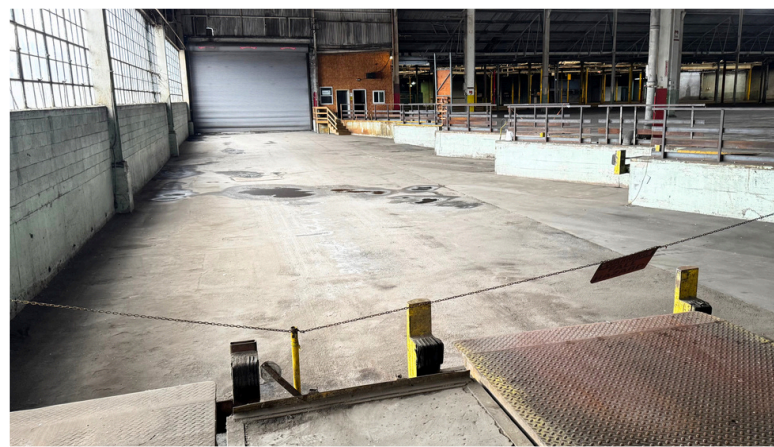
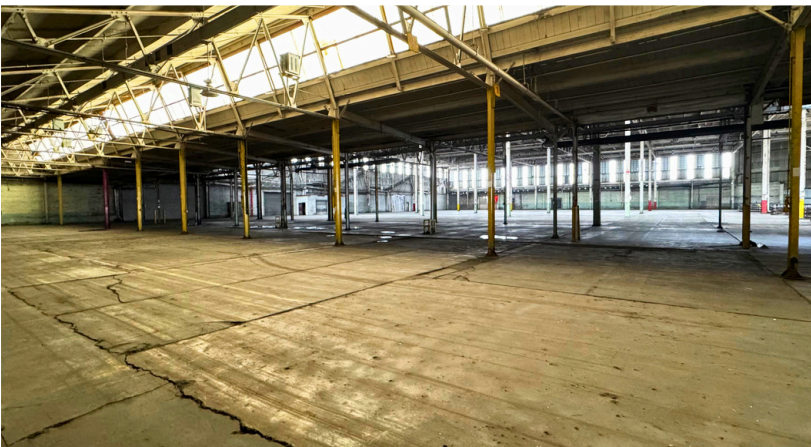
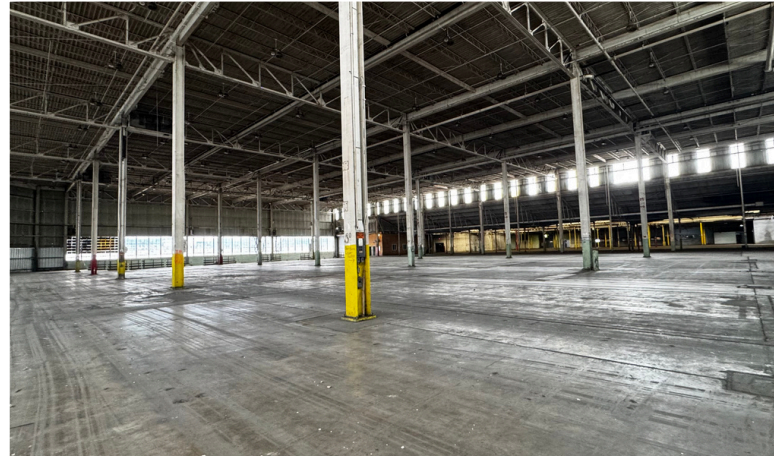
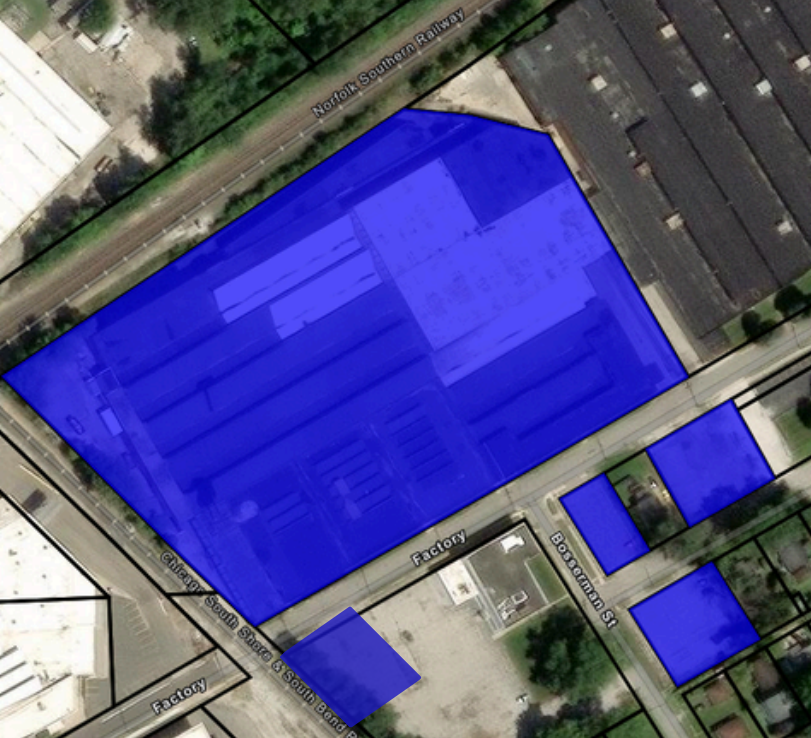


AVAILABLE FOR LEASE OR SALE

229 Factory Street

LA PORTE, IN 46350



PROPERTY INFORMATION

- **260,480 total SF; 248,729 SF warehouse; 11,754 SF office**
- **In TIF district & Urban Enterprise Zone**
- **2+ Acres of truck, trailer, and employee parking**
- **The property has access to heavy haul routes including St Rd 2 and St Rd 20.**
- **4.3 miles to I-90, 7.8 miles to I-94**



SIZE	260,480 SF
AVAILABLE SF	6,700 SF to 260,480 SF
SALE PRICE	\$10,000,000
LEASE PRICE	\$3.50 to \$4.50 Gross
ZONING	Manufacturing 2
ACRES	6.88 Ac
DOCK DOORS	Eight
DRIVE-IN DOORS	Four
CEILING HEIGHT	12' to 38'

FOR MORE INFORMATION

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Jennifer Gaudy - CPM
Managing Broker
219-775-9102 | jgaudy@crosspm.com

LORI TUBBS
REAL ESTATE & DEVELOPMENT CONSULTING

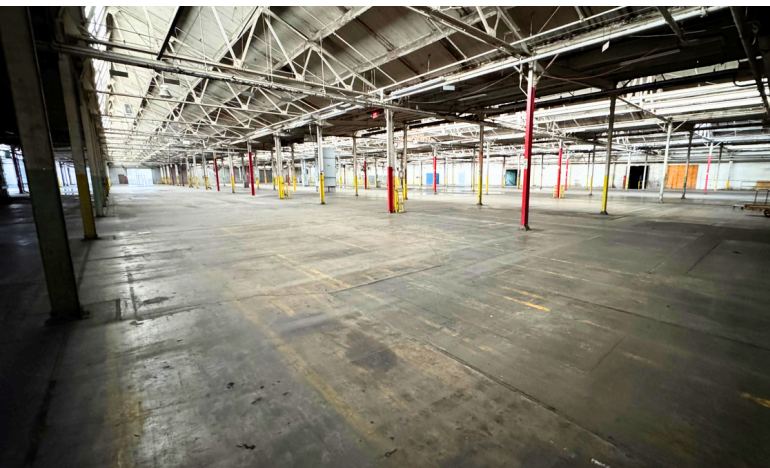
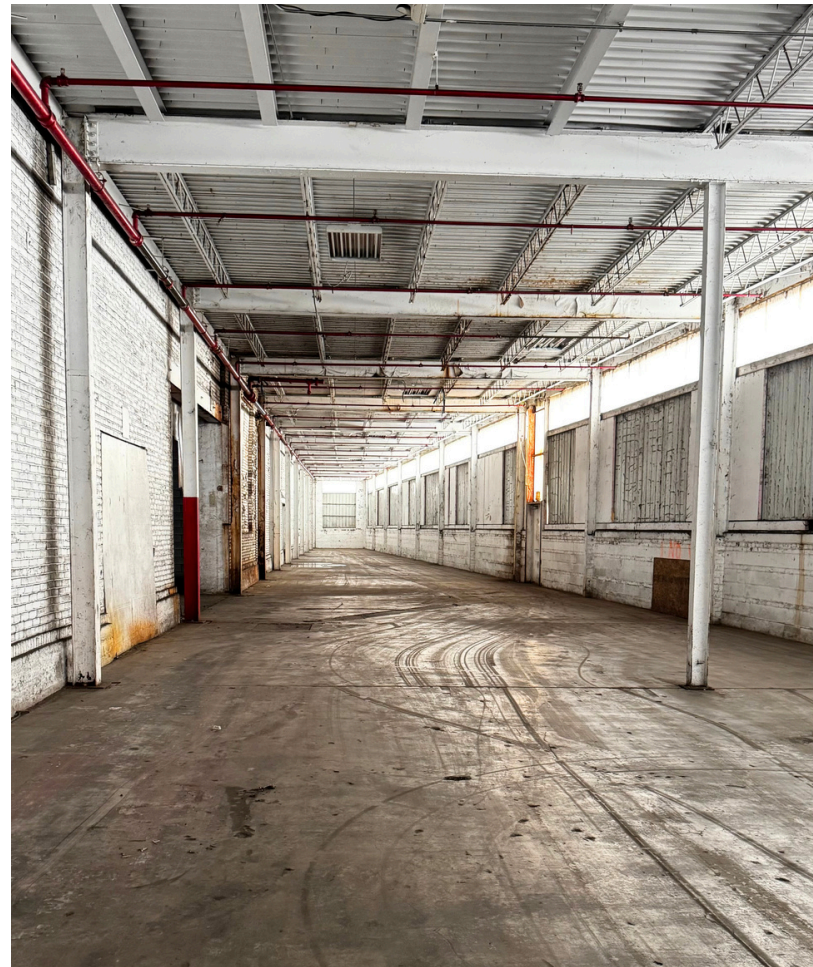
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ADDITIONAL PHOTOS



FOR MORE INFORMATION

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Jennifer Gaudy - CPM

Managing Broker

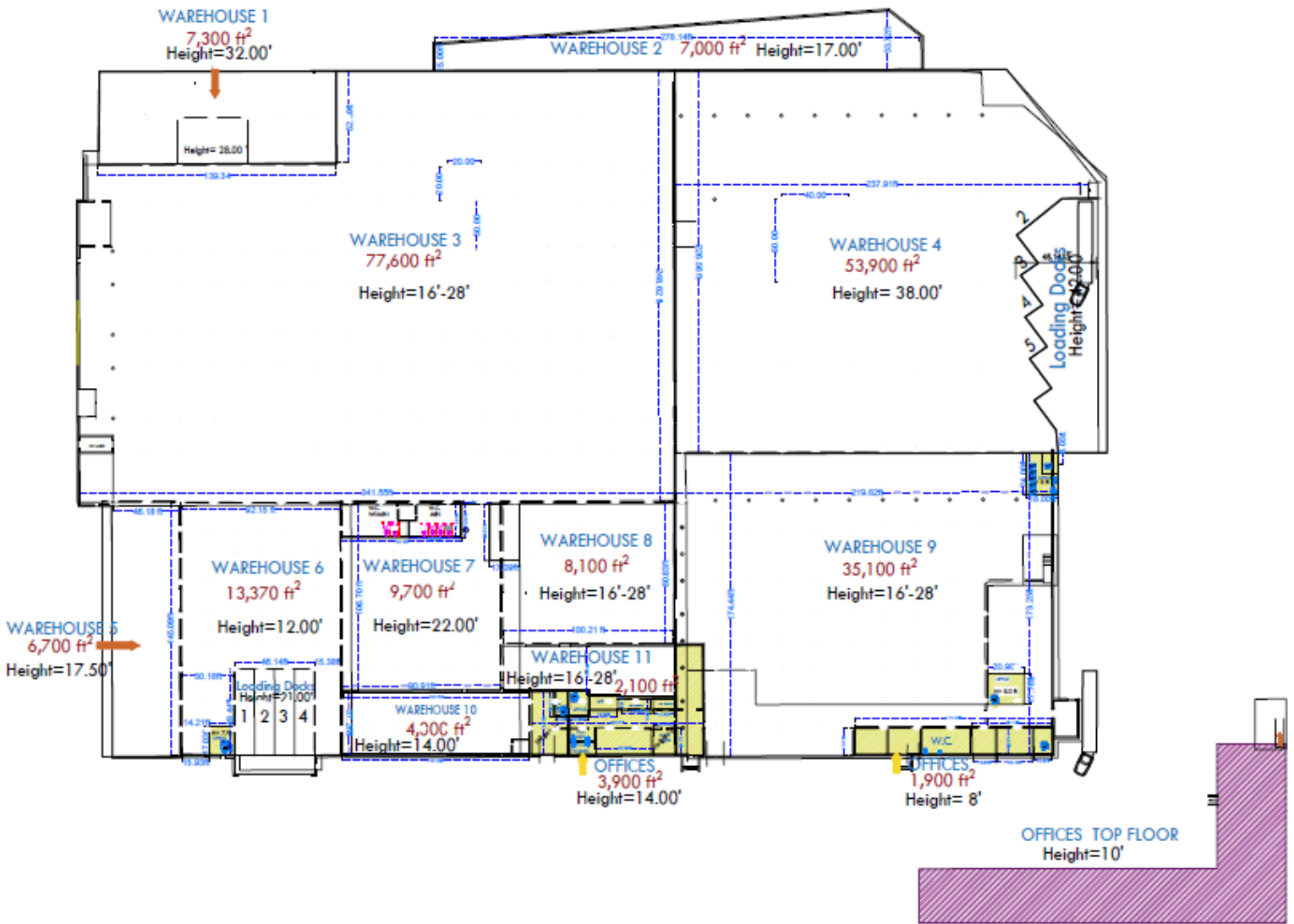
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BUILDING LAYOUT



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MAP



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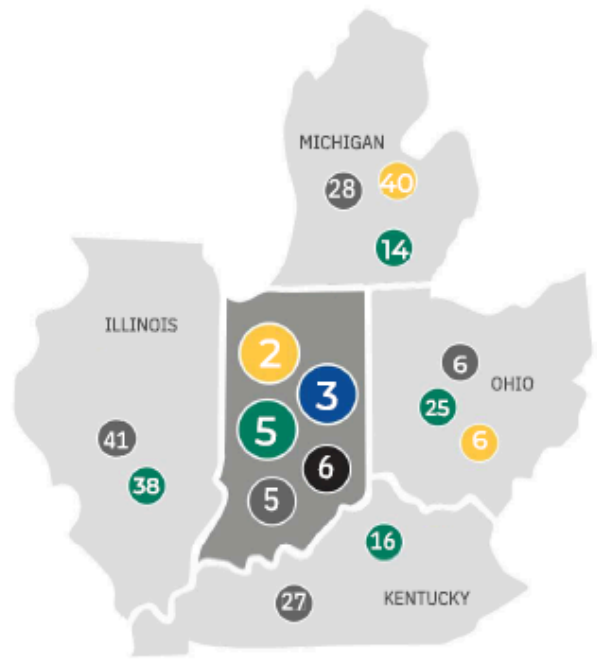
229 Factory Street

LA PORTE, IN 46350



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.



- 2** BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3** COST OF DOING BUSINESS (CNBC, 2025)
- 5** STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5** PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6** BEST STATES FOR BUSINESS (Chief Executive, 2025)

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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%

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

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: 3.5% | KY: 4% | IL: 4.95%

7TH WORKER'S COMPENSATION PREMIUM RATE RANK

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

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

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-

(Fitch, 2024)

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



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