

FOR SALE

La Porte, IN 46350



1712 E. JEFFERSON AVENUE



OFFERING SUMMARY

Sale Price:	\$820,000
Flex Bldg Size:	4,608 SF
Self Storage Bldgs	6,000 & 4,000 SF
Self-Storage Units:	Fifty 10' x 20'
Lot Size:	2.25 Acres
Price / SF:	\$56.13
Taxes / SF:	\$0.40
Year Built:	2000 & 2010
Zoning:	M-2 Heavy Industrial
Submarket:	Northwest Indiana

PROPERTY OVERVIEW

Industrial flex building on 2.25 acres with two self storage buildings. Property is zoned M-2, Heavy Industrial allowing for fencing and outdoor storage. All city utilities.

The 4,600 SF flex building offers 400 SF of office (HVAC) with ADA restroom, two heated warehouse bays each with large OHDs (14'x12' & 10'x12'), one bay includes a triple catch basin. Two self-storage buildings (200'x20' & 150'x40') feature fifty individual storage units each measuring 10'x20'.

Potential owner/user with ancillary revenue or investor with value add.

Co-listed with Lisa Daniel-King (219) 608-1950

PROPERTY HIGHLIGHTS

- M-2 Heavy Industrial Zoning
- Proximity to Downtown & Microsoft's Data Centers
- Outdoor Storage Permitted
- Owner/User or Investor
- Under Utilized & Under Market Rents

**McCOLLY BENNETT
COMMERCIAL ADVANTAGE**

2107 N Calumet Ave
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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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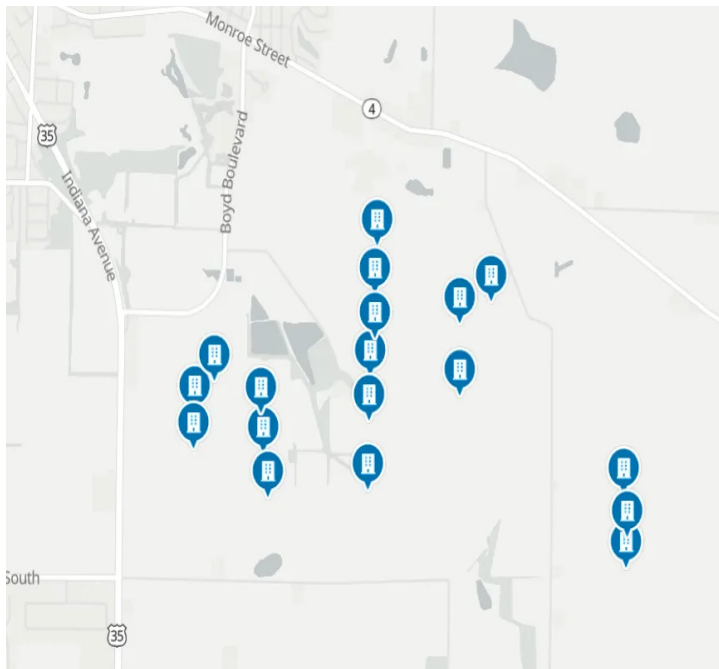
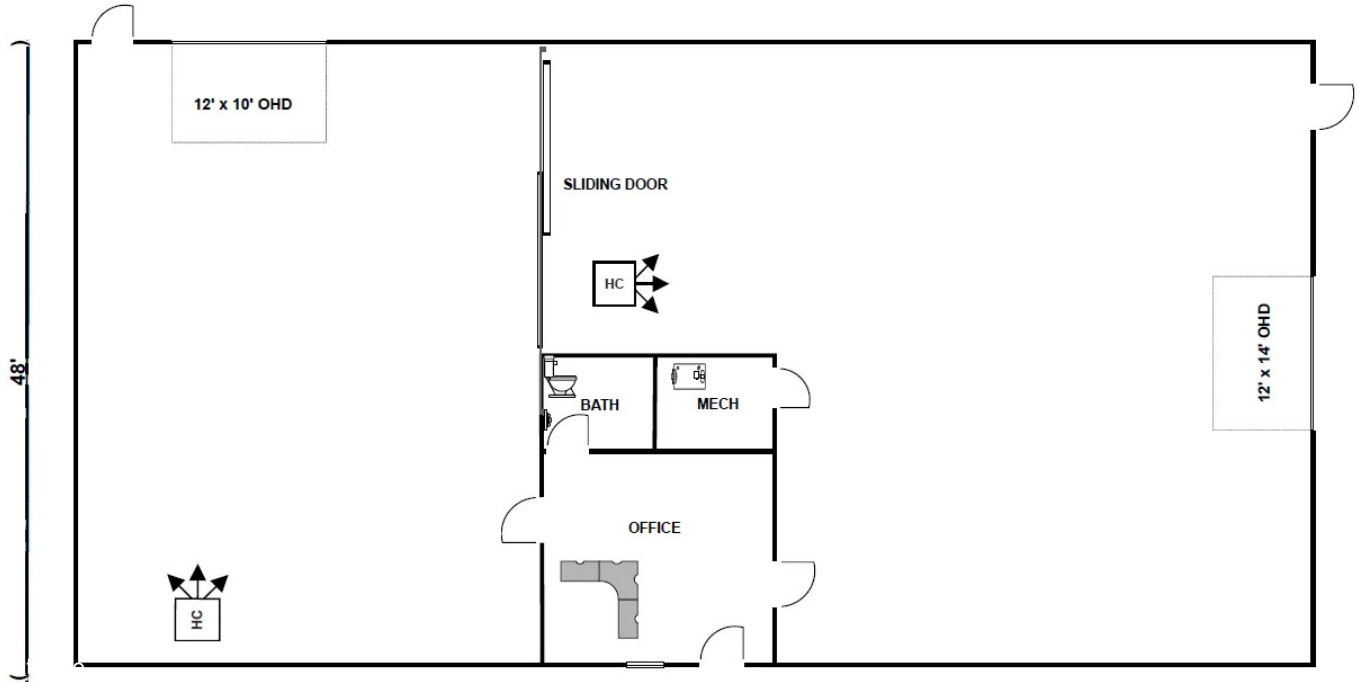
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Microsoft La Porte Campus



Microsoft
300 E Boyd Blvd
46350 La Porte
Indiana, USA

[Visit Website](#)

Overview Specs Location

The Microsoft La Porte data center represents a significant investment in the future of cloud computing and artificial intelligence. With a planned investment of \$1 billion, this state-of-the-art facility will span 245,000 square feet on a 489-acre site at the Radius Industrial Park. It aims to create up to 200 new jobs by the end of 2032, bolstering the local economy and technological infrastructure. The data center is designed to be a hub for innovation, supporting the widespread adoption of cloud services and AI, while also committing to responsible operations with ambitious sustainability goals.

Microsoft at Radius Industrial Park

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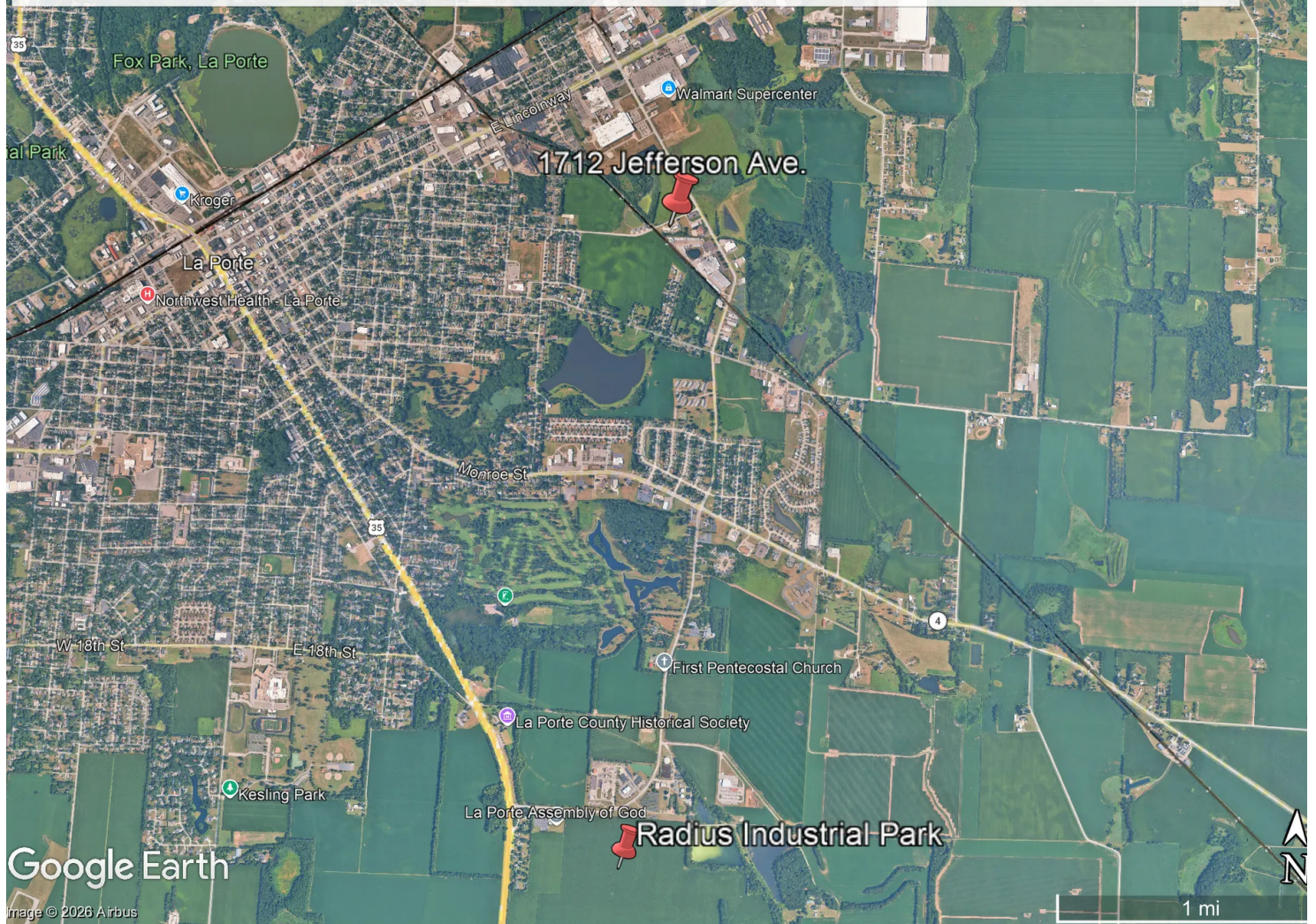
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M2 Heavy Industrial Asset

Subject property is a five minute drive (2.4 miles) south on Boyd Ave. to Radius Industrial Park. 489-Acre, 538 MW, data centers for Microsoft



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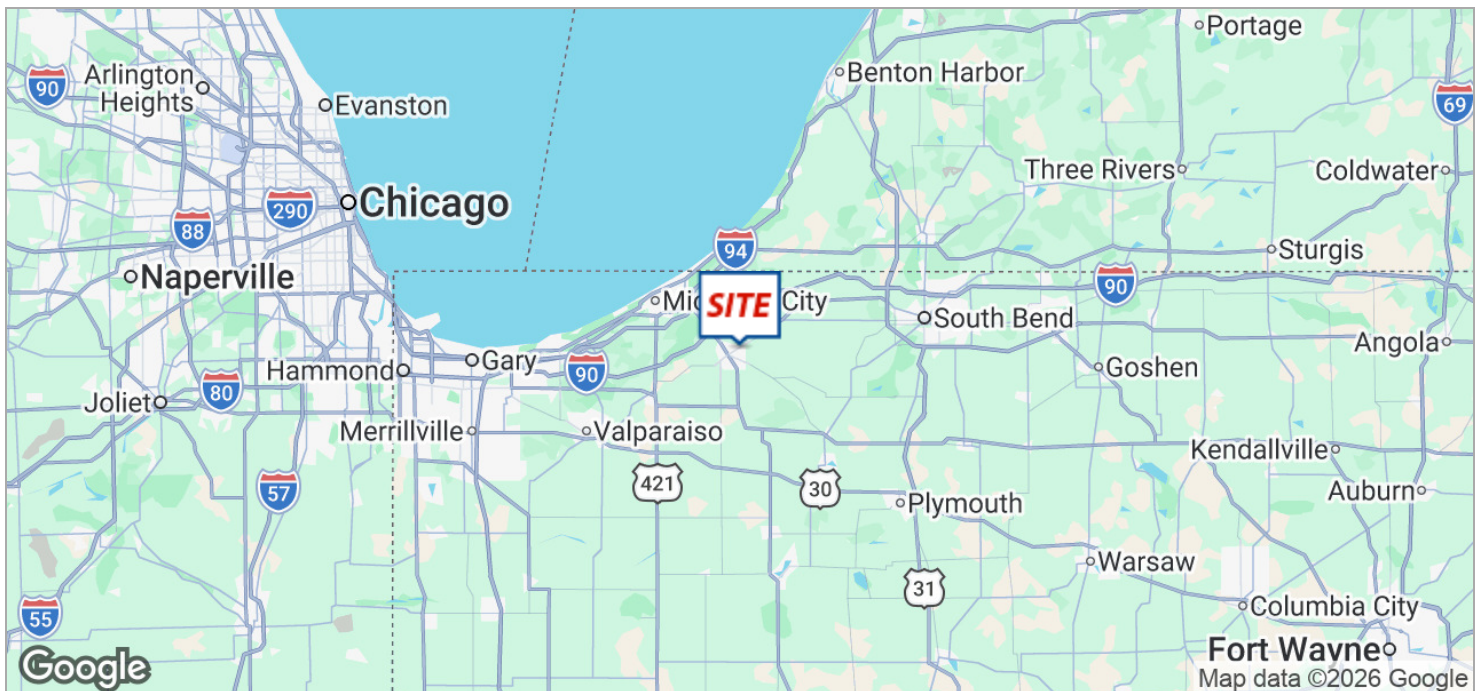
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