

FOR LEASE

INDUSTRIAL-LIGHT MANUFACTURING

1919 E US Hwy 12 , Michigan City, IN 46360



OFFERING SUMMARY

Available SF:	10,000 - 40,000 SF
Lease Rate:	\$3.50 - 7.00 SF/yr (Gross)
Lot Size:	6.27 Acres
Year Built:	1938
Building Size:	64,500 SF
Renovated:	1977
Zoning:	M1

PROPERTY OVERVIEW

This property sits on 6.27 acres. There is 40,000 SF of available warehouse space. The ownership is willing to provide any improvements needed. There are four docks and two drive in doors. The facility has gas force heat and city water/sewer. There is 10,000 SF of office.

LOCATION OVERVIEW

5 miles away from I-94
8 miles away from 80/90
26 miles away from I-65
1 HR away from Chicago

**MCCOLLY BENNETT
COMMERCIAL ADVANTAGE**
850 Deer Creek Drive, 2nd Floor
Schererville, IN 46375
P: 219.736.0014
mccollycre.com

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

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Cost of Doing Business

CNBC AMERICA'S TOP STATES FOR BUSINESS, 2018

5th

19th

29th

13th

10th

Workers' Comp Premium Rate Rank

OREGON DEPT. OF CONSUMER & BUSINESS SERVICES, 2016

18th

44th

2nd

12th

16th

AAA

Indiana

AA+

Ohio

BBB-

Illinois

AA-

Michigan

A+

Kentucky

Bond Rating

STANDARD & POOR'S, 2018

#2

State Infrastructure

CNBC STAT ON STATE INFRASTRUCTURE RANKING, 2018

MI

#18

IL

#22

KY

#7

OH

#4

2nd

BEST STATES FOR LONG-TERM FISCAL STABILITY

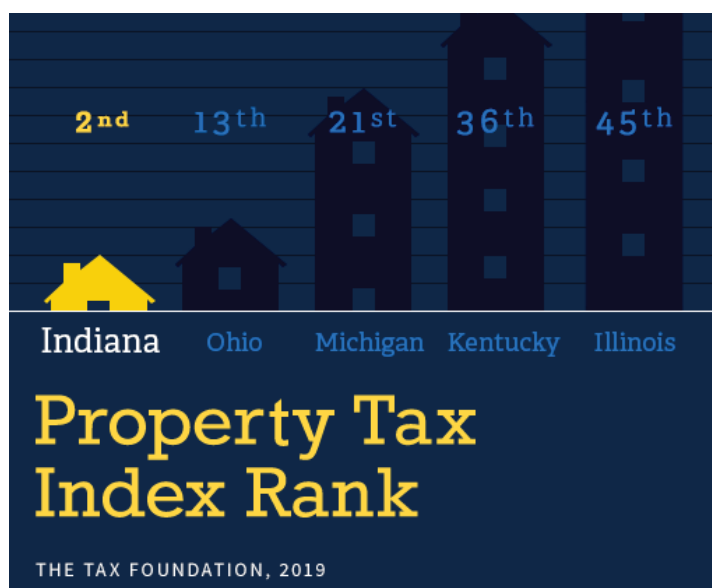
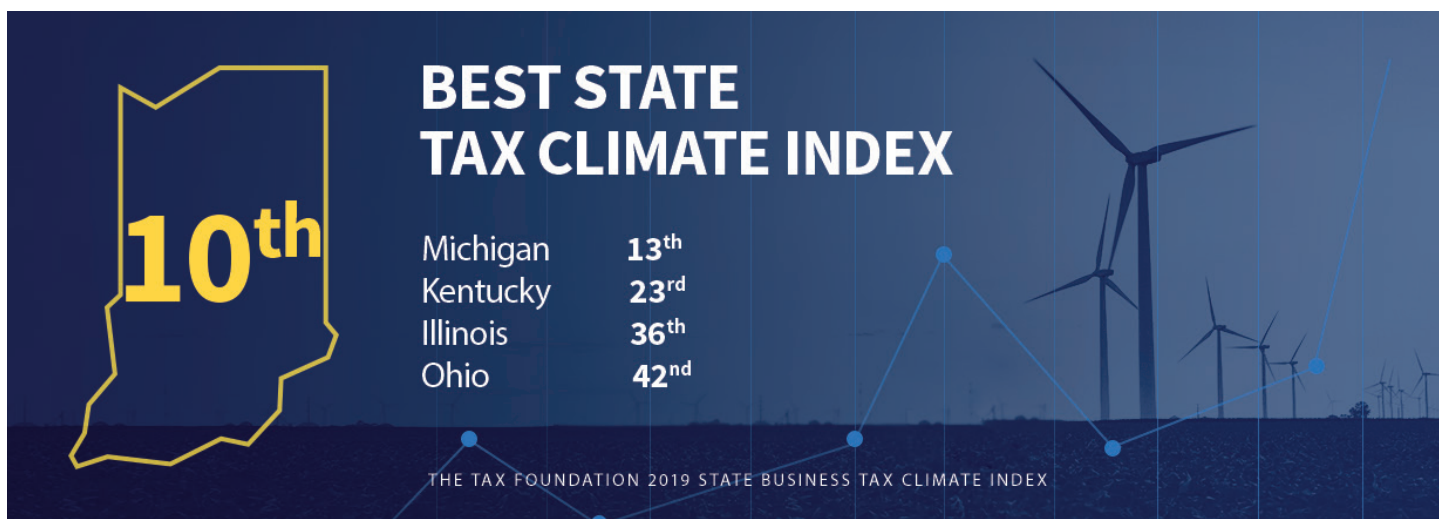
26th Michigan

40th Ohio

47th Kentucky

50th Illinois

US NEWS & WORLD REPORT, 2018



TAXES & FACTORS	INDIANA	Illinois	Kentucky	Michigan	Ohio
Corporate Income Tax Rate (a)	5.75%	9.50%	4-6%	6.0%	0-0.26%
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor	Sales, Property, & Payroll with Sales Double-Weighted	Single Sales Factor	Gross Receipts Tax (known as: Commercial Activity Tax)
Individual Income Tax Rate (a)	3.23%	4.95%	2% - 6%	4.25%	0% - 4.997%
Local Average Individual Income Tax Rate (a)	1.56%	NONE	2.08%	1.70%	2.25%
Local Average & Sales Tax Rate	7.00%	6.25%	6.00%	6.00%	5.75%
Unemployment Insurance Tax Rate times (x) State Wage Base	\$237.50	\$447.12	\$275.40	\$243.00	\$243.00
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$1.05	\$2.23	\$1.52	\$1.57	\$1.45
Mean Hourly Wage (b)	\$22.32	\$28.08	\$21.66	\$25.16	\$23.35
Cost of Living Index	95.2	100.6	93.4	90.6	91.7
Right To Work	YES	No	Yes	YES	No

a) The effective local income tax rate is calculated by taking the mean of the income tax rate in the most populous city and the capital city.

(b) QCEW 2017 - Statewide, Total-all industries, Private, All establishment sizes, Average Annual Pay/2080

Source: Tax Foundation (9/2018). Federation of Tax Administrators (State Apportionment of Corporate Income, 1/2018). Oregon Dept. of Consumer & Business Services (Oregon Workers' Compensation Premium Rate Ranking, 10/2016). Various state unemployment insurance agencies. ADP FastFacts. PayrollTaxes.com. Bureau of Labor Statistics - Quarterly Census of Employment & Wages (9/2018). Emsi 2018.3 (using C2ER Cost of Living data). National Right To Work Legal Defense Foundation. Area Development (9/2018). Chief Executive (5/2018). CNBC (7/2018). Forbes (11/2017). US News (2/2018). S&P Global Rating (4/2018). NASBO - The Fiscal Survey of States (12/2017).