

EXECUTIVE SUMMARY



OFFERING SUMMARY

Unit 8874:	3,157 SF
Lease \$/SF:	\$12.00
Lease Type:	Gross
Expenses:	Janitorial
Building Size:	18,175 SF
Lot Size:	3.26 Acres
Zoning:	M-1

PROPERTY OVERVIEW

This is a multi tenant building with one available unit.

8874 is a 3,157 SF space with one large open area, climate controlled warehouse and bathroom with shower. Includes utilities. Suitable for small contractor or warehouse storage. Freshly painted and new flooring in the office. Signage on I-65. Plenty of parking. LED lights. Building is broker owned.

LOCATION OVERVIEW

This is viewable from I-65. Located on the west side of Mississippi Street, just 1 mile south of U.S.Highway 30 and 1/2 mile north of 93rd Avenue. South of Southlake Mall anchored by Macy's, Kohls, Olive Garden, Cooper's Hawk, Starbucks, and many more. Located near US Highway 30/I-65 interchange.

LEASE SPACES



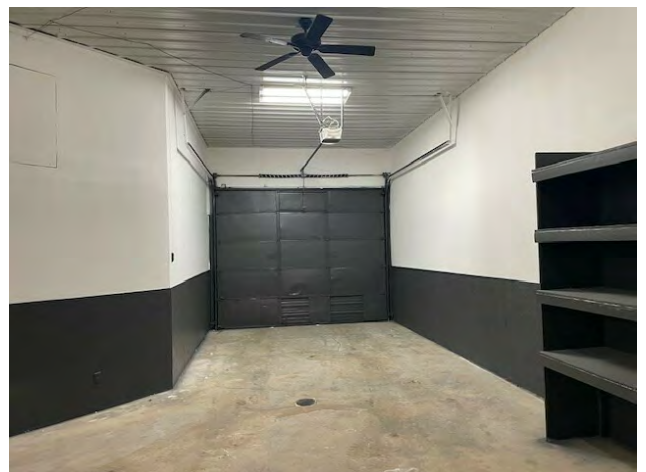
LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	3,157 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8874	Available	3,157 SF	Gross	\$12.00 SF/yr	596 SF office and 2,561 SF warehouse.

8874 PHOTOS



RETAILER MAP



For Information Contact:

James Buchanan

219.794.4343

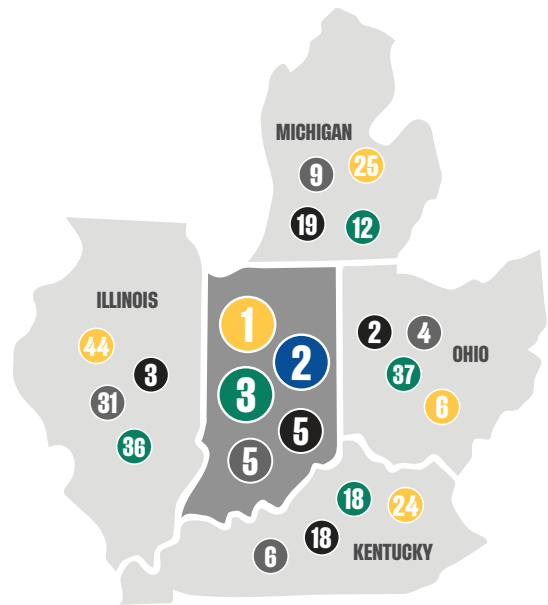
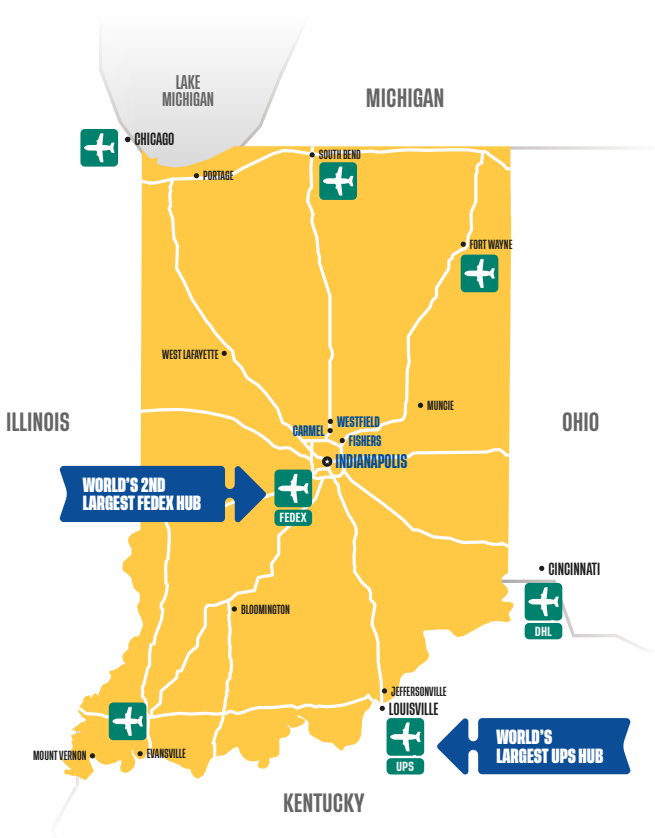
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INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana is more than the Crossroads of America - it's the center of intelligence that 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 business objectives.



- 1** PROPERTY TAX INDEX RANK
(Tax Foundation, 2022)
- 2** BEST PLACE TO START A BUSINESS
(Forbes, 2024)
- 3** STATE BUSINESS TAX CLIMATE INDEX SCORE
(CNBC, 2023)
- 5** COST OF DOING BUSINESS
(CNBC, 2023)
- 5** AMERICA'S TOP STATE FOR BUSINESS INFRASTRUCTURE
(CNBC, 2023)



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

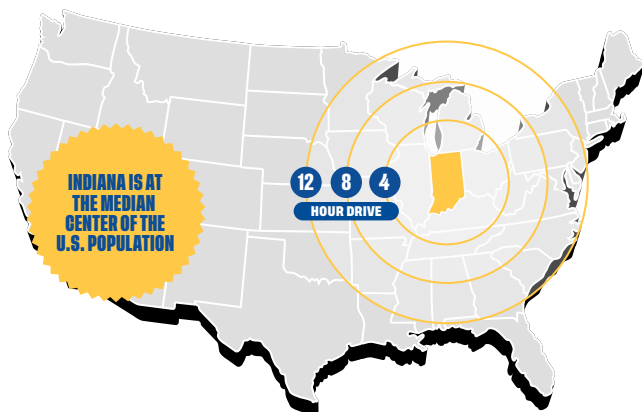
Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

3.0% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-
(Fitch, 2024)



2.5% UNEMPLOYMENT INSURANCE RATE

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.

\$238 UI TAX FOR NEW EMPLOYERS

4TH WORKER'S COMPENSATION PREMIUM RATE RANK

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

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

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