

## Indiana Heavy Haul Truck Route | Build-to-Suit

### Snapshot

Building Size:	80,000 SF (Expandable)
Space Available:	10,000 - 120,000 SF
Land:	20 Acres
Parking:	250 Space (Truck Trailer) 150 Spaces (Car)
Sprinkled:	ESFR
Clearance:	28' Clear
Bay Spacing:	50' x 50' (Different at Loading Level)
Loading Docks:	16 (2 per 10,000 SF Section)
Grade-Level Drive-In Door:	8 — 12'x14' (1 per 10,000 SF Section)
Utilities:	Municipal Water & Sewer; Gas & Electric
Lighting:	T-5 Fluorescent
HVAC:	Gas Fired Roof Top Units
Lease Rate:	Starting at \$3.95 PSF NNN + \$0.55 CAM



*\*This is a representation of what the building could look like*

### Property Details

The 80,000 SF building will be part of a new 124-acre rail served industrial park. The building can be expandable up to 120,000 SF. Chicago South Shore Freight (CSSF) will be the rail service provider and CSSF provides direct service to all Major Class One Railroads that operate in the United States and Canada. Location is on an Indiana Heavy Truck Route allowing for GVW loads up to 136,000 lbs. or 120,000 lbs. Great location with immediate access to I-94, I-212, US-20, and Indiana Toll Road, all Indiana heavy haul truck routes.

Beginning in 2020 the park will begin the process of becoming a Tax Increment Financing Districts (TIF). All entrances to the industrial park and individual buildings will have broad sweeping entrance areas to elevate turning radius problems with today's long tractor-trailer units. The building can serve multiple tenants by accommodating up to 8 individual tenants in 10,000 square foot sections in Phase One and 4 additional tenants in Phase Two. Individual entries, drive-in doors and dock doors for every tenant. Curb cuts already in place. Municipal utilities.

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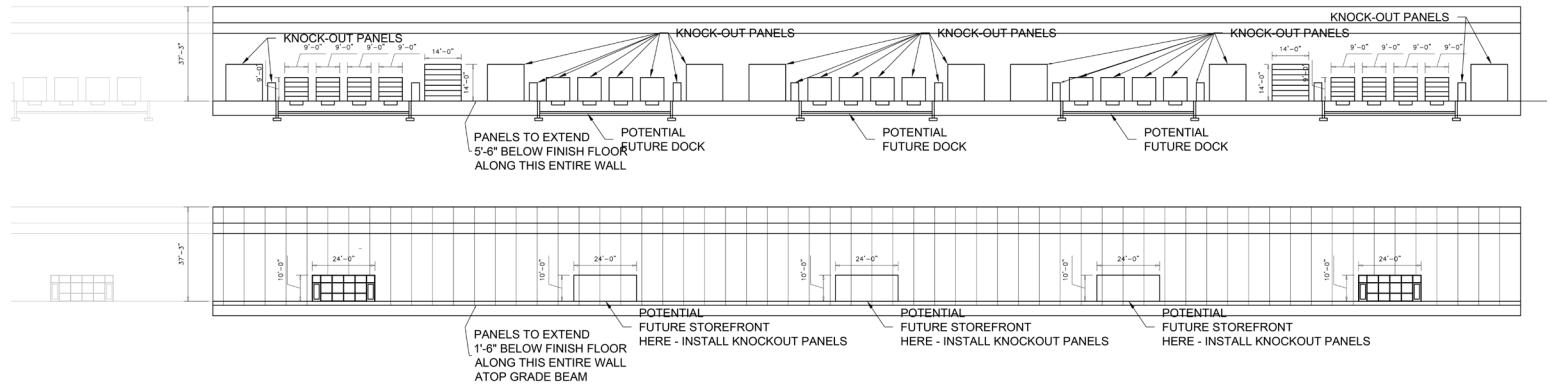
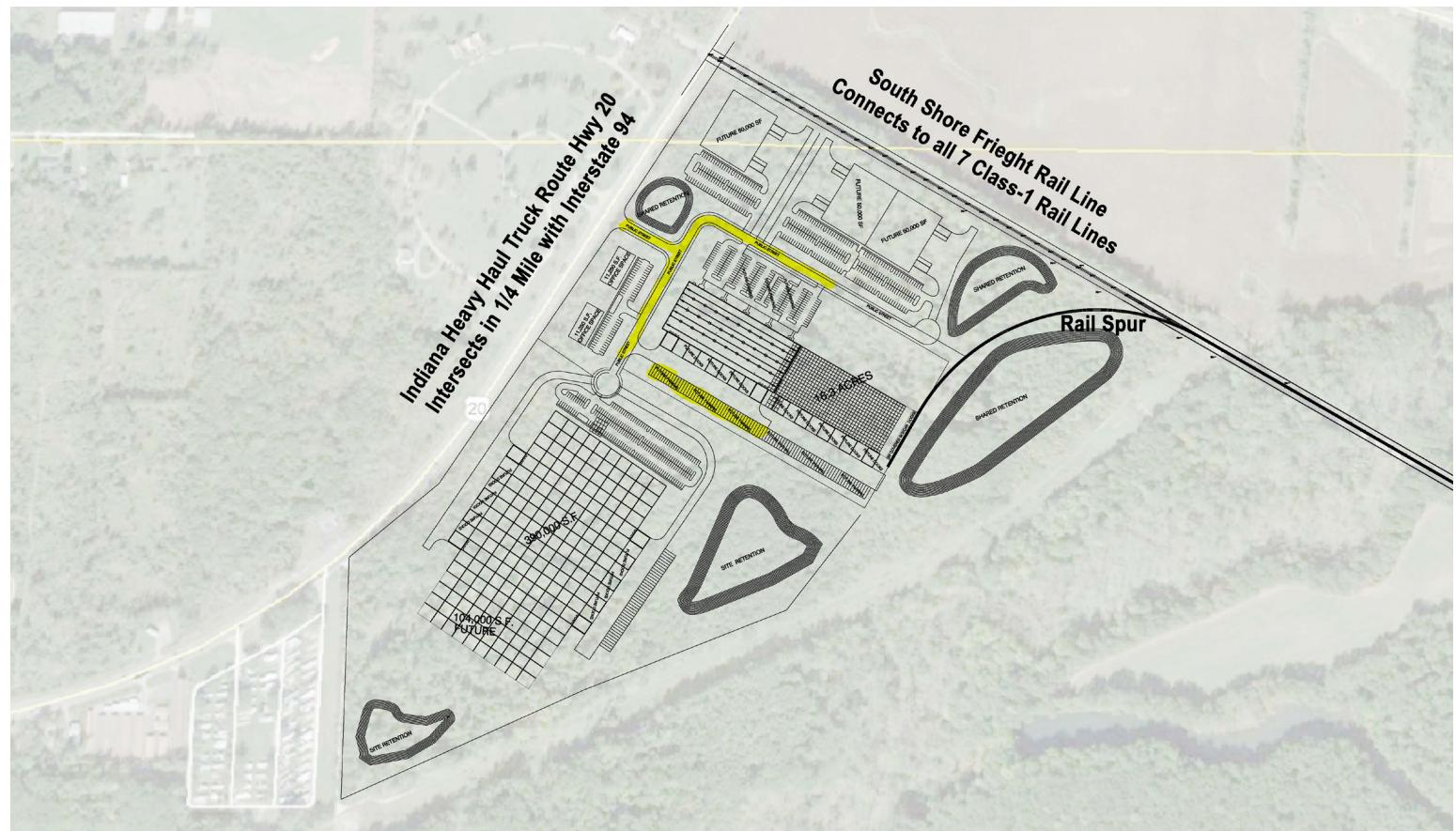
Warehouse/Distribution Space For Lease

6988 W. US-20

Michigan City, Indiana

**NAI**Cressy

**Site Plan and Elevations Showing Rail Spur**



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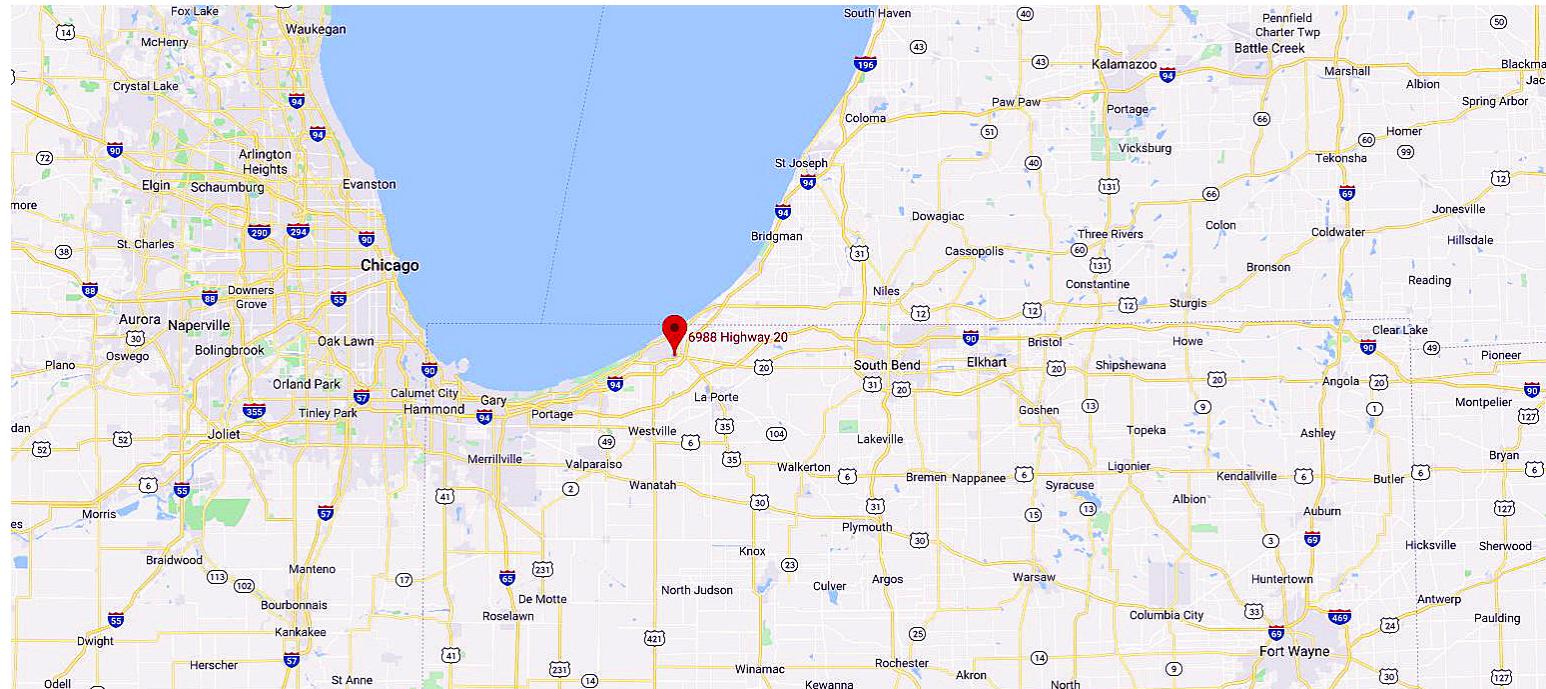
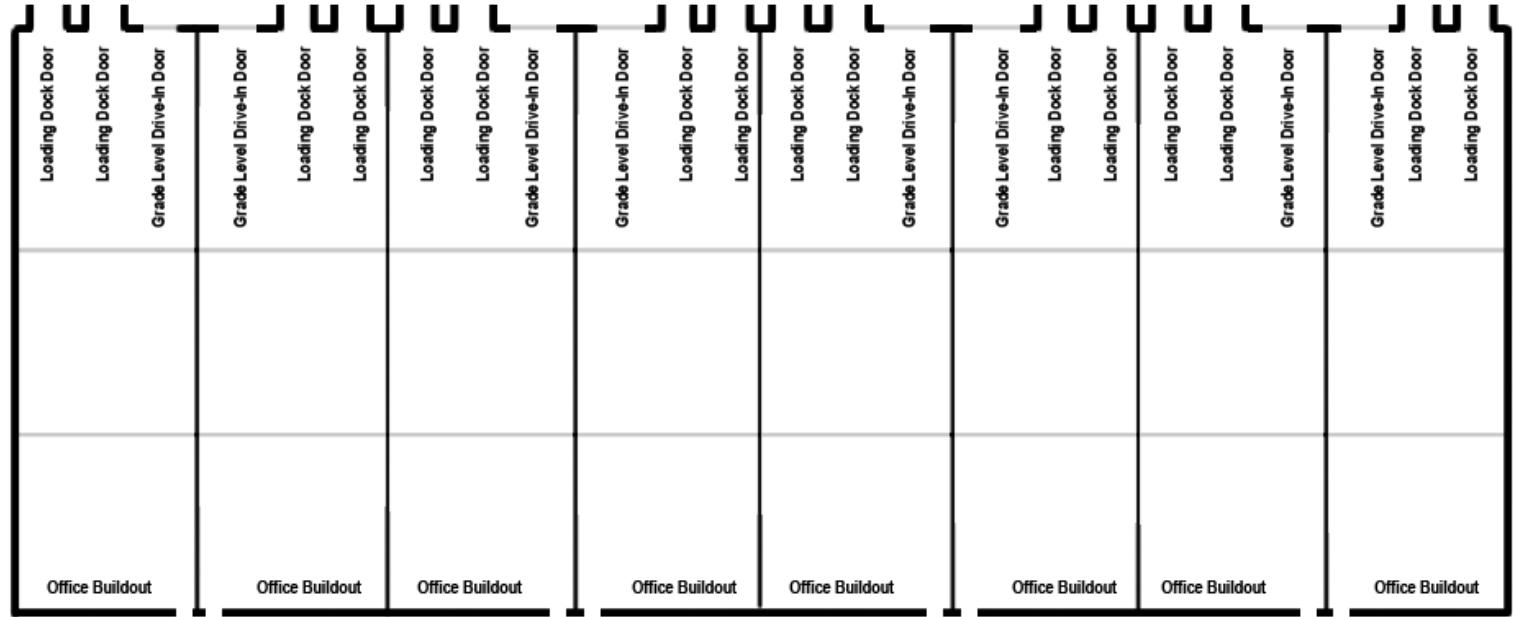
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**Building Preliminary Layout**



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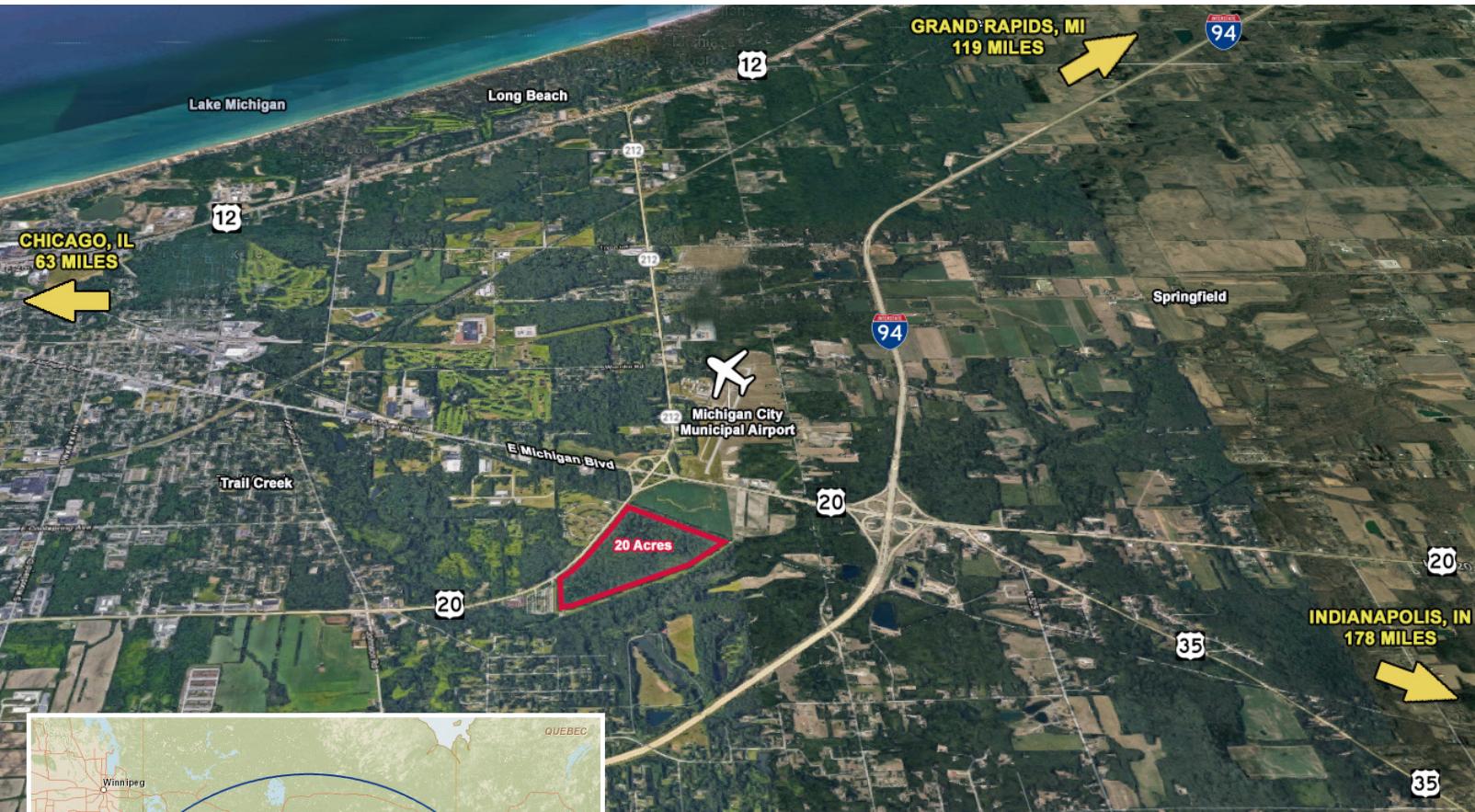
Warehouse/Distribution Space For Lease

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Michigan City, Indiana

# NAI Cressy

Close Proximity To I-94 And Indiana Toll Road



## Location

The South Shore Freight Railroad serves as the southern border for the 124.36 acre parcel, and could provide rail service to large scale users including manufacturing and distribution. Located in northwest Indiana in LaPorte County, the property has excellent proximity to the I-94, I-212 interchanges and the Toll Road. The I-94 is a major transportation artery and critical in the delivery of goods throughout the Midwest. US-20/US-35 is the main transportation corridor serving the northern portion of Michigan City and Northern Indiana. These highways are also the direct routes to local establishments such as Blue Chip Casino, Lighthouse Place and primary hospital.

Traffic counts from the I-94 interchange west along US-20/US-35 average 24,000 to 25,000 daily. Additionally, over 365,000 trucks pass through the I-65, I-94, I-80/90 corridor area each day to the various regions each one of these interstates services. The site has the potential to be a big box warehouse or another type of transportation facility for the heavily trafficked I-94 corridor between Toronto, Windsor, Detroit, Kalamazoo, Chicago and Milwaukee.



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