest corner of Wicker Avenue and Wall Street offering 263' frontage on Wicker Avenue (U.S. Highway 41.) First Financial Bank ATM can be relocated as an easement outlot, however without rent. Total redevelopment is negotiable. The existing home and garage should be razed for new commercial development. Pylon sign is included, however First Financial Bank requires 1 panel on each sign of the existing sign or any new sign. 2015 pay 2016 taxes \$13,427.96.



Space Available 1,780 SF
 Rental Rate Yr \$17 /SF/Yr
 Spaces 1
 Gross Leasable Area 17,907 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
A101-1	1,780 SF	\$17 /SF/Yr	1,780 SF	1,780 SF	NNN	Now	Former Smoochie Pooch space. Ideal for all types of office and retail. This is an end-cap overlooking the shared outdoor courtyard. NNN expense \$7.00	

Property Description

This is an attractive, all brick retail strip center ideal for all types of retail and professional office uses. Current tenants include Wings Etc., Edible Arrangements, Trish Nails and Spas, Century 21 Affiliated, Physical Therapy, Transitions Dental and Glamour Hair Design. The available unit offers great visibility and an open retail concept but could be finished to suit. The building offers ease of access and ample parking. Amenities include a shared outdoor patio and plenty of room on building for signage. Triple net expenses 2016 estimated at \$7.00/SF.



Price	\$95,000
Lot Size	3.16 AC
Property Sub-type	Commercial/Other (land)
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$95,000	3.16 AC	\$30,063.29 /AC	

Property Description

PRICE REDUCED! This is a partially wooded lot offering excellent visibility along the northwest interchange ramp of S.R. 49 and LaPorte Avenue (S.R. 2). Can be assembled with the 0.82 acre lot on John Howell Drive to form 3.98 acres. All utilities are available to the site which is ideal small professional office and retail uses. Immediately to the west of this site is TCU Credit Union which is located on the corner of Silhavy Road and McGill Drive. This parcel is near Red Robin Restaurant, Super 8 Motel, Family Express, Levin Tire Center, 1st Source Bank and many more. Valparaiso Marketplace is located just to the south with Menard's, Kohl's, Marshalls, Bed Bath & Beyond, Pier 1 Imports, Target, Chilli's and Best Buy. 2015 pay 2016 taxes \$5,510.12.



Price	\$2,550,000
Building Size	33,395 SF
Property Sub-type	Street Retail
Status	Active

Property Notes

Property Description

This is a wood and steel framed, steel and brick sided multi-tenant building consisting of 33,395 total SF offering up to 821' of frontage on Morthland Drive (U.S. Highway 30). Presently this site is in unincorporated Porter County. Ideal for a variety of uses to include retail, office and some light industrial warehouse. Originally constructed as Valparaiso Lumber. Current tenants are Penske Truck Leasing and STA Construction. The building is located on 5.74 acres and is available for sale at \$1,800,000 with an additional 10.6 acres of adjoining land available for sale at \$750,000. Current zoning on both parcels is CH-High Intensity Commercial District with real estate taxes for real estate taxes for 2015 pay 2016 are \$10,727.56 for the building parcel and \$6,875.36 for the additional land parcel totaling \$17,602.92.



Price \$217,800 - 522,720
 Lot Size 1 AC
 Property Sub-type Office (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
C-1-C-2	\$522,720	1 AC	\$522,720 /AC	Commercial Lots available for retail shops/restaurants. Lots available for \$12.00/SF.
OT-1-20	\$435,600	1 AC	\$435,600 /AC	Office TechnologyLots OT-1-OT-20, 1.20 acres, Lots OT-3-OT-4, 1.78 acres, Lots OT-5-OT-20, 14.71 acres. Lots available for \$10.00/SF.
OT-21-29	\$348,480	1 AC	\$348,480 /AC	Lots available for medical office, office technology.Lots OT-21-OT-29. 7.16 acres. Lots available for \$8.00/SF.
OT-30-40	\$261,360	1 AC	\$261,360 /AC	Lots available for medical office, office technology. Lots OT-30-OT-40 5.80 acres. Lots available for \$6.00/SF.
R-4-1-6	\$217,800	1 AC	\$217,800 /AC	Multi family lots available for \$5.00/SF.

Property Description

Join the Porter Business Park in Valparaiso. Numerous available lots in this easy accessible location next to the Porter Regional Hospital. Medical Office, Retail lots now available. Also, now PRE-LEASING the Porter Business Center breaking ground on June 23rd, 2016. Available for the soon to be 14,127 SF of Retail/Restaurant/Office use on U.S. Highway 6. See LoopNet #19707955. See attached PDF on Why Indiana! IDEC State marketing for all the great reasons to consider the move or expansion to this property. See attached covenants & restrictions.



Space Available 1,728 - 1,842 SF
 Rental Rate Yr \$16 - 20 /SF/Yr
 Spaces 7
 Gross Leasable Area 14,734 SF
 Property Sub-type Strip Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite A/End Cap	1,842 SF	\$20 /SF/Yr	1,842 SF	5,142 SF	NNN		Ideal for bank or restaurant. Estimated NNN \$5.00/SF.	
Suite B	1,842 SF	\$16 /SF/Yr	1,842 SF	3,570 SF	NNN		Ideal for Retail and Office. Estimated NNN \$5.00/SF.	
Suite C	1,728 SF	\$16 /SF/Yr	1,728 SF	3,570 SF	NNN		Ideal for Retail and Office. Estimated NNN \$5.00/SF.	
Suite E	1,842 SF	\$16 /SF/Yr	1,842 SF	1,842 SF	NNN		Ideal for Retail and Office. Estimated NNN \$5.00/SF.	
Suite F	1,842 SF	\$16 /SF/Yr	1,842 SF	3,684 SF	NNN		Ideal for Retail and Office. Estimated NNN \$5.00/SF.	
Suite G	1,842 SF	\$16 /SF/Yr	1,842 SF	3,684 SF	NNN		Ideal for Retail and Office. Estimated NNN \$5.00/SF.	
Suite H/End Cap	1,842 SF	\$20 /SF/Yr	1,842 SF	7,368 SF	NNN		Ideal for Restaurant and Retail. Estimated NNN \$5.00/SF.	

Property Description

Join the Porter Business Center. Now available for LEASING is the new 14,734 SF building adjacent to the Porter Regional Hospital. Also available in the Porter Business Park are numerous available lots in this easy accessible location. Lots available for retail, commercial and office uses. Estimated NNN \$5.00/SF. See LoopNet #19707858.



Price \$1,499,000
 Building Size 12,620 SF
 Property Sub-type Office Building
 Status Active

Property Notes

Property Description

This is an attractive, well-constructed all brick 1 story office building which includes a 3 bay drive through 6 door garage of 1,250 SF. The building is 12,620+/- SF sitting on a large 2.97 acre lot ideal for many uses including general office, showroom, service center, call center, dispatch and more. Building consists of 7 offices, conference room, lunch room, stock room, 4 bathrooms, open area & garage. The available building offers very extensive parking with 90 spaces! On building and monument signage. Also available For Lease at \$10.75/SF with a NNN estimated at \$4.50/SF, see LoopNet listing #19079655. 2015 pay 2016 Taxes \$5,534.44.



Space Available 12,620 SF
 Rental Rate Yr \$10.75 /SF/Yr
 Spaces 1
 Building Size 12,620 SF
 Property Sub-type Office-R&D
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	12,620 SF	\$10.75 /SF/Yr	4,000 SF	12,620 SF	NNN			

Property Description

FIRST TIME ON THE MARKET FOR LEASE! This is an attractive, well-constructed all brick 1 story office building which includes a 3 bay drive through 6 door garage of 1,250 SF. The building is 12,620+/- SF sitting on a large 2.97 acre lot ideal for many uses including general office, showroom, service center, call center, dispatch and more. Building consists of 7 offices, conference room, lunch room, stock room, 4 bathrooms, open area & garage. The available building offers very extensive parking with 90 spaces! On building and monument signage. NNN estimated at \$4.50/SF. Also available For Sale @ \$995,000, see LoopNet #19617935.



Price \$325,000
 Lot Size 0.82 AC
 Property Sub-type Retail (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
3	\$325,000	0.82 AC	\$396,341.47 /AC	

Property Description

This is a partially wooded lot offering excellent visibility along John Howell Drive. All utilities are available to the site which is ideal for retail and small professional office uses. Immediately to the east of this site is the Super 8 Motel which is located at the end of the cul-de-sac. This parcel is near Red Robin Restaurant, Former 1st Source Bank (soon to be Panda Express), TCU Credit Union, Family Express, Levin Tire Center and many more. Valparaiso Marketplace is located just to the south with Menard's, Kohl's, Marshalls, Bed Bath & Beyond, Pier 1 Imports, Target, Chilli's and Best Buy. Can be assembled with 1,038' of frontage on 3005 McGill Drive (on market for \$95,000) to the north to form 3.98 acres with rights for pylon signage on S.R. 49. Access off Silhavy Road. 259' of frontage on John Howell. No other hotel is permitted on this lot. Only 1 story buildings permitted. Direct access to LaPorte Avenue from John Howell. Zoned GC: General Commercial. 2015 pay 2016 taxes \$7,918.40.



Price \$195,000
 Lot Size 3.12 AC
 Property Sub-type Industrial (land)
 Status Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
2	\$195,000	3.12 AC	\$62,500 /AC	

Property Description

This is a partially wooded lot offering excellent visibility along Evans Avenue with 474' of frontage. Well and septic are required and is very common in this area. Immediately to the east of this site is The Auto Shop. This parcel is across from L&W Auto Salvage yard. Zoned Industrial 2. 2015 pay 2016 taxes \$97.16. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property.



Space Available 1,500 - 1,600 SF
 Rental Rate Yr \$8 - 11.25 /SF/Yr
 Spaces 2
 Gross Leasable Area 3,100 SF
 Property Sub-type Neighborhood Center
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space B	1,600 SF	\$11.25 /SF/Yr	1,600 SF	1,600 SF	Modified Gross	Now		
Space C	1,500 SF	\$8 /SF/Yr	1,500 SF	1,500 SF	Modified Gross			

Property Description

This is a well-maintained, brick multi-tenant strip center fronting along Randolph Street with one unit available. Current existing tenant in the building include Nick's Eatery. The available units were former A+ Hair Salon and Ray of Light Tanning and is an ideal location for all types of professional office or retail uses. There is a large waiting and reception area, nine offices or small work areas, large restroom, mechanical closet and storage closet. The space is bright with lots of windows along the north exterior wall and the current layout could be easily modified to accommodate several layouts. The building offers plenty of parking and a pylon sign that can be used by tenants. Owner very motivated.



Price	\$975,000	Property Notes
Lot Size	15.01 AC	
Property Sub-type	Commercial/Other (land)	
Status	Active	

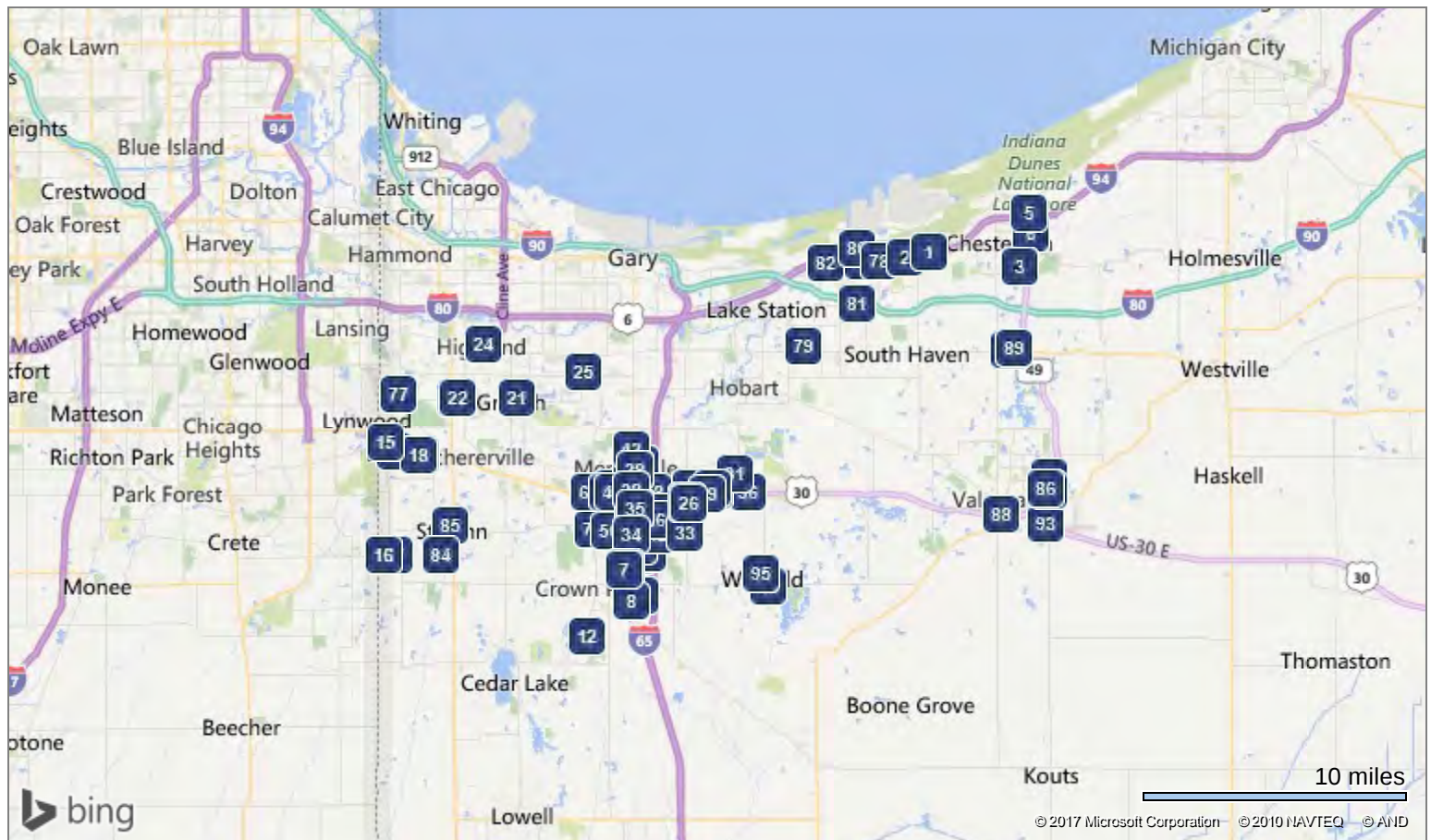
Lots

#	Price	Size	Price/Size	Description
1	\$975,000	15.01 AC	\$64,956.69 /AC	Two parcels of 3.98 acres and 11.03 acres totaling 15.01 acres.

Property Description

Commercial-zoned land with 492' of frontage along Randolph Street just south of the busy intersection of 109th Avenue ready for development. Ideal for all types of office, retail, free-standing or multi-tenant buildings. All utilities available. This site is divided into 2 parcels by Meadow Road which offers access through some of the local business and to some of the residences within The Point. The parcel fronting Randolph Street is 11.03 acres and the other parcel is 3.98 acres which lends the opportunity to develop some and sell the balance. 2015 pay 2016 taxes \$1,050.42.

Map



- | | | | | | |
|----|--|----|--|----|---|
| 1 | 347 West Melton Road
Burns Harbor, N 46304 | 2 | 347 West Melton Road
Burns Harbor, N 46304 | 3 | 1585 S. Calumet Road
Chesterton, N 46304 |
| 4 | 1585 S. Calumet Road
Chesterton, N 46304 | 5 | 128 Saemann Road
Chesterton, N 46304 | 6 | 400 Council Drive
Chesterton, N 46304 |
| 7 | 1841-1877 East Summit Street
Crown Point, N 46307 | 8 | 11400 Broadway
Crown Point, N 46307 | 9 | 772-778 N. Madison
Crown Point, N 46307 |
| 10 | 772-778 N. Madison
Crown Point, N 46307 | 11 | Lots 18, 19 & 20
Crown Point, N 46307 | 12 | 1549 South Court Street
Crown Point, N 46307 |
| 13 | 11400 - 11426 Broadway
Crown Point, N 46307 | 14 | 11400 - 11426 Broadway
Crown Point, N 46307 | 15 | 412 Matteson Street
Dyer, N 46311 |
| 16 | 14785 W. 101st Avenue
Dyer, N 46311 | 17 | 14785 W. 101st Avenue
Dyer, N 46311 | 18 | 1483 Joliet Street
Dyer, N 46311 |
| 19 | 1501 Joliet Street
Dyer, N 46311 | 20 | 648 Joliet Street
Dyer, N 46311 | 21 | 618 East Main Street
Griffith, N 46319 |
| 22 | 2645-2715 Main Street
Highland, N 46322 | 23 | 2625 Main Street
Highland, N 46322 | 24 | 3445-3449 Ridge Road
Highland, N 46322 |
| 25 | 2718 45th Avenue
Highland, N 46322 | 26 | 3379 E. 84th Place
Hobart, N 46342 | 27 | 3218 E 84th Pl
Hobart, N 46342 |
| 28 | 3427 E 83rd Pl
Hobart, N 46342 | 29 | 8300 Clay Street
Hobart, N 46342 | 30 | 5110 - 5112 E Lincoln Hwy
Hobart, N 46342 |

31 7524 Grand Boulevard Hobart, N 46342	32 8004 Utah Street Hobart, N 46342	33 3250 E. 93rd Street/9400 Colorado Merrillville, N 46410
34 9527 Broadway Merrillville, N 46410	35 8691 Connecticut Street Merrillville, N 46410	36 1575 E. 90th Court Merrillville, N 46410
37 5150 E 81st Ave Merrillville, N 46410	38 8690 Broadway Avenue Merrillville, N 46410	39 NE Georgia Street & 97th St Merrillville, N 46410
40 4400 E. 88th Drive Merrillville, N 46410	41 114 E. 90th Drive Merrillville, N 46410	42 9450 Mississippi Street Merrillville, N 46410
43 70 East 68th Place & Broadway Merrillville, N 46410	44 8687 Connecticut Street Merrillville, N 46410	45 9223 Broadway Merrillville, N 46410
46 8679 Connecticut Street Merrillville, N 46410	47 8691 Connecticut Street Merrillville, N 46410	48 1213 West U.S. Highway 30 Merrillville, N 46410
49 SE Georgia St & 99th Ct Merrillville, N 46410	50 9300 Merrillville Road Merrillville, N 46410	51 7454 Broadway Merrillville, N 46410
52 8385 Merrillville Road Merrillville, N 46410	53 1561-1599 East 93rd Avenue Merrillville, N 46410	54 1501 - 1523 W Lincoln Hwy Merrillville, N 46410
55 99 East 86th Avenue Merrillville, N 46410	56 6800 East Highway 30 Merrillville, N 46410	57 7725 Broadway Merrillville, N 46410
58 8200 Louisiana Merrillville, N 46410	59 99 East 86th Avenue Merrillville, N 46410	60 8001 Broadway Merrillville, N 46410
61 I-65 and Broadway, between 93rd and 101st Merrillville, N 46410	62 Georgia St. and 98th Ave Merrillville, N 46410	63 NE Georgia St & 99th Ct Merrillville, N 46410
64 707 East 80th Place Merrillville, N 46410	65 8200 Wilson Merrillville, N 46410	66 8002 Utah St Merrillville, N 46410
67 500 East 101st Avenue Merrillville, N 46410	68 9310 Mississippi Merrillville, N 46410	69 1050-1100 West 84th Drive Merrillville, N 46410
70 1050-1100 West 84th Drive Merrillville, N 46410	71 1303 W. Lincoln Highway Merrillville, N 46410	72 9275 Taft (S.R. 55) Merrillville, N 46410
73 1100 West U.S. Highway 30 Merrillville, N 46410	74 9800 Connecticut St Merrillville, N 46410	75 80 West 84th Drive Merrillville, N 46410
76 1100 West U.S. Highway 30 Merrillville, N 46410	77 10415 Calumet Avenue Munster, N 46321	78 6826 Melton Road Portage, N 46368
79 740 West US Highway 6 Portage, N 46368	80 1575 Adler Circle Portage, N 46368	81 2645 Hamstrom Road Portage, N 46368
82 4.5 Acres on Marine Drive Portage, N 46368	83 6487 Melton Road Portage, N 46368	84 10009 Ravenwood Drive Saint John, N 46373
85 9150-9180 Wicker Avenue Saint John, N 46373	86 501-503 Silhavy Drive Valparaiso, N 46383	87 3005 McGill Drive Valparaiso, N 46383
88 55-75 Morthland Drive Valparaiso, N 46383	89 79 E. U. S. Highway 6 Valparaiso, N 46383	90 59 E. U.S. Highway 6 Valparaiso, N 46383
91 2602 Chicago Street Valparaiso, N 46384	92 2602 Chicago Street Valparaiso, N 46384	93 John Howell Drive Valparaiso, N 46383

94 4306 Evans Avenue
Valparaiso, N 46383

95 10660 Randolph St
Winfield, N 46307

96 11001 Randolph Street
Winfield, N 46307

Properties for Sale and Lease

1 1115 Merrillville Road, Crown Point, IN 46307



Price	\$1,600,000
Building Size	20,000 SF
Cap Rate	9.70%
Property Sub-type	Office Building
Status	Active
LoopNet ID	18880207

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18880207>

Property Description

Nice brick and glass commercial building totaling 20,000 SF. Building has 8 total units. Tenants include Cost Cutters, Great Lakes Orthopedics, Pizzeria Leone, 360 Family Martial Arts, Crown Point Community Theater. Great natural light and display possibilities through the full front floor-to-ceiling windows. Nearby outdoor family activity center (mini-golf, sports, etc.) bringing additional potential business your way! Both professional and retail business adjacent. 2015 pay 2016 taxes \$30,722.70

2 1115 Merrillville Road, Crown Point, IN 46307



Space Available	2,300 - 2,500 SF
Rental Rate Mo	\$0.92 /SF/Mo
Spaces	2
Building Size	20,000 SF
Property Sub-type	Retail (Other)
Status	Active
LoopNet ID	19002624

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19002624>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 4	2,300 SF	\$0.92 /SF/Mo	2,300 SF	2,300 SF	NNN		NNN expenses estimated at \$3.50.	
#5	2,500 SF	\$0.92 /SF/Mo			NNN		NNN expenses estimated at \$3.50.	

Property Description

Nice brick and glass commercial building totaling 20,000 SF. Building has 11 total units. Tenants include Cost Cutters, Pizzeria Leone, Great Lakes Orthopedics, 360 Family Martial Arts, Revolution Fitness and Pizzeria Leoni. Great natural light and display possibilities through the full front floor-to-ceiling windows. Nearby outdoor family activity center (mini-golf, sports, etc.) bringing additional potential business your way! Both professional and retail business adjacent. NNN estimated at \$3.50 SF.

3 1005 Millennium Drive, Crown Point, IN 46307



Space Available 3,274 SF
Rental Rate Mo \$1.04 /SF/Mo
Spaces 1
Building Size 8,916 SF
Property Sub-type Office Building
Status Active
LoopNet ID 19159004

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19159004>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 3	3,274 SF	\$1.04 /SF/Mo	3,274 SF	3,274 SF	Modified Gross		Tenants are responsible for utilities.	

Property Description

One space available in this three unit building. Ceiling fans throughout space. Ideal for office, showroom or retail. Currently being used as a Tanning Salon.

4 11171 Virginia Street, Crown Point, IN 46307



Space Available 10,368 SF
Rental Rate Mo \$0.75 /SF/Mo
Spaces 1
Building Size 10,368 SF
Property Sub-type Warehouse
Status Active
LoopNet ID 19708110

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19708110>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	10,368 SF	\$0.75 /SF/Mo	10,368 SF	10,368 SF		Now	NOTE SF IS APPROXIMATE. 3 12'x14' OH doors.	

Property Description

Bring your business to this "BRAND NEW" building in the Crown East Business Park. R19 insulation in the walls, R42 insulation in the ceilings, 200 AMP, 3 phase electric. 2,448 SF of office space. 7,920 SF of warehouse space with T-8 lighting and 3 14'x14' overhead doors. 2 - 16'x12' offices, 20'x13' conference room, utility closet and 2 bathrooms. Still time to select your own colors or add offices. Zoned I-1 Industrial with all utilities at site and offsite detention pond. Delaware Street is planned for extension north at the future stoplight intersection of Delaware Parkway and 109th linking to AmeriPlex at the Crossroads. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property.

5 1100 Arrowhead, Crown Point, IN 46307



Space Available	2,526 SF
Rental Rate Mo	\$0.75 /SF/Mo
Spaces	1
Building Size	6,050 SF
Property Sub-type	Office Showroom
Status	Active
LoopNet ID	19885693

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19885693>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite B	2,526 SF	\$0.75 /SF/Mo	2,526 SF	2,526 SF	Modified Gross	Now	This is a modified gross lease. Tenant is responsible for utilities, janitorial, lawn maintenance and snow removal.	

Property Description

2,526 SF space with 5 offices, conference room break area, bathroom and utility room. See attached PDF on Why Indiana! IDEC State marketing for all the great reasons to consider the move or expansion to this property.

6 1321 - 1333 E Main St, Griffith, IN 46319



Price	\$2,790,000
Building Size	49,600 SF
Property Sub-type	Industrial-Business Park
Status	Active
LoopNet ID	19532360

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19532360>

Property Description

This is a 2 building Multi-Tenant office/warehouse/industrial building investment sale package. or could be perfect for owner/user. Two Multi-Tenant office/warehouse industrial buildings with overhead doors. These are pre-engineered steel frame industrial buildings. Both sites have 190' of frontage along the south side of Main Street. Property A (1321-1333) was built in 1997 and consists of 24,300 +/- SF space. Property B (1309-1319) was built in 1998 consists of 24,300 +/- SF. Also being offered For Lease at \$8.00/SF (Modified Gross tenant to pay utilities and janitorial) 2(two) 2,400 SF units currently available. Units can be combined for a total of 4,800 SF. 200 AMP 3 Phase electric in some units and dual 800 Amp 3 Phase in large center units. See LoopNet #19532562. Zoned I-1. 2015 pay 2016 total taxes for both properties \$55,382.06.



Space Available 2,400 - 5,000 SF
 Rental Rate Mo \$0.67 /SF/Mo
 Spaces 4
 Building Size 24,336 SF
 Property Sub-type Warehouse
 Status Active
 LoopNet ID 19532462

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19532462>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1325	2,400 SF	\$0.67 /SF/Mo	2,400 SF	14,800 SF	Industrial Gross		Tenant pays utilities and janitorial.	
1321	2,400 SF	\$0.67 /SF/Mo	2,400 SF	14,800 SF	Industrial Gross		Tenant pays utilities and janitorial.	
1327	5,000 SF	\$0.67 /SF/Mo	5,000 SF	14,800 SF	Industrial Gross		Tenant pays utilities and janitorial.	
1329	5,000 SF	\$0.67 /SF/Mo	5,000 SF	14,800 SF	Industrial Gross			

Property Description

Multi-Tenant office/warehouse/industrial building. This is a pre-engineered steel frame industrial building. Four(4) units available able to be combined from 2,400 SF to 14,800 SF contiguous unit. This site has 190' of frontage along the south side of Main Street. Building was built in 1997 and consists of 24,340 +/- SF plus 1,600 SF of 2nd floor office space in several units. This building is also being offered For Sale with the sister building across from it as an investment package for \$2,790,000.00). 200 AMP 3 Phase electric in some units and dual 800 Amp 3 Phase in large center units. See LoopNet #19532360. Zoned I-1 (Light Industrial).



Space Available 20,000 SF
 Rental Rate Mo \$2 /SF/Mo
 Spaces 1
 Building Size 20,000 SF
 Property Sub-type Office Building
 Status Active
 LoopNet ID 20001685

Property Notes

Listing's Link: <http://www.loopnet.com/lid/20001685>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	20,000 SF	\$2 /SF/Mo	4,000 SF	20,000 SF		Now	8 fixture Men's/Women's Bathrooms, 9 large classrooms, 7 medium/small classrooms, 15 offices/other rooms.	

Property Description

Former ITT College space with several larger rooms. Freespan construction allows for easy remodeling to subdivide and retrofit to other floor plans. This is a beautiful 20,000 +/- office space perfect to move right into for large block office tenants. Can be subdivided to 4,000 SF - 20,000 SF. This is a gross lease @ \$24.00/SF plus janitorial. Includes taxes, CAM and all utilities.



Space Available 2,470 SF
 Rental Rate Mo \$0.75 /SF/Mo
 Spaces 1
 Building Size 12,390 SF
 Property Sub-type Medical Office
 Status Active
 LoopNet ID 17449568

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17449568>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Unit 1	2,470 SF	\$0.75 /SF/Mo	2,470 SF	2,470 SF	NNN		Neutral colors with oak trim and door finishes. Triple net expense estimated at \$4.68/SF + utilities and janitorial.	

Property Description

Nicely built, two story brick office building visible to Broadway (S.R. 53) traffic. 1 unit now available on the 1st floor. Unit 1 has 4 offices, waiting area and lounge. Interior finishes include neutral colors with oak doors and trim. There is a private entrance to the space with room on pylon sign for an additional panel making this ideal for all types of professional and medical users. Triple net expense estimated at \$4.68/SF + utilities and janitorial.



Space Available 1,230 - 2,770 SF
 Rental Rate Mo \$1.04 /SF/Mo
 Spaces 5
 Building Size 23,296 SF
 Property Sub-type Office Building
 Status Active
 LoopNet ID 18024638

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18024638>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
A	1,320 SF	\$1.04 /SF/Mo	1,320 SF	1,320 SF	NNN		This is a small office ideal for 1-2 people with reception/waiting area, private office, some closet storage and common area shared restrooms. Ideal for all types of professional office use.	
Suite C-D	2,650 SF	\$1.04 /SF/Mo	2,650 SF	5,903 SF	NNN		This office has a reception/waiting, break area, restroom, 8-9 private office and conference room. Ideal for all types of professional office use.	
Suite Q	1,327 SF	\$1.04 /SF/Mo	1,327 SF	1,327 SF	NNN		5 private offices, waiting area with nice size reception window/office.	
Suite K	1,230 SF	\$1.04 /SF/Mo	1,230 SF	5,320 SF				
Suite L&M	2,770 SF	\$1.04 /SF/Mo	2,770 SF	5,320 SF	NNN			

Property Description

Ross Commons is a well-maintained, multi-tenant professional office complex offering excellent visibility and easy access at the northwest stoplight intersection of Merrillville Road and U.S. Highway 30. There are several suite size and layout options available. Current tenants in the building include Blesich Property Management, Galanos Family Dental Care, Svetanoff & Associates, Help at Home Inc., Associated Dentists of Northwest Indiana and the Law Offices of M Lambert. There is plenty of parking in both the front and back of the building and highly visible pylon signage for all tenants. Triple net expenses are estimated at \$2.75/SF. Tenants are responsible for separately metered utilities and janitorial.

11 1572-1578 E 85th, Merrillville, IN 46410



Price \$950,000
Building Size 7,280 SF
Property Sub-type Office Building
Status Active
LoopNet ID 18733073

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18733073>

Property Description

Excellent office building. Three unit office building in which 1 unit is currently available. Property is also being marketed For Lease see LoopNet No. 18733120. Real estate taxes for 2015 pay 2016 are \$13,289.92/\$1.79/SF.

12 1572 - 1578 E 85th, Merrillville, IN 46410



Space Available 2,025 SF
Rental Rate Mo \$0.90 /SF/Mo
Spaces 1
Building Size 7,280 SF
Property Sub-type Medical Office
Status Active
LoopNet ID 18733120

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18733120>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite B	2,025 SF	\$0.90 /SF/Mo	2,025 SF	2,025 SF	NNN		NNN expenses estimated at \$4.50/SF.	

Property Description

Excellent office building. One unit available. Unit B has 2,025 SF and has three small offices, one larger office and an open area with a break room. Private bathrooms in each suite. NNN estimated expenses are \$4.50/SF. Property is also being marketed For Sale, see LoopNet No. 18733073.

13 8460 Mississippi Street B, Merrillville, IN 46410



Price \$380,714.40
Lot Size 2 AC
Property Sub-type Commercial/Other (land)
Status Active
LoopNet ID 18768048

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18768048>

Property Description

282' of frontage on Mississippi and Indiana Street available for development opportunity. Site can be accessed from Indiana Street. All utilities are available. This is an ideal location for medical or professional office buildings, as well as retail to include restaurants, banks, multi-tenant strip center and more. Directly south of the site is a multi-unit building to the north is the law firm of Spangler, Jennings & Daugherty. Near Southlake Mall, Gander Mountain, Tilted Kilt, Popeye's, Baker's Square, Arby's, Bob Evans and many more. 2015 payable 2016 real estate taxes are \$5,220.00.



Space Available 3,220 SF
 Rental Rate Mo \$1.17 /SF/Mo
 Spaces 1
 Gross Leasable Area 3,220 SF
 Property Sub-type Neighborhood Center
 Status Active
 LoopNet ID 18872644

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18872644>

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	3,220 SF	\$1.17 /SF/Mo	3,220 SF	3,220 SF	Other	Now	Modified Gross - tenant responsible for gas, electric and janitorial.	

Property Description

This 3,220 SF former restaurant is now available in the newly named "The Lakes Complex" (former Polo Club). Ideal location for a restaurant, retail or office space. There is an abundance of parking near the complex as well as behind the subject building. Approximately 46,115 cars per day per Indiana traffic counts. Signage available on pylon signs.



Price \$395,000
 Lot Size 13.38 AC
 Property Sub-type Retail (land)
 Status Active
 LoopNet ID 19460516

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19460516>

Property Description

13.38 acres just off Joliet Street in St. John. Zoned Industrial. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property. Sewer and water lines run down west side of Hart Street. See attached St. John Brochure/Comprehensive Plan. 2015 pay 2016 taxes \$9,565.64.



Space Available 8,160 SF
Rental Rate Mo \$0.75 /SF/Mo
Spaces 1
Building Size 8,160 SF
Property Sub-type Warehouse
Status Active
LoopNet ID 19172634

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19172634>

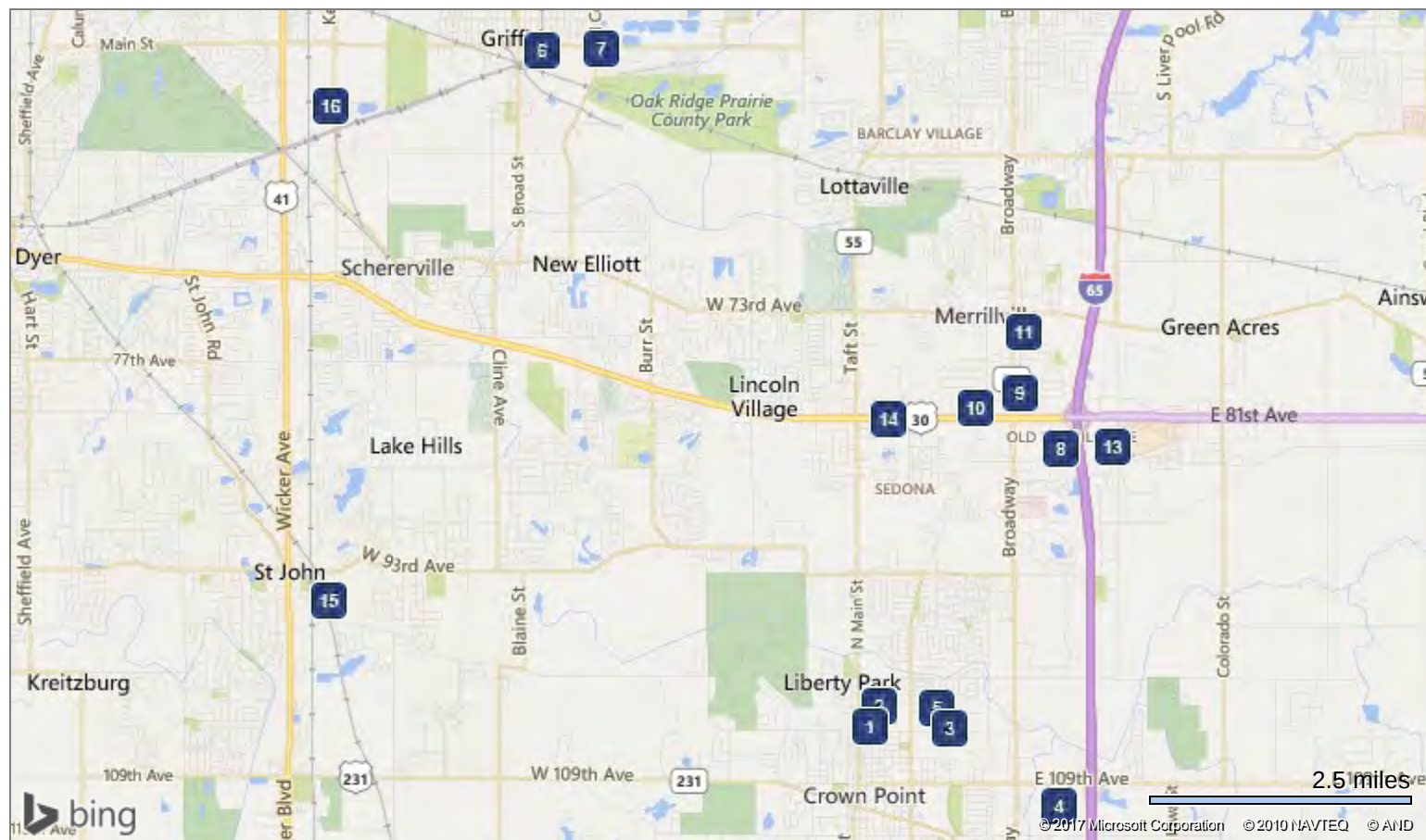
Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	8,160 SF	\$0.75 /SF/Mo	8,160 SF	8,160 SF	Modified Gross	Now	1,440 SF of office space with 6,720 SF warehouse	

Property Description

This is a well-maintained steel-sided office warehouse flex building. There is 1,440 SF+/- of nicely finished office area with open reception and private bath. The fully insulated and heated warehouse is 6,720 SF and offers an additional restroom. There are 3 overhead doors. The property is zoned M-1 and offers plenty of parking. This is a great location for contractors, automotive repair and several other light industrial uses. See attached Why Indiana Facts, the IDEC State marketing for all the great reasons to consider the move or expansion to this property.

Map



1 1115 Merrillville Road
Crown Point, N 46307

2 1115 Merrillville Road
Crown Point, N 46307

3 1005 Millennium Drive
Crown Point, N 46307

4 11171 Virginia Street
Crown Point, N 46307

5 1100 Arrowhead
Crown Point, N 46307

6 1321 - 1333 E Main St
Griffith, N 46319

7 1321 - 1333 E Main St
Griffith, N 46319

8 8488 Georgia St
Merrillville, N 46410

9 200 East 80th Place
Merrillville, N 46410

10 500 West 81st Avenue
Merrillville, N 46410

11 1572-1578 E 85th
Merrillville, N 46410

12 1572 - 1578 E 85th
Merrillville, N 46410

13 8460 Mississippi Street B
Merrillville, N 46410

14 8101 Polo Club Drive
Merrillville, N 46410

15 10460 Joliet
Saint John, N 46373

16 450 Kennedy Street
Schererville, N 46375

Properties for Sale and Lease

1 1428, 1436, 1444 Calumet Avenue, Dyer, IN 46311



Price	\$1,499,000	Property Notes
Lot Size	5 AC	
Property Sub-type	Commercial/Other (land)	
Status	Active	

Lots

#	Price	Size	Price/Size	Description
	\$1,499,000	5 AC	\$299,800 /AC	Three parcels comprised to 5 +/- acres. Zoned SUD-2 Calumet Ave Corridor

Property Description

5 acres on Calumet Ave immediately North, adjacent to new Assisted Living development. Zoned SUD-2 Calumet Ave Corridor. 282 feet of Calumet Ave frontage. Land is flat. Part of the Calumet Avenue Corridor Plan. Comprised of 3 key numbers.

2 3601 Canal St, East Chicago, IN 46312



Space Available	13.37 AC	Property Notes
Rental Rate Yr	Negotiable	
Lots	1	
Property Sub-type	Commercial/Other (land)	
Status	Active	

Lots

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1	13.37 AC	Negotiable	13.37 AC	13.37 AC		Now	13.37 acres of improved land, multiple IHB rail spurs on property, 480' linear feet of improved barge access on canal connecting to Lake Michigan. Multiple buildings on site with enclosed rail housing, rail and truck scales.	

Property Description

Located in Northwest Indiana Multiple Rail Spurs on Site Dock Improvements in 2008 Truck Scale on Site

3 3600 Michigan Avenue, East Chicago, IN 46312



Space Available 49,500 SF
 Rental Rate Yr \$3.95 /SF/Yr
 Spaces 1
 Building Size 103,500 SF
 Property Sub-type Warehouse
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	49,500 SF	\$3.95 /SF/Yr	9,500 SF	49,500 SF	NNN		105' wide, clear span. 32' clear ceiling height. 4 overhead , grade level doors into space. Space has heavy crane rails in place, but no cranes. Landlord will install cranes to suit Tenant needs. \$3.95 SF/NET (AS IS)	

Property Description

RAIL SERVED CRANE BUILDING: Building is 103,500 +/- SF on 29.4 acres. 100' Clear span. Anchor Tenant using all three (3) cranes. Landlord will add additional 25T Cranes as needed. 1000 Amps, 3ph, 480V power with more being added. Property is rail served with active spur and 330 linear feet of track inside the building, under hook. Rail is services by IHB (Indiana Harbor Belt). Property has 2,750 +/- SF office bldg. on site and ready to use also 1,500 SF with locker room facilities inside bldg. Owners will build to suit up to 350,000 additional SF with additional rail service. See attached PDF on Why Indiana! IDEC State marketing for all the great reasons to consider the move or expansion to this property. LEASED AS IS. 2015 pay 2016 Taxes \$40,749.30 (\$0.40/SF)

4 3468 Watling Street, East Chicago, IN 46312



Price \$1,200,000
 Building Size 32,104 SF
 Property Sub-type Warehouse
 Status Active

Property Notes

Property Description

32,000 sf over 4 buildings. 1) Stand alone office building is 6,300 sf, with 2nd story and basement. 2) 4800 sf insulated crane building with 5T and 3T overhead cranes. 3) 15,240 sf insulated warehouse. 4) 4,410 sf brick bldg that has office, warehouse and mens/womens locker rooms. Property has a gated entrance on Dickey Road (stop light) as well as gate on Watling St.

5 940 Grant Street, Gary, IN 46404



Price \$649,000
 Building Size 4,500 SF
 Property Sub-type Warehouse
 Status Active

Property Notes

Property Description

4,500 SF building completely fenced in with alarm system. Building is also being offered For Lease at \$3500 per month Mod Gross. See LoopNet marketing # See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property.



Space Available 4,500 SF
 Rental Rate Yr Negotiable
 Spaces 1
 Building Size 4,500 SF
 Property Sub-type Warehouse
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	4,500 SF	Negotiable	4,500 SF	4,500 SF	Industrial Gross	Now	Building has three bays that are currently set up for automotive and truck repair. Could be opened up to one single space. 90% of lot is paved. Good for truck and trailer parking.	

Property Description

This Property available For Lease Subject To Offer. 4,500 SF building completely fenced in with alarm system. Total Land area is 2.01 acres. 400A, 240V 3Ph Power. Building will fit tractor inside. Building is also being offered For Sale at \$649,000.00. See LoopNet marketing #19715717. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property.



Space Available 7,200 SF
 Rental Rate Yr \$7.80 /SF/Yr
 Spaces 1
 Building Size 15,000 SF
 Property Sub-type Warehouse
 Status Active

Property Notes

Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	7,200 SF	\$7.80 /SF/Yr	7,200 SF	7,200 SF	Industrial Gross	Now	Unit is well insulated with 21' ceiling height. Unit has 2 recessed loading docks and 1 grade level, drive in door. Unit is well insulated and heated. Unit has high ceilings for racking (see photos).	

Property Description

Unit is part of larger, 15,000sf building (built in 2008). Entire building is for sale. 7200 sf unit has high ceilings (21'), 2 recessed docks, 1 drive in door, well insulated and has +/- 5000 sf of outside storage. Entire property is surrounded by 10' sheet metal security fence and gates

8 2030 Summer Street, Hammond, IN 46321



Price \$925,000
Building Size 15,000 SF
Property Sub-type Warehouse
Status Active

Property Notes

Property Description

Unit is part of larger, 15,000sf building (built in 2008). Entire building is for sale. 7200 sf unit has high ceilings (21'), 2 recessed docks, 1 drive in door, well insulated and has +/- 5000 sf of outside storage. Entire property is surrounded by 10' sheet metal security fence and gates

9 7025 Indianapolis Boulevard, Hammond, IN 46324



Price \$335,000
Gross Leasable Area 7,150 SF
Property Sub-type Strip Center
Status Active

Property Notes

Property Description

PROPERTY INCLUDES PARKING LOT ON NORTH SIDE OF BUILDING 7,150 SF Building with Parking Lot (22 Cars). NEW ROOF IN 2008. Formerly operating as the Mik-Lurch fishing tackle outlet store. Building has a +/- 5,300 sf open floor plan main floor with +/- 1850 sf second floor that is framed, plumbed and insulated, but otherwise unfinished. Good for private office. Overhead door at rear of building. Also available For Lease @ \$9.00/SF + \$1.60 NNN, see LoopNet marketing #19277204. 2015 pay 2016 taxes \$8,704.58 (\$1.26/SF).

10 7025 Indianapolis Boulevard, Hammond, IN 46324



Space Available 7,150 SF
Rental Rate Yr \$9 /SF/Yr
Spaces 1
Gross Leasable Area 6,890 SF
Property Sub-type Strip Center
Status Active

Property Notes

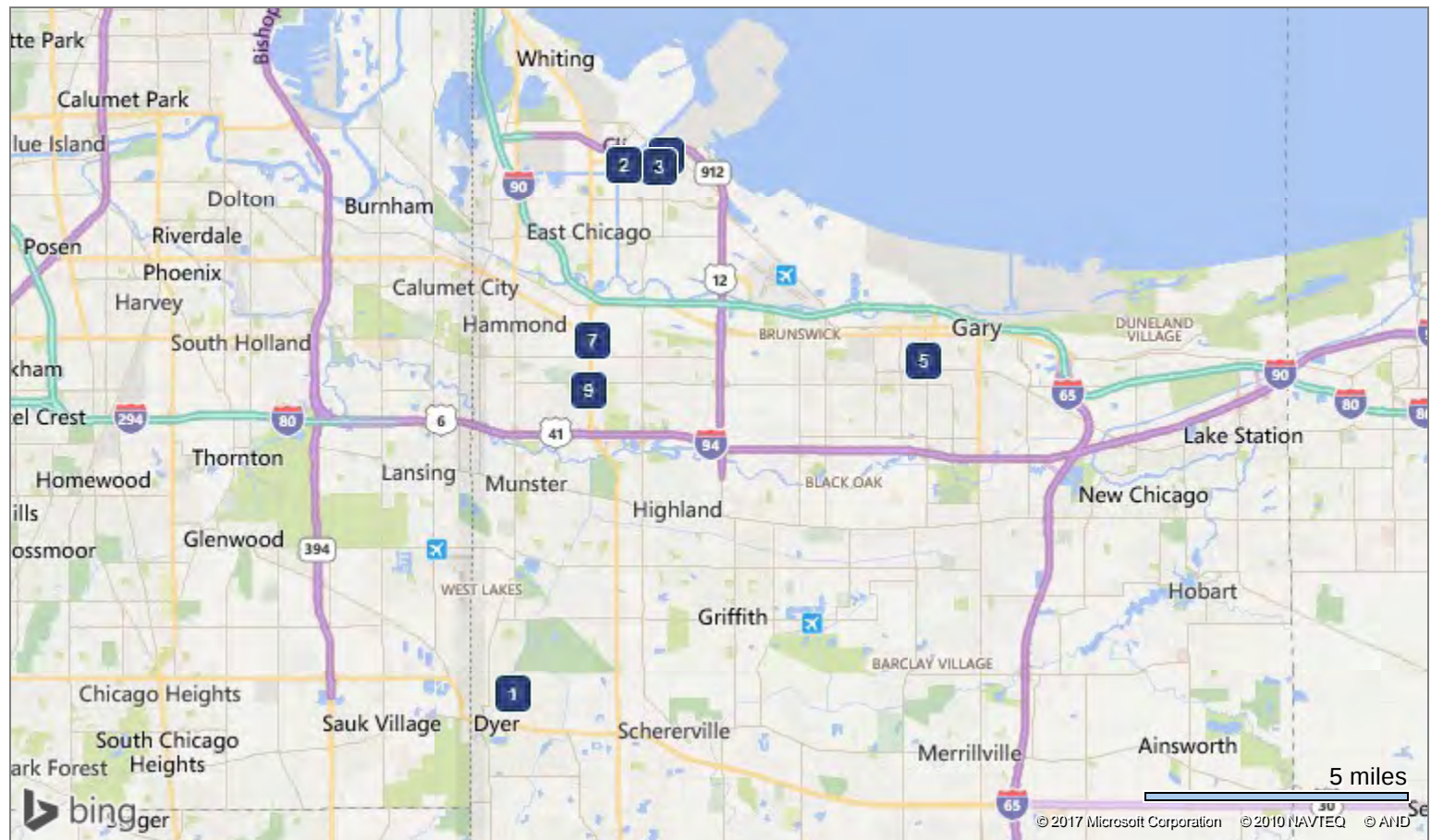
Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	7,150 SF	\$9 /SF/Yr			NNN		Estimated NNN charges \$1.60/SF	

Property Description

PROPERTY INCLUDES PARKING LOT ON NORTH SIDE OF BUILDING (22 cars). NEW ROOF in 2008. Updated electrical. Currently the Mik-Lurch fishing tackle outlet store. Main floor is open floor plan of +/- 5,300 sf of space with +/- 1850 sf second floor. Second floor is framed with plumbing and insulation, but otherwise unfinished. Perfect for private office or storage space. Building is in good condition. Grade Level overhead door at rear of building. Also available for Sale, for \$335,000, see LoopNet #19277186.

Map



1 1428, 1436, 1444 Calumet Avenue
Dyer, N 46311

4 3468 Watling Street
East Chicago, N 46312

7 2030 Summer Street
Hammond, N 46321

10 7025 Indianapolis Boulevard
Hammond, N 46324

2 3601 Canal St
East Chicago, N 46312

5 940 Grant Street
Gary, N 46404

8 2030 Summer Street
Hammond, N 46321

3 3600 Michigan Avenue
East Chicago, N 46312

6 940 Grant Street
Gary, N 46404

9 7025 Indianapolis Boulevard
Hammond, N 46324