

TLP Gateway 65 Logistics Center
206,102 SF & 228,152 SF

7400-7420 Mississippi St.
Merrillville, IN



Building 1	7420 Mississippi Street
Building Size	206,102 sf
Office Size	To suit
Clear Height	32'
Docks	21 (expandable to 46)
Drive-in Doors	2 (12' X 14')
Car Parking	195
Power	3,000a/480/277v 3p 4w
Trailer Parking	±50
Zoning	M-2
Sprinklers	ESFR
Comment:	24.6 acres is available for future development and build-to-suit up to 500,000 SF.

Building 2	7400 Mississippi Street
Building Size	228,152 sf
Office Size	To suit
Clear Height	32'
Docks	23 (expandable to 46)
Drive-in Doors	2 (12' X 14')
Car Parking	200
Power	3,000a/480/277v 3p 4w
Trailer Parking	±50
Zoning	M-2
Sprinklers	ESFR
Comment:	24.6 acres is available for future development and build-to-suit up to 500,000 SF.

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10 Year Tax Abatement Program in Place



Clerestory windows



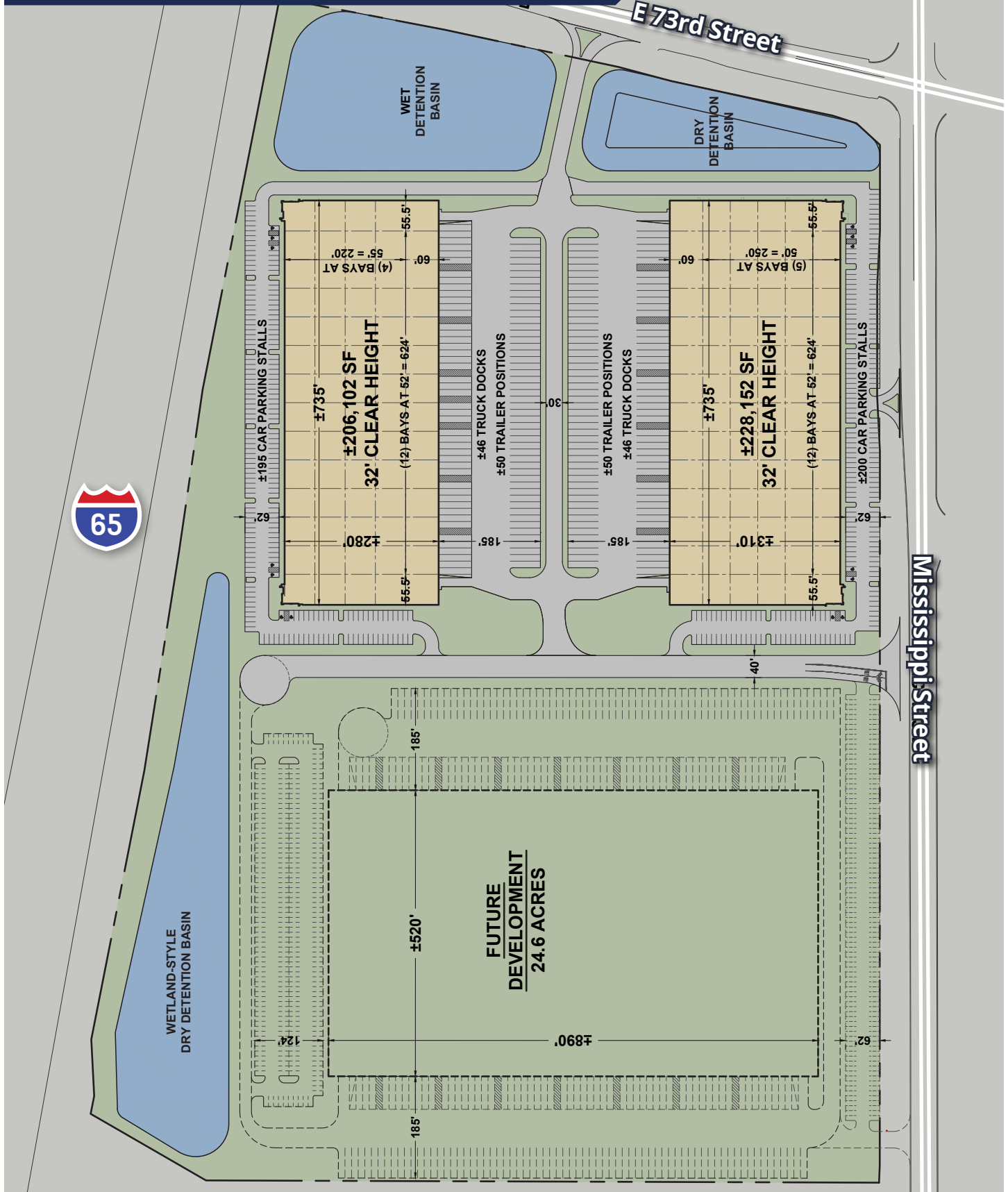
I-65 visibility

Lower costs on employment insurance, workers comp and hourly wages

Site Plan

206,102 SF & 228,152 SF

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Aerial Rendering

206,102 SF & 228,152 SF

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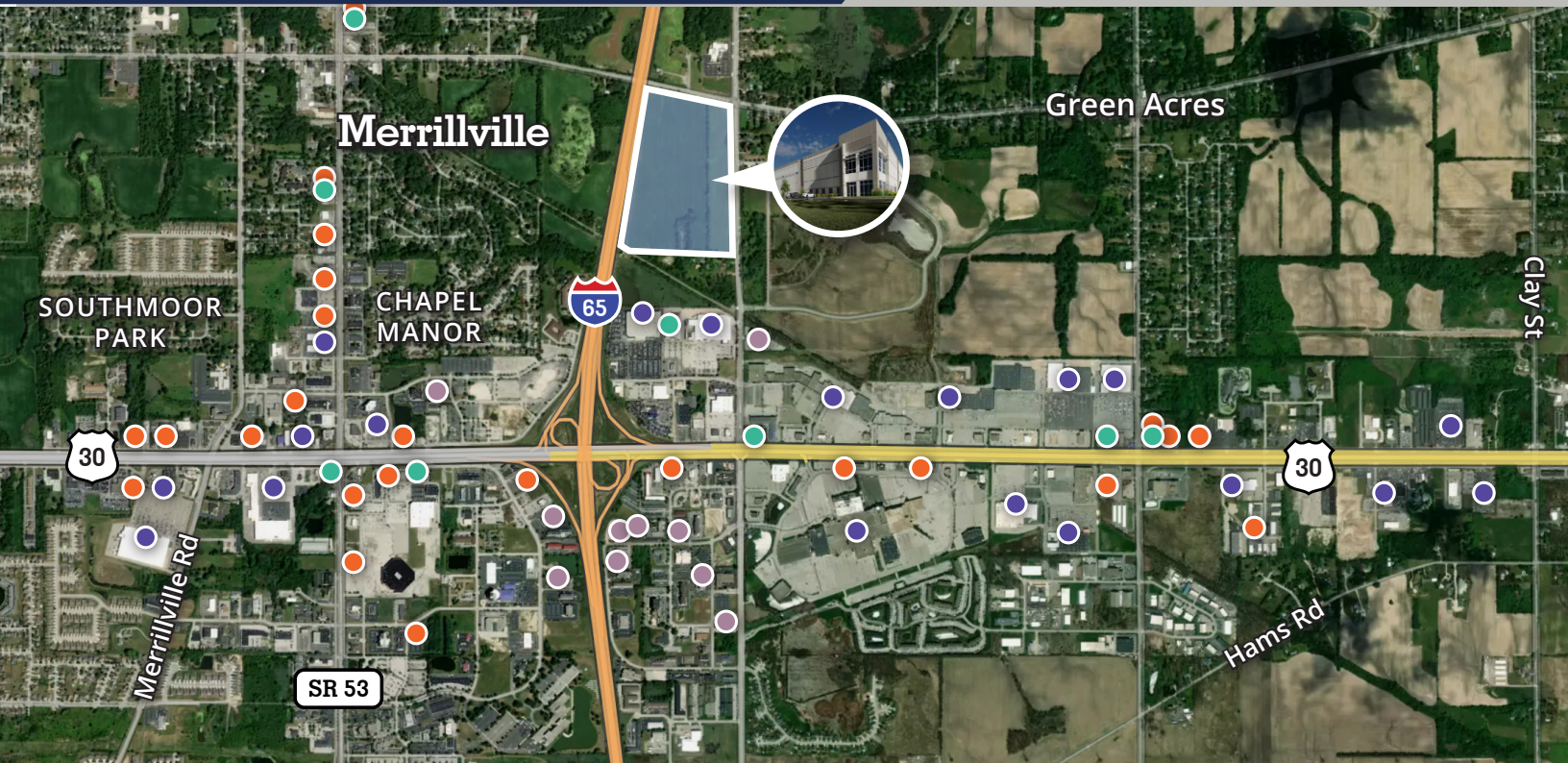
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Local Amenities

206,102 to 434,254 SF

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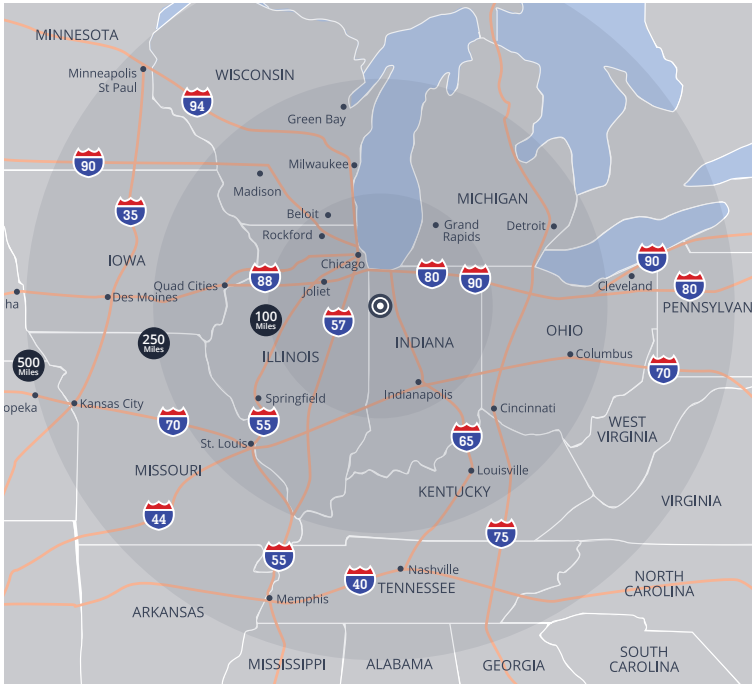
- Restaurants
- Gas stations
- Hotels
- Shopping

Area Highlights

This 63-acre site with multiple build-to-suit concepts is well situated in the exploding Northwest Indiana submarket. Located only 40 miles from Chicago, this site can accommodate users from 206,102 to 454, 254 square feet. With substantial frontage along I-65 and access to multiple interstates via the 4-way interchange at US Route 30, the site offers a prime midwest distribution location. Corporate neighbors include:

- Amazon
- Purdue Technology Center
- Prefab Sheetmetal
- Lamar
- Midwest Truck and Auto
- Winland Foods
- Wabtec
- NFI
- Fortified Packaging
- Domino's
- Dawn Food Products
- Modern Forge Indiana
- Crown Packaging
- Albanese Candy
- Panduit
- Penske
- Daifuku
- Lineage

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 hubs** in the United States



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



AVISON YOUNG

A top ranking region for doing business.

80%



of the U.S. population within a **one-day drive**

Northwest Indiana Forum

3



Class 1 railroads

Northwest Indiana Forum

Fiber



Northwest Indiana is home to **world-class fiber connectivity** needed in today's marketplace for businesses to reliably transmit large volumes of data.

Northwest Indiana Forum

25%



of the **nation's steel is made here**. NW Indiana is home to Arcelor, Mittal's Indiana Harbor and Burns Harbor facilities, as well as U.S. Steel's Gary Works plant.

Northwest Indiana Forum

15.6%



NWI manufacturing jobs

Lake County Indiana Economic Alliance

\$40B



NWI gross regional product

Lake County Indiana Economic Alliance

INDIANA: STATISTICS OF THE STATE

#1

Manufacturing (employment) business facilities

Indiana Economic Development Corporation

2.5%

Unemployment insurance rate

Indiana Economic Development Corporation

#2

Best state to start a business

Forbes 2024

25%

of Indiana's economic output is based in Manuf.

Indiana Economic Development Corporation

#3

Property tax index rank

The Tax Foundation

AAA

Bond rating

Standard & Poor's Global

#5

State infrastructure

CNBC State Infrastructure Ranking

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