

NEW CONSTRUCTION – READY FOR OCCUPANCY!

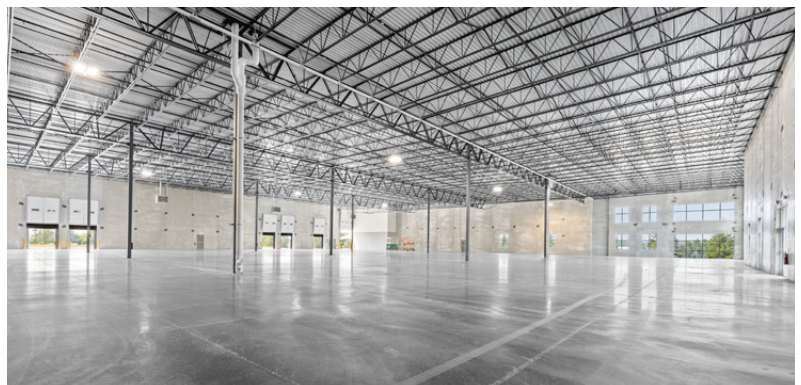


BUILDING SPECIFICATIONS:

Building Size:	88,500 SF
Available:	66,270 SF (divisible to 22,000 SF)
Office:	To suit
Site Size:	7.39 acres
Bay Size:	55' x 50'
Clear Height:	24'
Available Loading:	› 7 dock doors (expandable to 15) › 3 drive-in doors (12'x16')
Construction:	Built 2025
Sprinkler:	ESFR
Car Parking:	63 (expandable)
Trailer Parking:	Potential to add 25 trailer stalls
Power:	600 amps 277/480 volt; 3-phase
Real Estate Taxes:	\$0.31 PSF (2026 estimate) 10-Year Tax Abatement in place
Operating Expenses (2026 est.):	› Insurance: \$0.14 PSF › CAM: \$1.16 PSF › Management: \$0.45 PSF
Lease Rate:	Subject to Offer

COMMENTS:

- › Strategically positioned within Northwest Indiana's premier business park: Ameriplex at the Port
- › Abundant onsite amenities including restaurants, retail and hotels
- › Visibility on I-94 with ±90,000 vehicles passing daily
- › Favorable Indiana business climate
- › Low real estate taxes
- › High-speed, high capacity fiber optic telecom
- › Professionally managed by Holladay Properties with a dedicated office within the park



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE

THE KEDZIE BUILDING

1680 JENSEN DRIVE | PORTAGE, IN 46368



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LOCATION HIGHLIGHTS & FEATURES

- Located less than one mile from I-94 with seamless connectivity to I-80, I-90, and I-65
- Just 20 miles from the IN/IL state line—close enough to tap into the Chicago MSA, while avoiding the associated economic burdens
- Only 40 miles from downtown Chicago, the nation's 3rd largest economy, with the advantage of Indiana's more favorable business climate
- Indiana ranks among the Midwest's most pro-business states, offering lower taxes, reduced regulation, and strong economic incentives
- Situated within AmeriPlex at the Port—Northwest Indiana's premier business park—offering a rich mix of amenities and a diverse base of corporate and industrial tenants

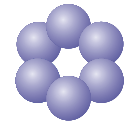
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BUSINESS PARK CORPORATE NEIGHBORS & AMENITIES



PORTAGE AREA NEIGHBORS & AMENITIES

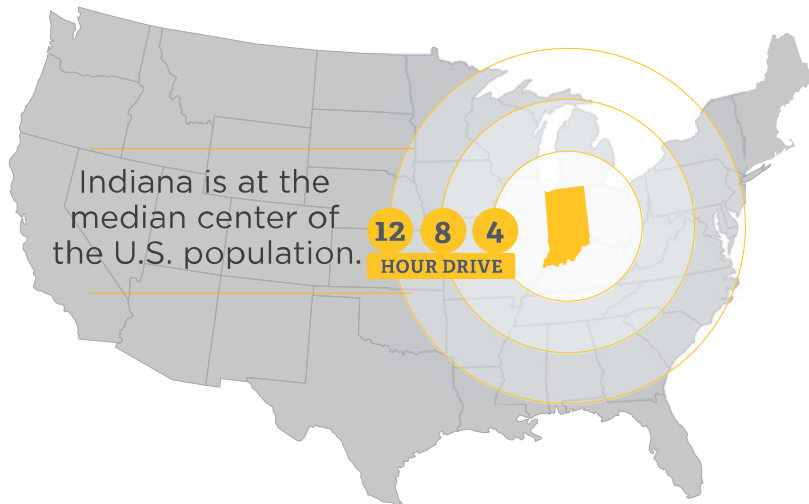


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Indiana Advantage



- 5 America's Top State for Business Infrastructure
(CNBC, 2023)
- 2 Best Place to Start a Business
(Forbes, 2024)
- 1 Property Tax Index Rank
(Tax Foundation, 2022)
- 5 Cost of Doing Business
(CNBC, 2023)
- 3 State Business Tax Climate Index Score
(Cost of Living, CNBC, 2023)

FASTER DELIVERY

- 1st in shortest distance to median center of U.S. population
- 1st in pass-through interstates

INFRASTRUCTURE INVESTMENT

- \$1.2 Billion per year allocated through 2024 for transportation infrastructure projects
- \$1 Billion in new infrastructure investments to assure continued global connectivity

COMPETITIVE TAX CLIMATE

- 4.9% Corporate Income Tax Rate
- 1-3% Capped Property Taxes

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.

Individual Income Tax Rate: **3.05%**

AAA Indiana Bond Rating

TRANSPORTATION INFRASTRUCTURE

Indiana is 1st in pass-through highways, and located at median center of the U.S. population, making shipping hassle-free — and makes Indiana a prime location to be the defining hub for the U.S. supply chain.

Proximity to World's 4th Busiest Airport (O'Hare)

WORKER'S COMPENSATION PREMIUM RATE RANK: 4th

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

RIGHT TO WORK

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

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.

UI Tax for New Employers: **\$238**



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