

USER/INVESTOR OPPORTUNITY FOR SALE OR LEASE

3 BUILDINGS TOTALING 57,752 SF ON 7.7 ACRES

5137 INDIANAPOLIS BLVD, East Chicago, IN 46312



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SITE HIGHLIGHTS

- 5137 Indianapolis can be sold (3 Buildings | 57,752 SF on 7.7 Acres)
- Good access to I-80/94, I-90 and Cline Avenue
- Secure site with outside storage
- 3 Miles to I-80/94
- 2.5 miles to the Illinois border
- Close to steel mills, BP Amoco, Toyota and other large corporations

BUILDING #1

- 25,000 SF
- 19' Clear height
- 1 Dock, 4 Drive-in doors
- 80' Clear span

BUILDING #2 AVAILABLE

- 11,960 SF
- 19' Clear height
- 1 Drive-in door (*additional door can be added*)
- 65' Clear span section

Highlights

- » Outside storage
- » LED lighting

BUILDING #3

- 20,792 SF
- 26' - 30' Clear height
- 2 Large Drive-in doors
- 65' Clear span section

Highlights

- » Outside storage
- » LED Lighting

BUILDING #4

- 24,000 SF on 3.44 Acres
- 14' - 20' Clear height
- 4 Docks, (1) 12'x12' Drive-in door
- 2,400 SF office

Highlights

- » Additional platform docks
- » 1200A@480V, 3-phase Power

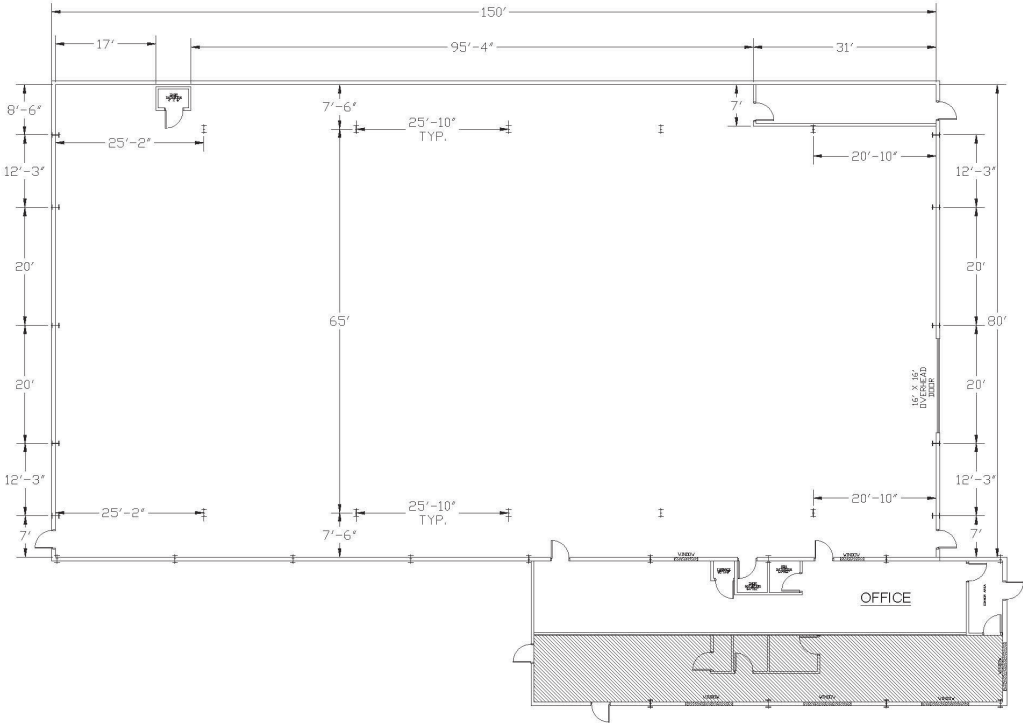
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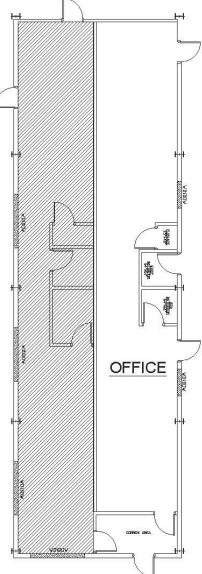
5137 INDIANAPOLIS BLVD

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BUILDING #2
5137 INDIANAPOLIS BLVD
EAST CHICAGO, IN 46312



BUILDING	AREA
OFFICE AREA	930 SQ/FT
SHOP AREA	12,000 SQ/FT
YARD AREA	2 ACRES



OFFICE LAYOUT

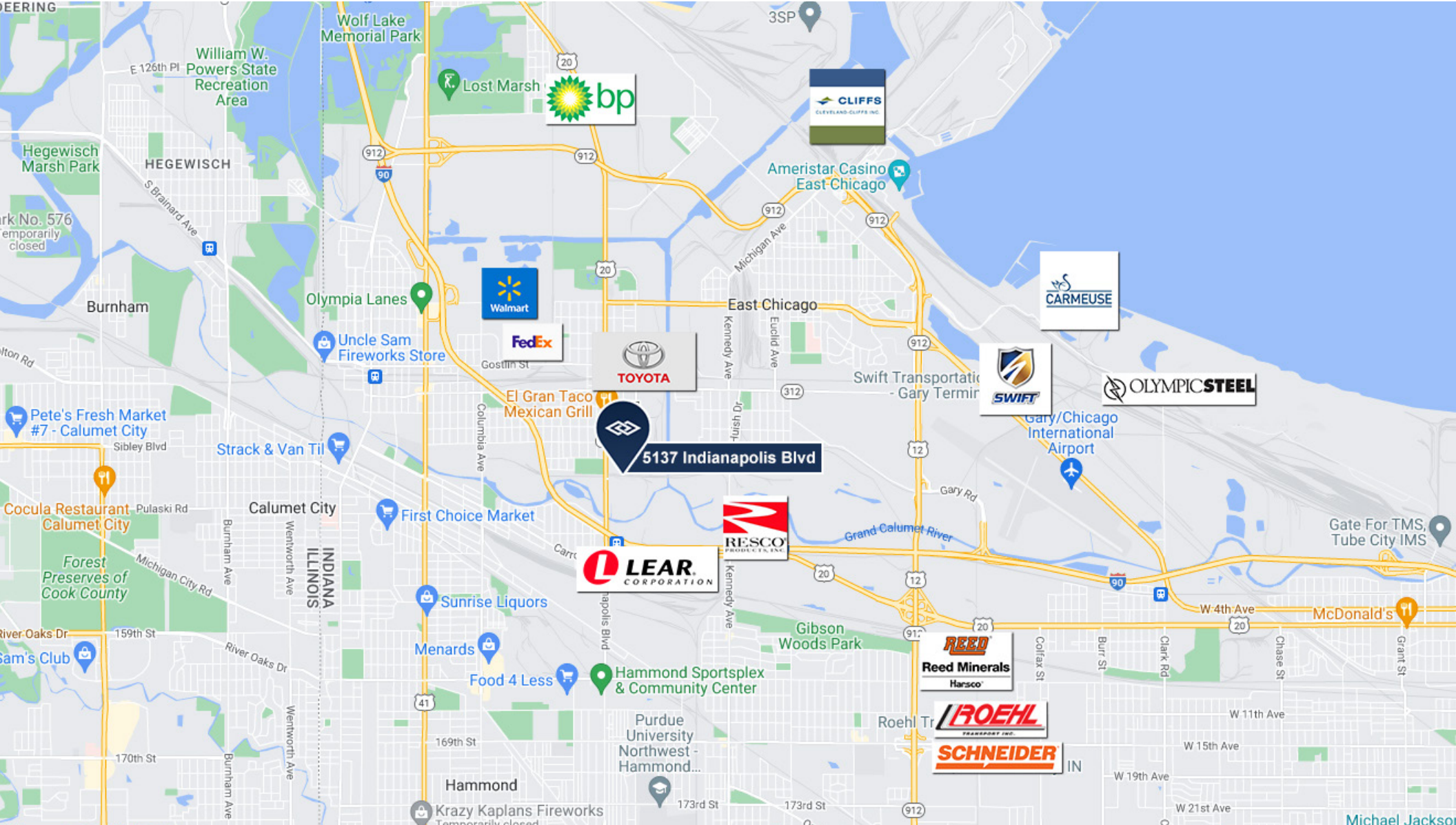
PROPERTY NAME & ADDRESS:
 BUILDING #2 LAYOUT
 5137 INDIANAPOLIS BLVD.
 EAST CHICAGO, IN 46312

DATE:	SHEET:	DWG NO.:	REV.
7/19/24	1 OF 1	PBL-EC-4	0

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Advantage Indiana

CORPORATE INCOME TAX: 4.9%

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: 3%

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

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

Individual Income Tax Rate: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

AAA Indiana Bond Rating:

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

MI: AA+ | OH: AAA | KY: A+ | IL: BBB+
(Fitch, 2022)

UNEMPLOYMENT INSURANCE RATE: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or 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.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

UI Tax for New Employers: 238

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

WORKER'S COMPENSATION PREMIUM RATE RANK: 4.9%

Indiana offers a competitive environment for business, with less red tap and higher rankings to impact your bottom line.

MI: 15th | OH: 12th | KY: 14th | IL: 28th

RIGHT TO WORK: YES

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

MI: YES | OH: NO | KY: NO | IL: NO

Indiana
Economic Development Corp®

iedc.in.gov