



9801 GEORGIA ST CROWN POINT, IN 46307

OFFICE BUILDING FOR LEASE





OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (NNN)
Available SF:	+/- 34,704 SF
Estimated CAM	\$4.00 (NNN)

PROPERTY DESCRIPTION

Prime commercial space available for lease in the prestigious Ameriplex at the Crossing, one of Northwest Indiana's most sought-after master-planned Certified Technology Parks. Strategically situated on the Merrillville/Crown Point border, this well-maintained single-story building offers immediate access to a thriving business community and exceptional regional connectivity.

- +/- 34,704 SF single-story office/commercial building
- Built 2007 | Well-maintained and move-in ready
- Turnkey Second Generation Call Center
- Duel Fiber Feed to the building
- Natural Gas Backup Generator
- Abundant Midwestern Accent Labor Pool
- Indiana Top Midwestern State to conduct business
- 2 million personal property tax exemption
- 279 Parking Spots (8:1000 Ratio)

Located west of I-65, positioned perfectly between the US Highway 30 interchange (1.5 miles north) and the 109th Avenue interchange (1 mile south).

For more information or to arrange a private tour, please call Michael Lunn at 219-769-0733 or by email at mlunn@ccim.net.



MICHAEL LUNN, CCIM, SIOR

219.769.0733
mlunn@ccim.net

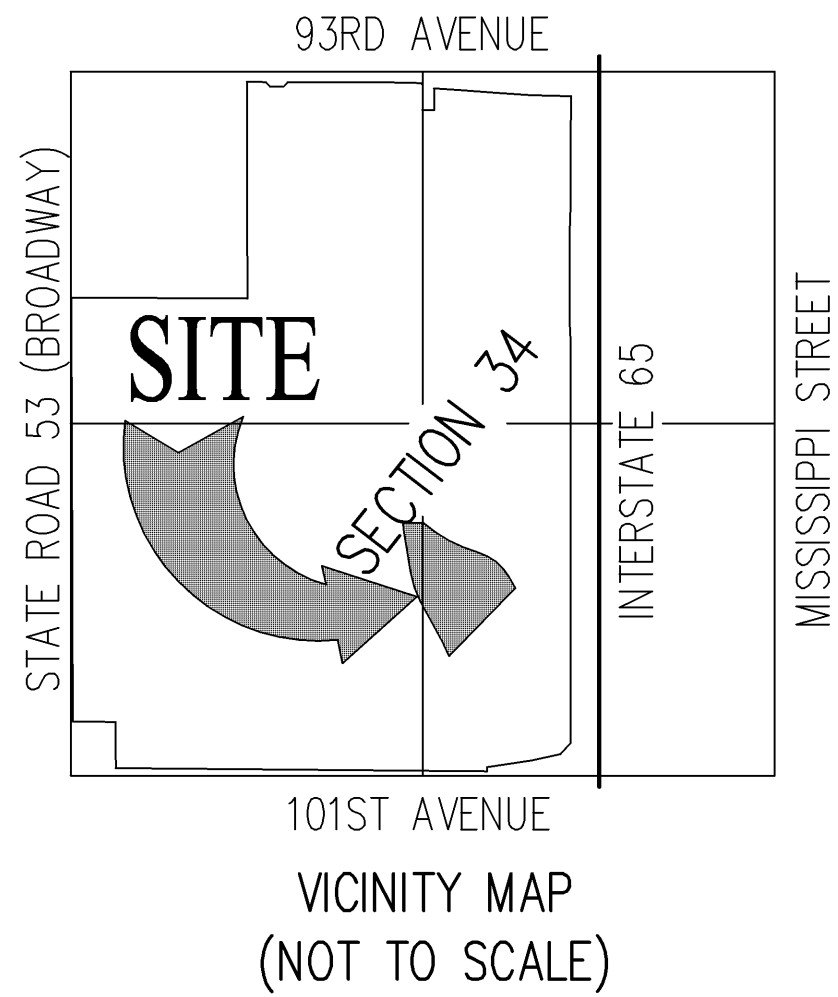
LEGEND

- 5/8" REBAR W/CAP STAMPED
- "SCHNEIDER FIRM #0001" SET
- TELECOMMUNICATIONS MANHOLE
- HYDRANT
- WATER VALVE
- IRRIGATION VALVE (SPRINKLER)
- SIGNS
- BENCHMARK
- SOIL BORING
- AREA LIGHT
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND TELEPHONE LINES
- UNDERGROUND SANITARY SEWER
- FLOW LINE

SURVEY DATUM

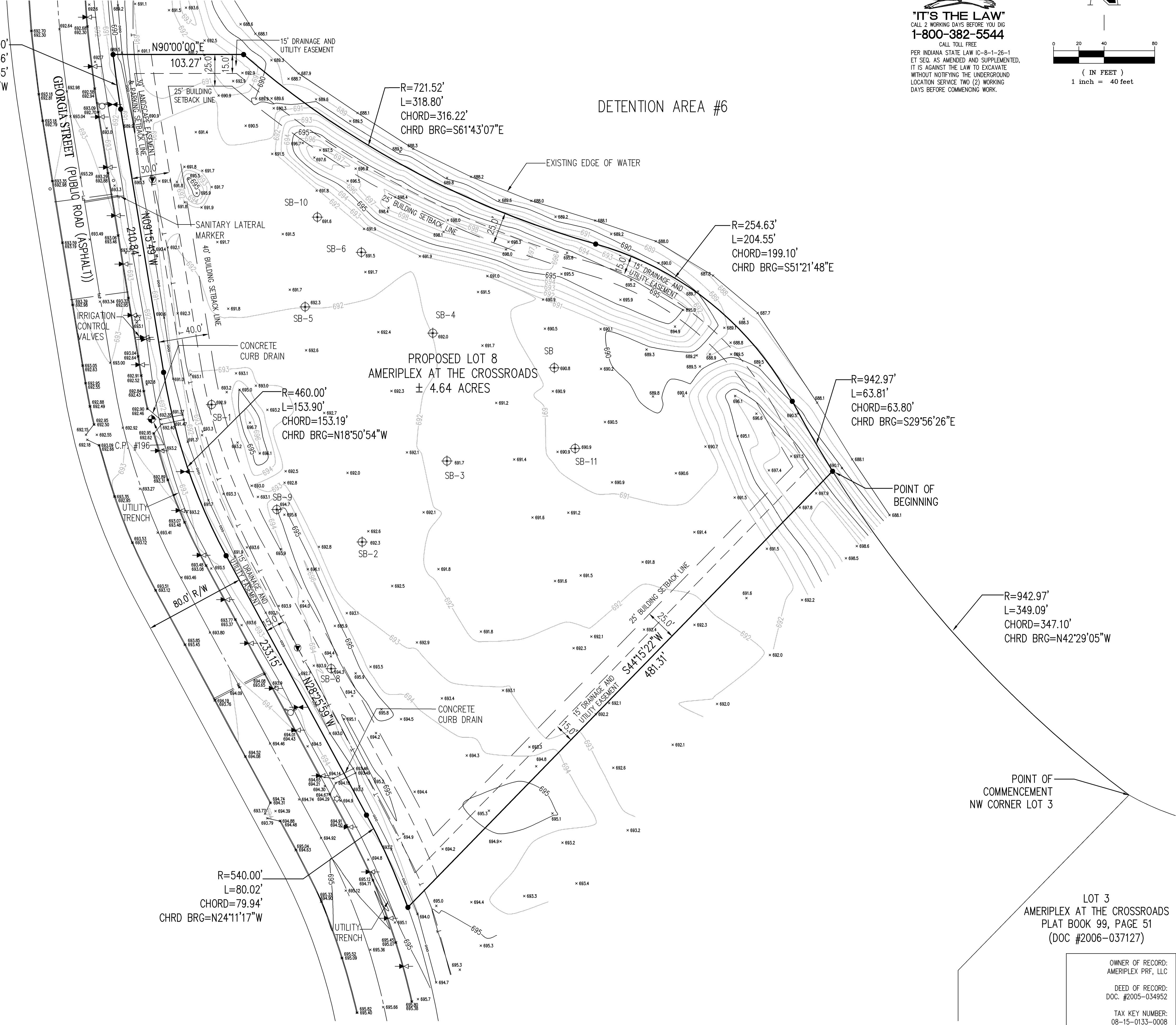
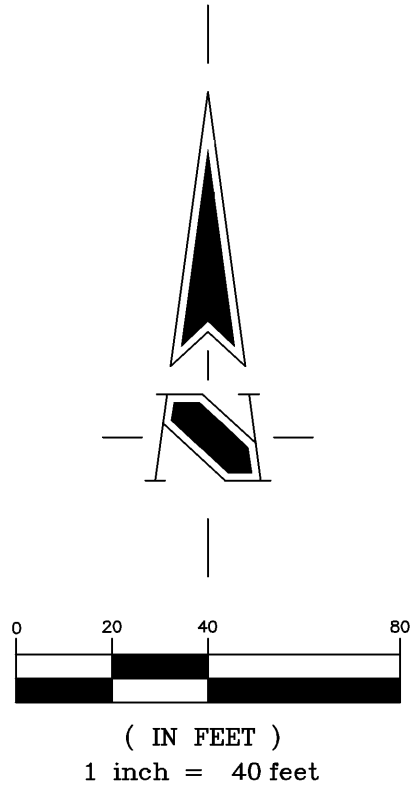
TEMPORARY SITE BENCHMARKS
TBM #4492-108:
CUT "+" ON SOUTHEAST SIDE OF LIGHT POLE BASE 150.00
FEET EAST OF CENTERLINE OF GEORGIA STREET AND 55.00
FEET SOUTH OF CENTERLINE OF 93RD AVENUE
ELEV. 703.40 (NGVD 29)

CONTROL POINT #196
CUT "+" IN DRAINAGE OUTLET ON THE EAST SIDE OF GEORGIA
STREET APPROXIMATELY 290 FEET SOUTH OF THE NORTHWEST
CORNER OF LOT 8.
ELEV. 692.65 (NGVD 29)



HOLEY MOLEY SAYS
"DON'T
DIG
BLIND"

"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL TOLL FREE
PER INDIANA STATE LAW IC-8-1-26-1
ET SEQ. AS AMENDED AND SUPPLEMENTED,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



REVISIONS:

DATE:

2007, THE SCHNEIDER CORPORATION

THE SCHNEIDER CORPORATION
1330 Win Hentschel Blvd
Suite 100
West LaFayette, IN 47906-4156
Telephone: 765.448.6661
Fax: 765.448.6665
www.schneidercorp.com

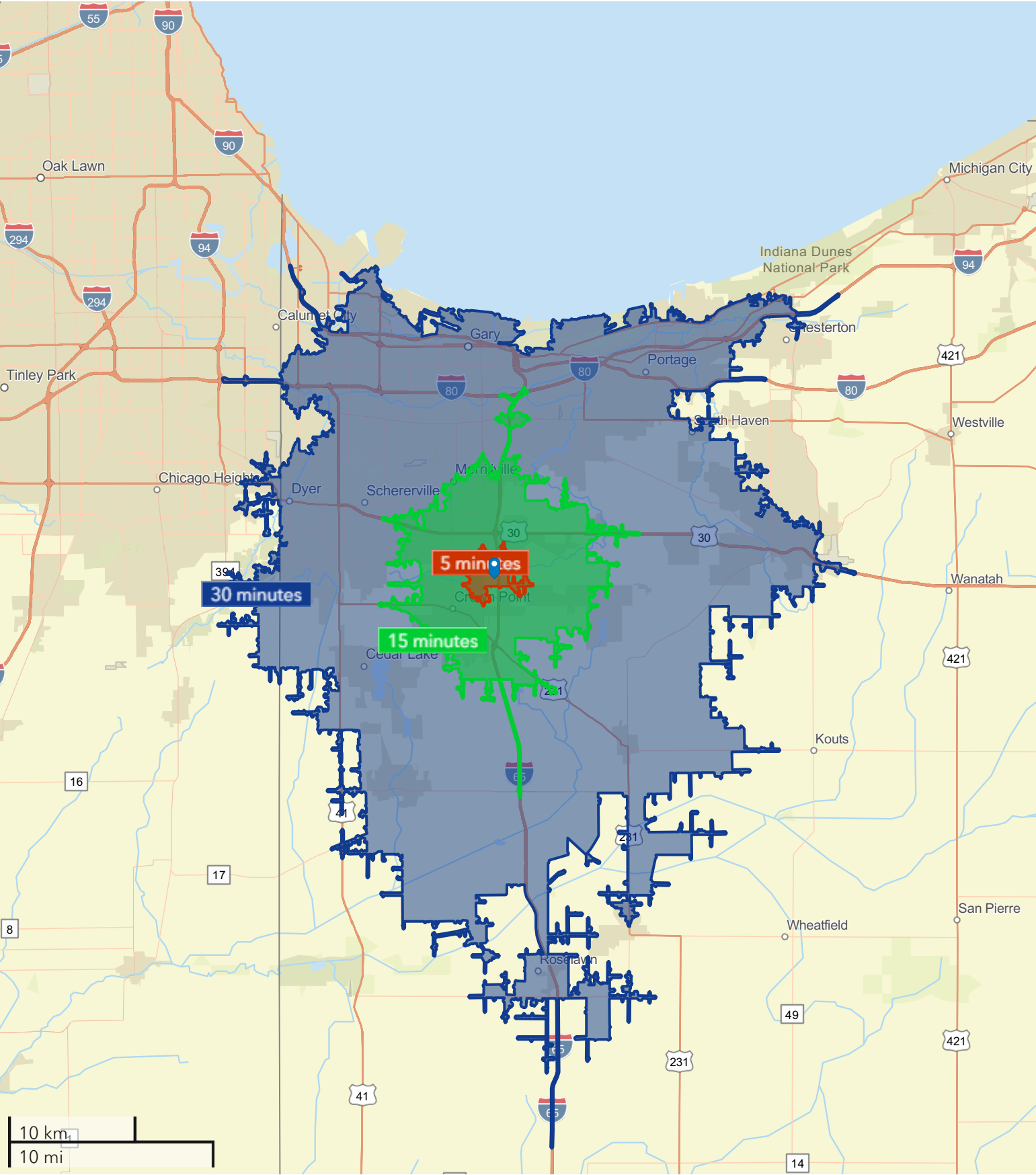
Architecture
Civil Engineering
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Land Surveying
Landscape Architecture
Transportation Engineering

AMERIPLEX AT THE CROSSROADS
LOT 8 ALTA/ACSM SURVEY
MERRILLVILLE, INDIANA

AMERIPLEX PRF, LLC C/O HOLLADAY PROPERTIES
227 MAIN STREET, SUITE 300 SOUTH BEND, IN 46801

DATE: 3/27/07 PROJECT NO: 4492.028
DRAWN BY: JAB CHECKED BY: DLG
SHEET TITLE: ALTA/ACSM SURVEY PAGE 1
DRAWING FILES: L:\V\4492\028\DWG\4492028.DWG
SHEET NO: B100

OWNER OF RECORD:
AMERIPLEX PRF, LLC
DEED OF RECORD:
DOC. #2005-034952
TAX KEY NUMBER:
08-15-0133-0008



INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners and entrepreneurs to nurture an ecosystem that supports your business objectives.

From advanced manufacturing and life sciences to logistics and emerging technologies, Indiana companies benefit from strong industry networks and a culture of collaboration. Strategic partnerships, competitive costs and access to a skilled workforce allow businesses to grow with confidence while staying connected to national and global markets.

CONNECTED BY DESIGN

Indiana's interstate and cargo networks connect businesses to markets worldwide.

World's **2nd** largest **FedEx** hub

World's **3rd** largest **DHL** hub

World's **1st** largest **UPS** hub



INDIANA

#2

BEST PLACE TO START A BUSINESS (Forbes, 2024)

MI: #40 | OH: #6 | KY: #24 | IL: #28

#3

COST OF DOING BUSINESS (CNBC, 2025)

MI: #4 | OH: #2 | KY: #9 | IL: #19

#4

PROPERTY TAX INDEX RANK (Tax Foundation, 2026)

MI: #29 | OH: #5 | KY: #30 | IL: #41

#5

STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)

MI: #14 | OH: #25 | KY: #16 | IL: #38

#9

BEST STATES FOR BUSINESS (Chief Executive, 2026)

MI: #24 | OH: #7 | KY: #19 | IL: #48

ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 2.75% | KY: 3.5% | IL: 4.95%

2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

\$238 UI TAX FOR NEW EMPLOYERS

INDIANA
Economic Development Corp.

IEDC.IN.GOV

7TH WORKER'S COMP PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

BUILT FOR BUSINESS RIGHT-TO-WORK STATE

Indiana is a right to work state with a business-friendly environment.

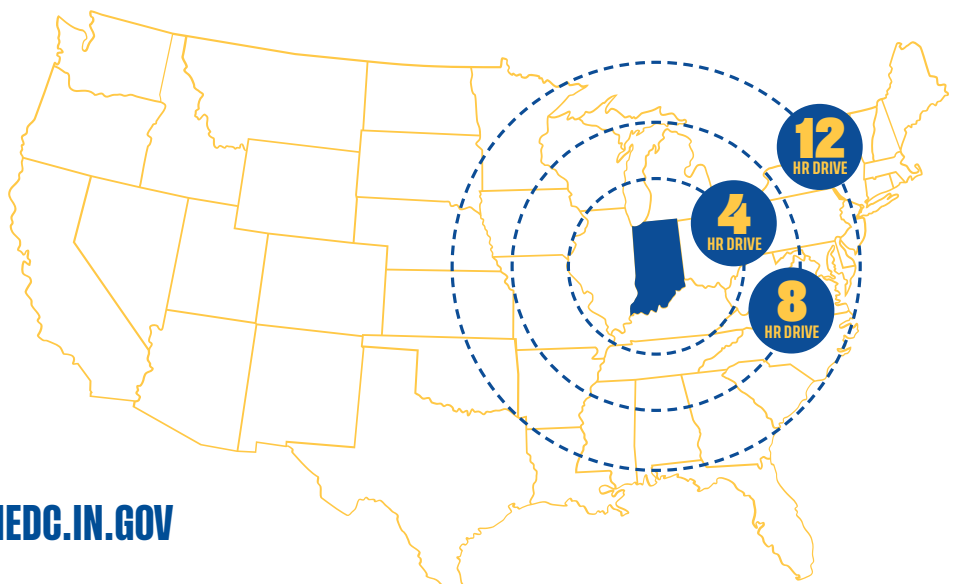
MI: No | OH: No | KY: Yes | IL: No

AAA INDIANA BOND RATING

MI: AA | OH: AAA | KY: A+ | IL: A-
(S&P Global)

LOGISTICALLY CENTERED

Indiana is at the median center of the U.S. population.



LOCATION MAP



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MICHAEL LUNN, CCIM, SIOR
219.769.0733
mlunn@ccim.net

NWI Commercial Property Solutions, LLC | 219.769.0733 | 115 S Court St Ste E, Crown Point, IN 46307