

Q2 2025 DELIVERY!



Building Details

Building Size	270,711 SF
Land Site	20.58
Office Size	To suit
Clear Height	32' clear
Docks	27 docks (expandable)
Drive-in doors	2 DID (12' X 14')
Bay Size	52' X 50'
Speed Bay	60'
Auto Parking	259 surface car spaces
Trailer Parking	55 spaces
Power	3,000a/480/277v/3p 4-wire
Sprinklers	ESFR

For more information, please contact:

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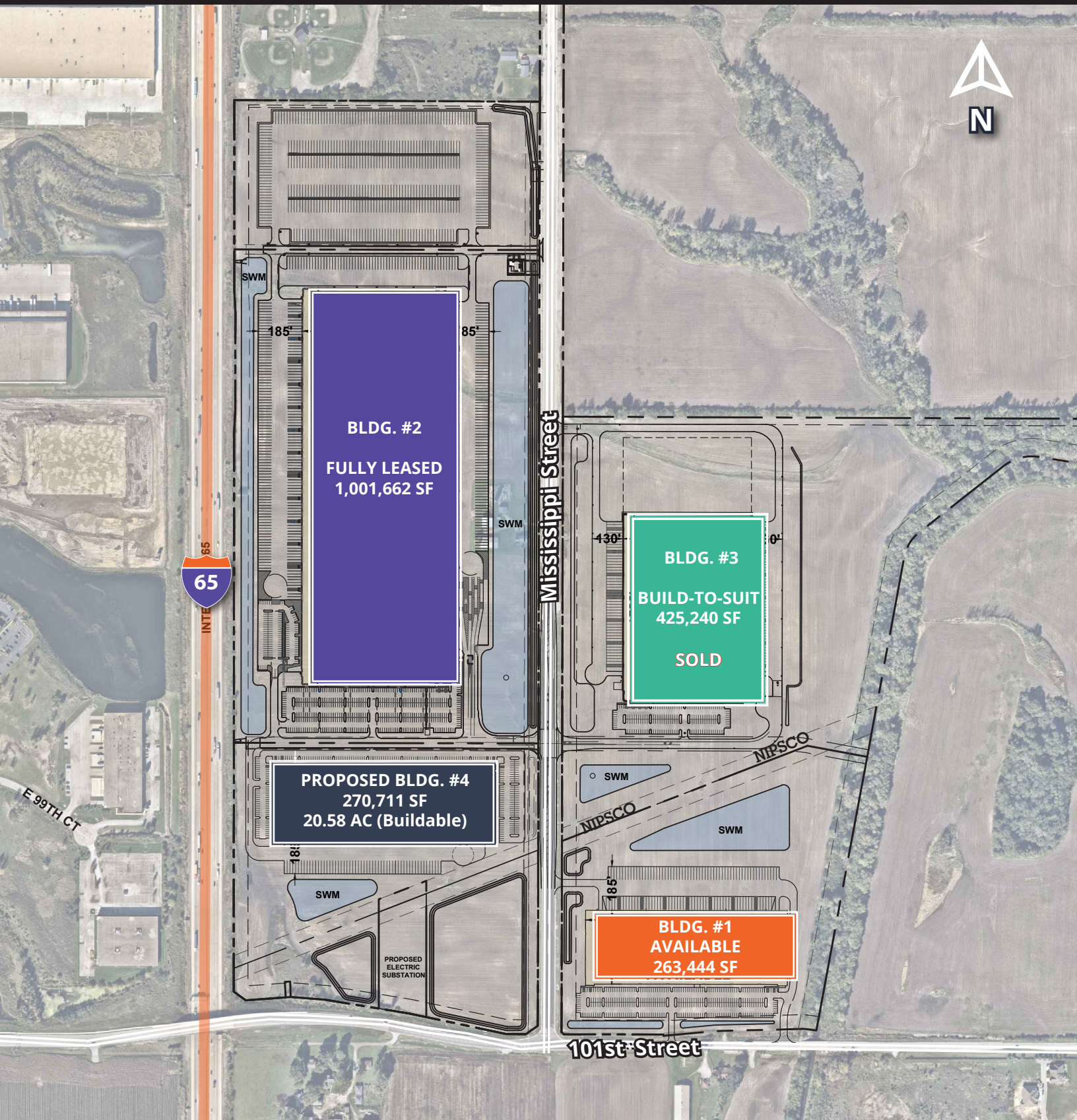
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10 Year Tax Abatement Program in place

Clerestory windows on all building sides

I-65 visibility with over 65,000 cars per day

Lower costs on unemployment insurance, workers comp and hourly wages

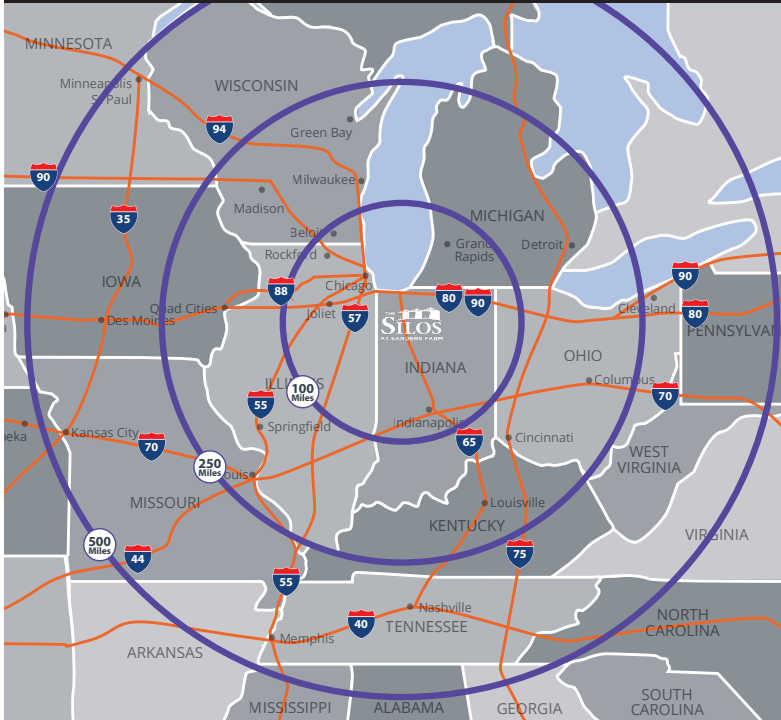


Business Park Highlights

The Silos at Sanders Farm is a 195-acre, master-planned class A business park located in the exploding Northwest Indiana submarket. Located only 40 miles from Chicago, The Silos remaining space can accommodate users from 60,000 to 270,000 square feet. With more than 3,700 linear feet of frontage along I-65 and access to multiple interstates via the 4-way interchange at US Route 30, the park is truly a prime midwest distribution location and home to corporate neighbors

- Amazon
- Purdue Technology Center
- Prefab Sheetmetal
- Lamar Advertising
- S&S Truck Parts
- Winland Foods (Quality Pasta Co.)
- Wabtec Corp.
- Big Lots!
- Fortified Packaging
- Domino's Pizza
- Dawn Food Products
- Modern Forge Indiana
- Crown Packaging
- Albanese Candy
- Panduit Corp.
- NFI Industries

ONE DAY DELIVERY MAP



A Transportation & Shipping Hub



Chicagoland is home to the largest switching terminal in the U.S. and six of the seven Class 1 rail lines



O'Hare International and Indianapolis International airports represent the 4th and 6th highest volume air freight ports in the U.S.



Indiana is the national leader in pass-through interstates and first in shortest distance to the median center of U.S. population

NORTHWEST INDIANA & CHICAGO MAP



INSIDE
INDIANA
2023-2024

Compiled by the Indiana Economic Development Corporation

BEST STATE TAX CLIMATE INDEX

4.9%

Michigan	14 th	6.0%
Kentucky	19 th	5.0%
Illinois	36 th	9.5%
Ohio	39 th	

THE TAX FOUNDATION 2024 STATE BUSINESS TAX CLIMATE INDEX

BEST STATES FOR LONG-TERM FISCAL STABILITY

6th

27 th	Michigan
41 st	Ohio
45 th	Kentucky
50 th	Illinois

US News & World Report 2023

Best States For Regulatory Environment

5th

Forbes, 2023

Property Tax Index Rank

2nd

6 th	Ohio
21 st	Kentucky
35 th	Michigan
48 th	Illinois

Indiana

Tax Foundation, 2023

Workers' Comp Premium Rate Rank

4th

15th, 12th, 14th, 28th

OREGON DEPT. OF CONSUMER & BUSINESS SERVICES 2024

Bond Rating

AAA

AA+	Ohio
AA	Michigan
A	Kentucky
BBB	Illinois

Indiana

Cost of Doing Business

5th

27th, 34th, 8th

America's Top States for Business, CNBC, 2023

State Infrastructure

5th

CNBC, 2023

MICHIGAN 12th

KENTUCKY 18th

ILLINOIS 36th

OHIO 37th

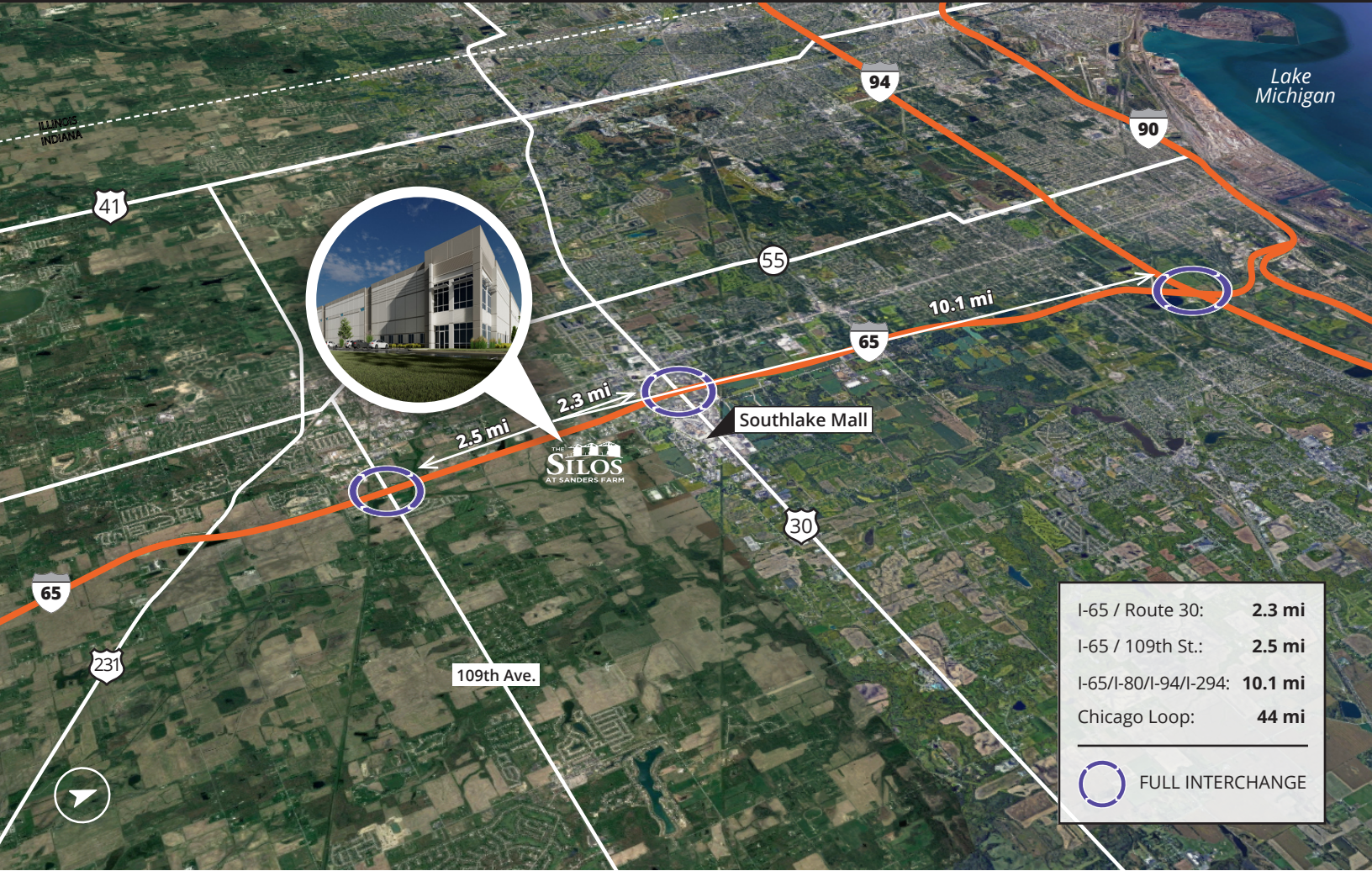
BEST STATE TAX CLIMATE INDEX

3rd

Michigan	12 th
Kentucky	18 th
Illinois	36 th
Ohio	39 th

Overall Rank, 2023

AREA MAP



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**AVISON
YOUNG**

THE
SILOS
AT SANDERS FARM

Developed by:

CROW HOLDINGS
INDUSTRIAL

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