

Truck Terminal For Lease

Freestanding Industrial For Lease- Gary, IN

5200 CLEVELAND STREET, MERRILLVILLE, IN 46410



For more information, please contact:

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TRUCK TERMINAL FOR LEASE

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PROPERTY DESCRIPTION



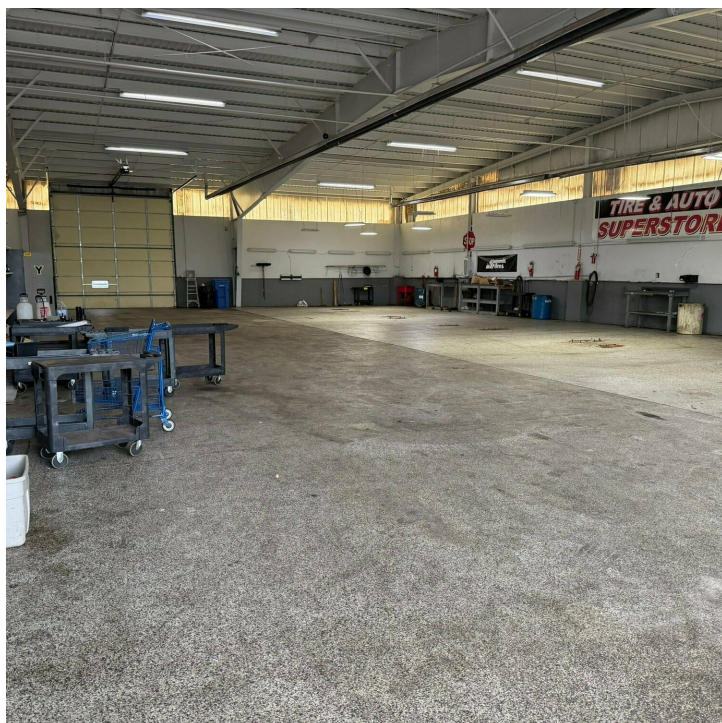
PROPERTY DESCRIPTION

The 12,400 SF industrial building at 5200 Cleveland Street in Gary, Indiana offers a unique combination of functionality, visibility, and recent upgrades. Situated on a fully fenced 2.15-acre lot, the property includes a front showroom, office area, and warehouse space with three 14-foot drive-in doors and 28-foot peak ceiling height, providing excellent flexibility for a variety of industrial or service-based users. The building is equipped with a newer roof (approximately five years old) and a brand-new electronic sign, adding both durability and curb appeal. With 2024 pay 2025 taxes totaling \$7,773 annually, the property delivers a cost-efficient operating profile. Conveniently located near major routes including I-80/94, US-20, and I-65, it offers easy access throughout Northwest Indiana and the greater Chicagoland area—making it an ideal option for businesses seeking secure outdoor space, showroom exposure, and functional warehouse capability in one prime

LOCATION DESCRIPTION

Gary is a city in Lake County, Indiana, United States. The population was 69,093 at the 2020 census, making it Indiana's eleventh-most populous city. The city has been historically dominated by major industrial activity and is home to U.S. Steel's Gary Works, the largest steel mill complex in North America.

Gary is located along the southern shore of Lake Michigan about 25 miles (40 km) southeast of downtown Chicago. The city is the western gateway to the Indiana Dunes National Park, and is within the Chicago metropolitan area.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 12,400 SF

Lease Rate: \$14 SF/yr (NNN)

Lot Size: 2.15 Acres

Year Built: 1969

Building Size: 12400 SF

PROPERTY HIGHLIGHTS

- 12,400 SF industrial building on a fully fenced 2.15-acre lot
- Three 14' drive-in doors and 28' peak ceiling height
- Includes front showroom and office area with strong street visibility
- Plenty of parking space and outside storage
- Excellent location near I-80/94, US-20, and I-65 for easy regional access
- Ideal for a automotive or heavy-duty repair business or trucking terminal.
- Plenty of semi-truck parking



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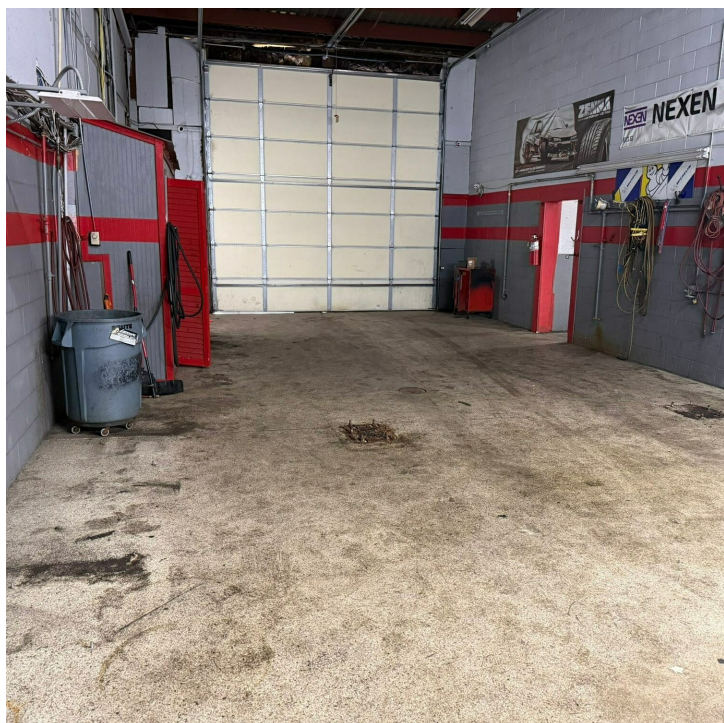
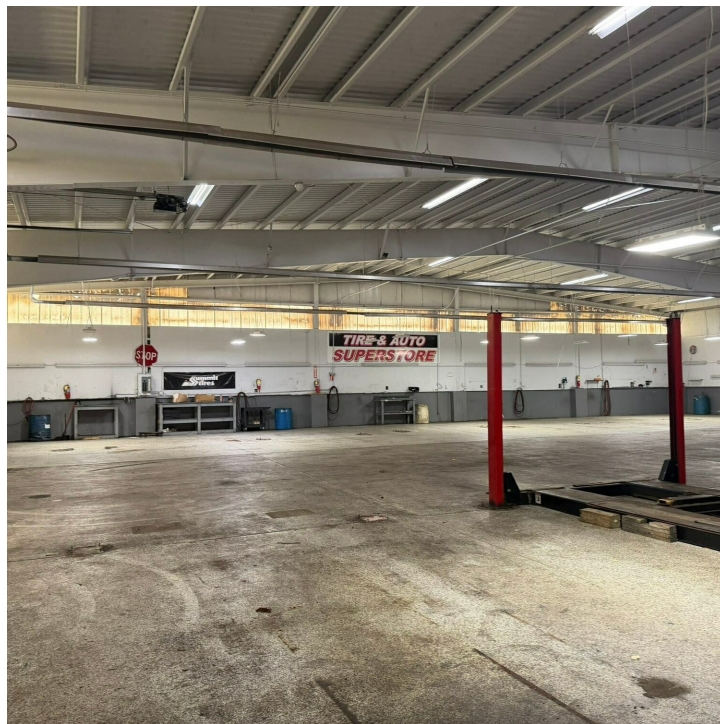
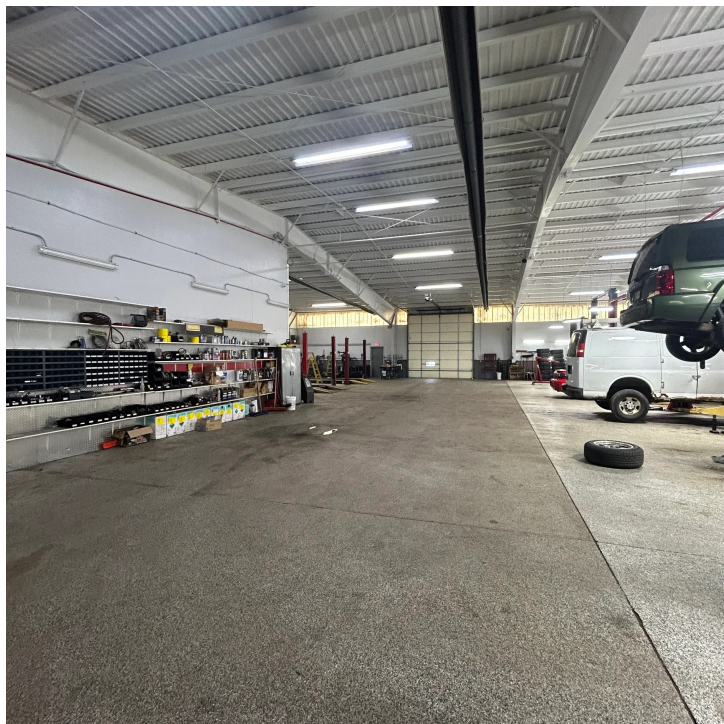
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ADDITIONAL PHOTOS



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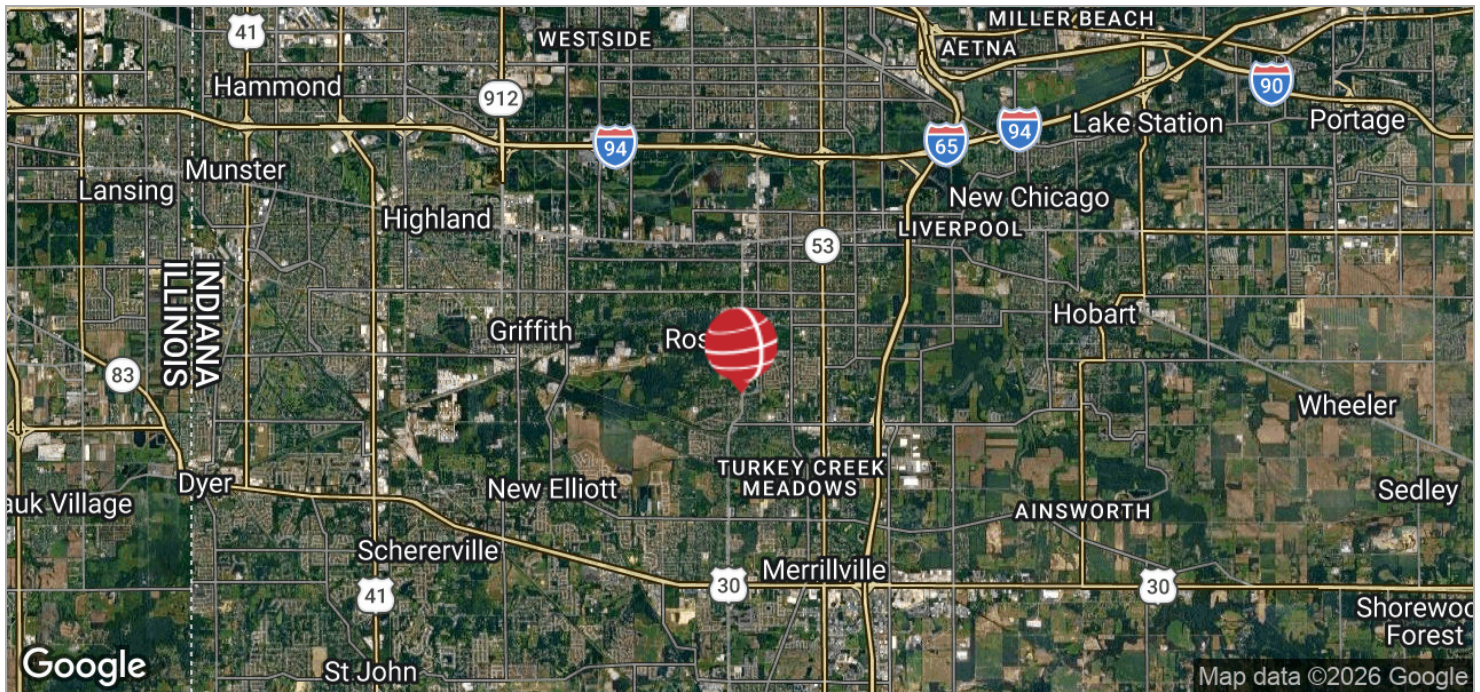
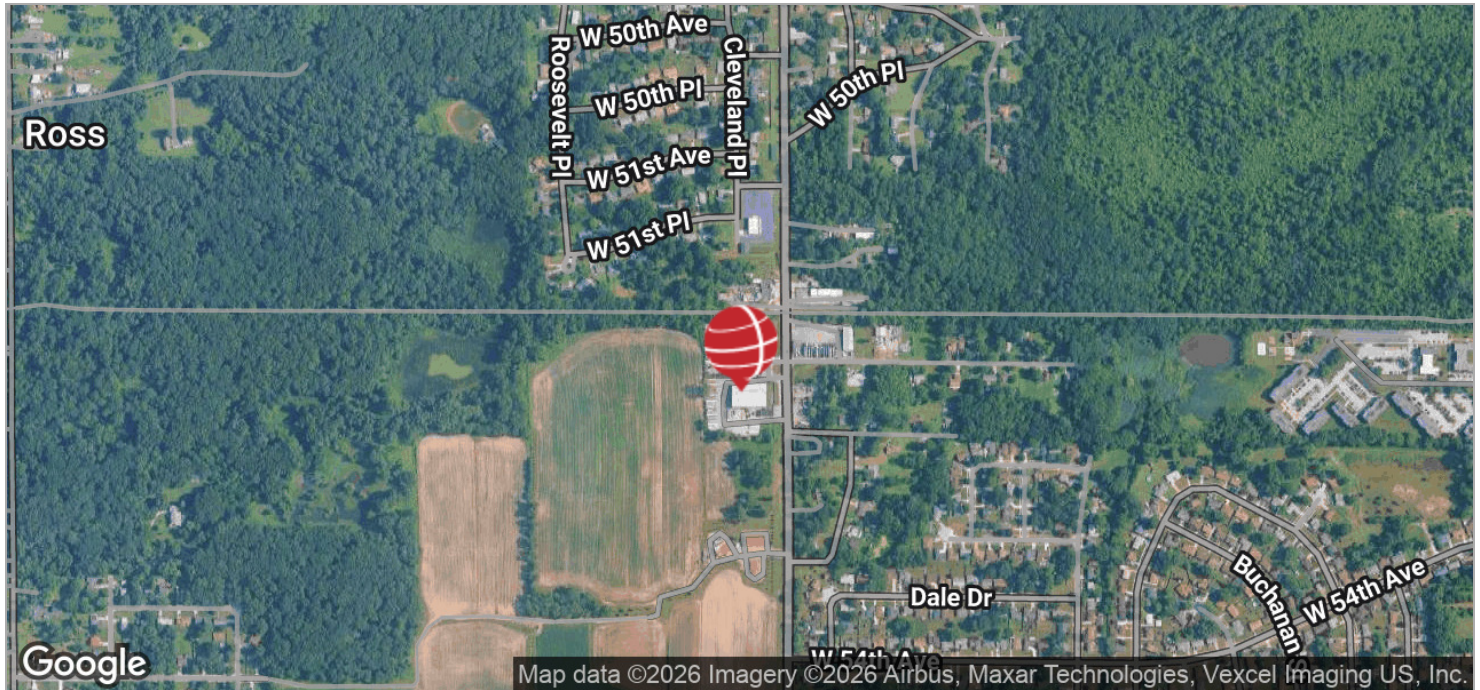
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LOCATION MAPS

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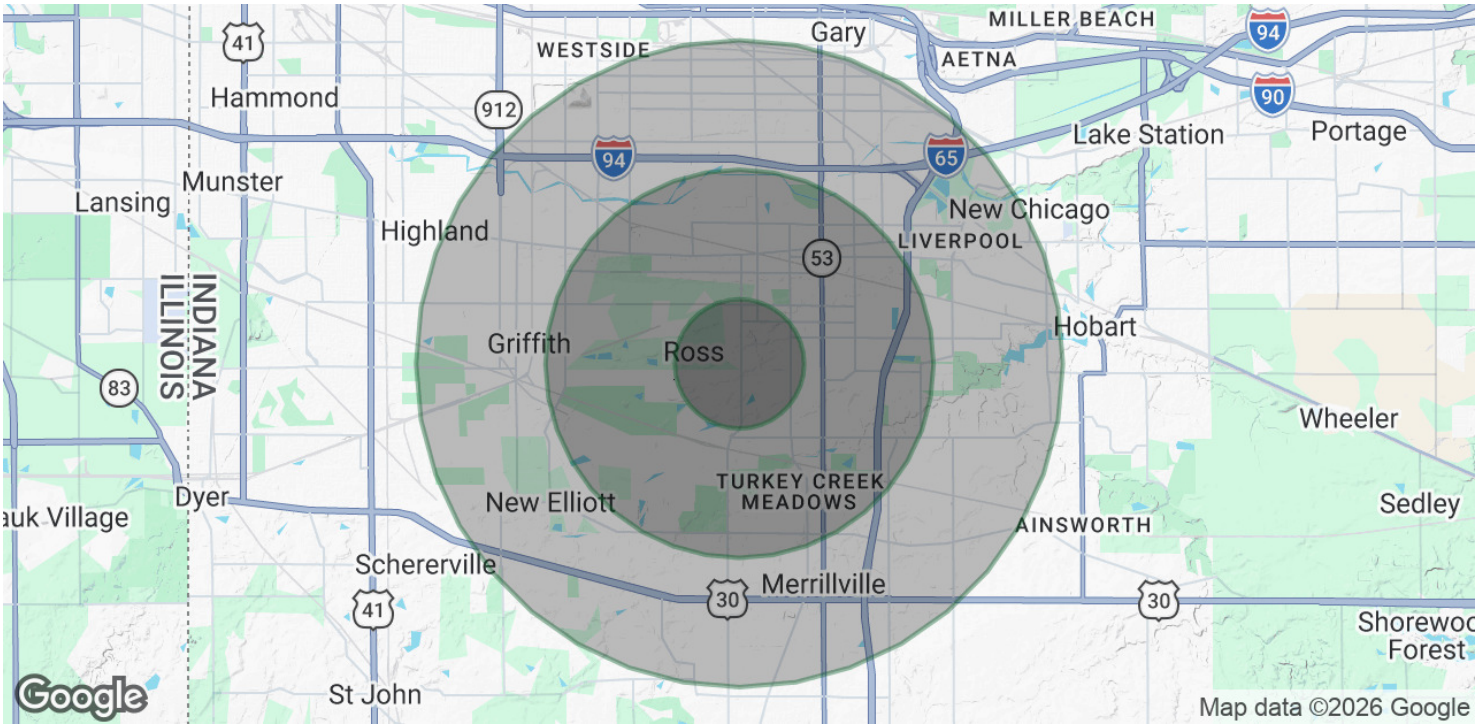
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,949	46,912	136,119
Average Age	38.9	39.6	40.1
Average Age (Male)	39.3	37.2	37.8
Average Age (Female)	38.8	41.7	42.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,540	18,502	55,124
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$68,983	\$72,818	\$76,486
Average House Value	\$142,507	\$160,137	\$183,360

2023 American Community Survey (ACS)

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