

INDUSTRIAL SPACE FOR LEASE

11 Pine Lake Ave. | LaPorte, IN 46530



High Ceilings, Heavy Duty Construction, Industrial and Warehouse Building

Building Size:	182,300 SF
Available:	60,000 SF (divisible down to sections as small as 8,000 SF)
Land:	9.07 Acres
Zoning:	B2 General Commercial District
Power:	1200 & 800 Amps / 480 Volts
GL Doors:	3
Ceiling Height:	18' to 24'
Lease Rate:	\$3.25 PSF NNN

Details:

Extremely heavy duty construction, industrial and warehouse building with 60,000 SF is currently being remodeled and is available for lease. Large column spacings. The space has 18' to 24' high ceilings and large drive through work areas. Site offers three (3) five ton cranes and one (1) 12.5 ton crane. The floors have a thickness of one foot up to two feet in certain areas and a 1200 amp and 800 amp electrical panels are at the site. The space has 3 grade level doors and additional at-grade drive-in doors and loading docks can be added. Plenty of parking is available on the south end of the facility, over 2 - 4 acres.

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Current large at-grade opening into 45,000 SF space.
In near future, current large at-grade opening will be enlarged to 50' width.

NAI Cressy

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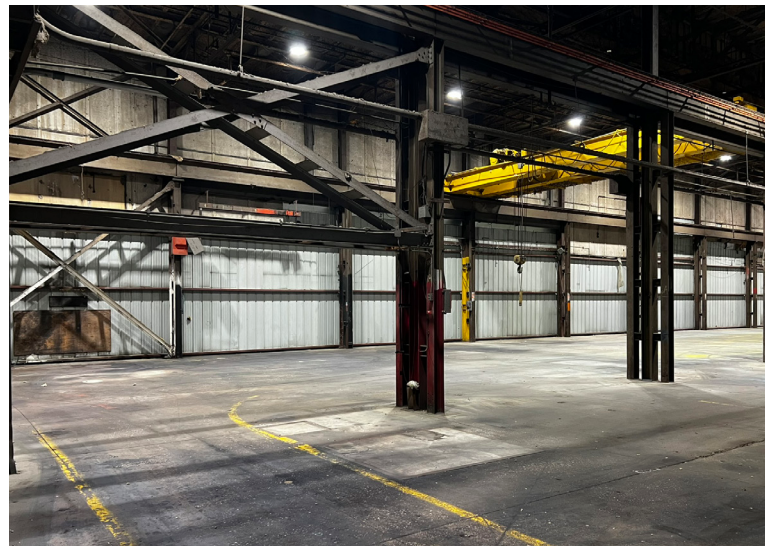
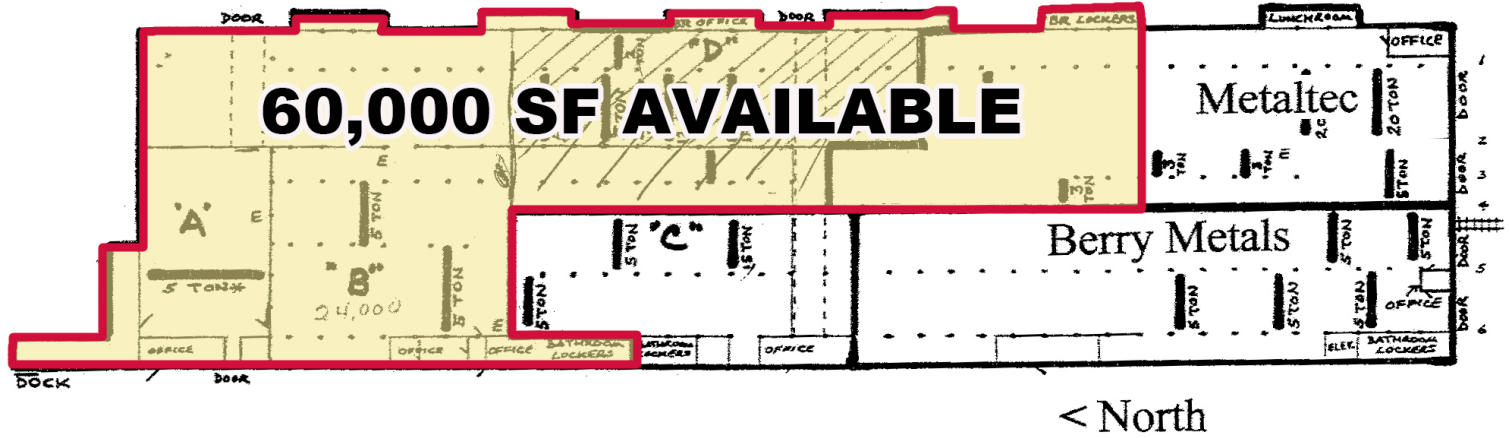
Roy Roelke
Senior Broker

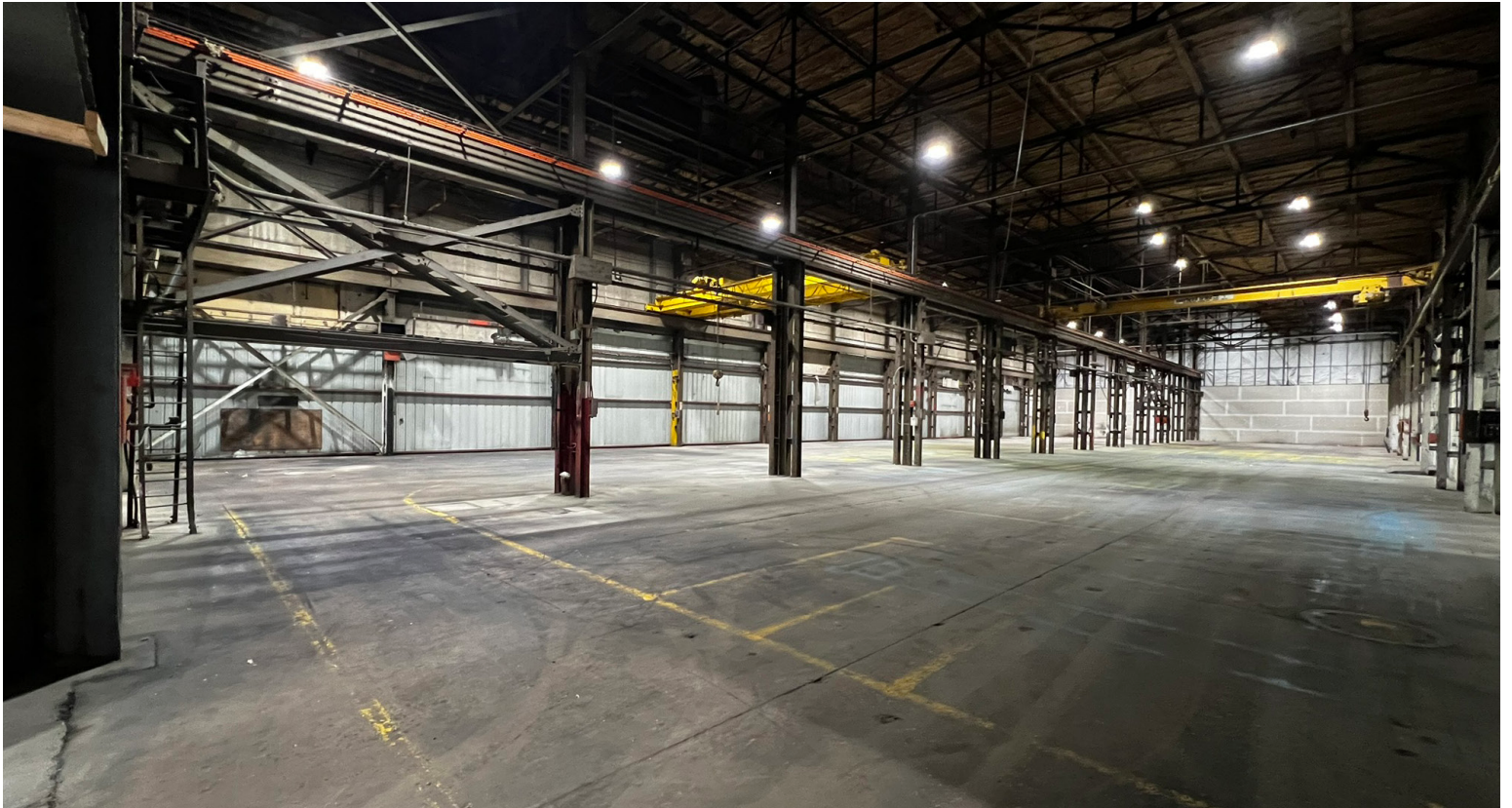
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FLOOR PLAN

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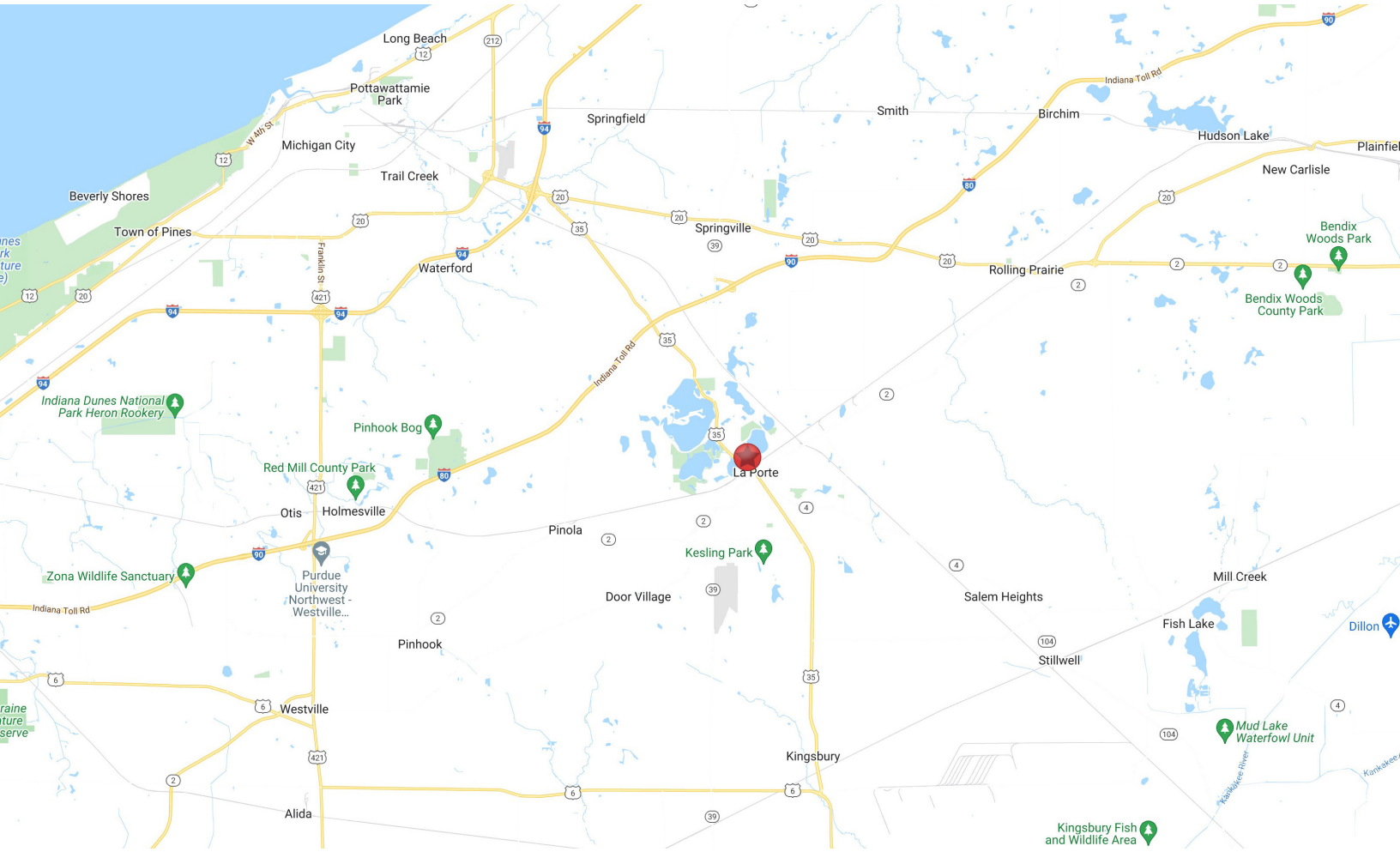




LOCATION OVERVIEW

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- Located in the heart of the historic City of LaPorte manufacturing district with Indiana State Highways 25 and 39 nearby. Close to Indiana Toll Road Interstate 80-90, and Interstate 94.
- Great strategic location for servicing the Great Lakes Region and the Midwest. One of the top locations in all of North America for reaching the largest amount of population in the shortest period of time in an individual or team driven truck.



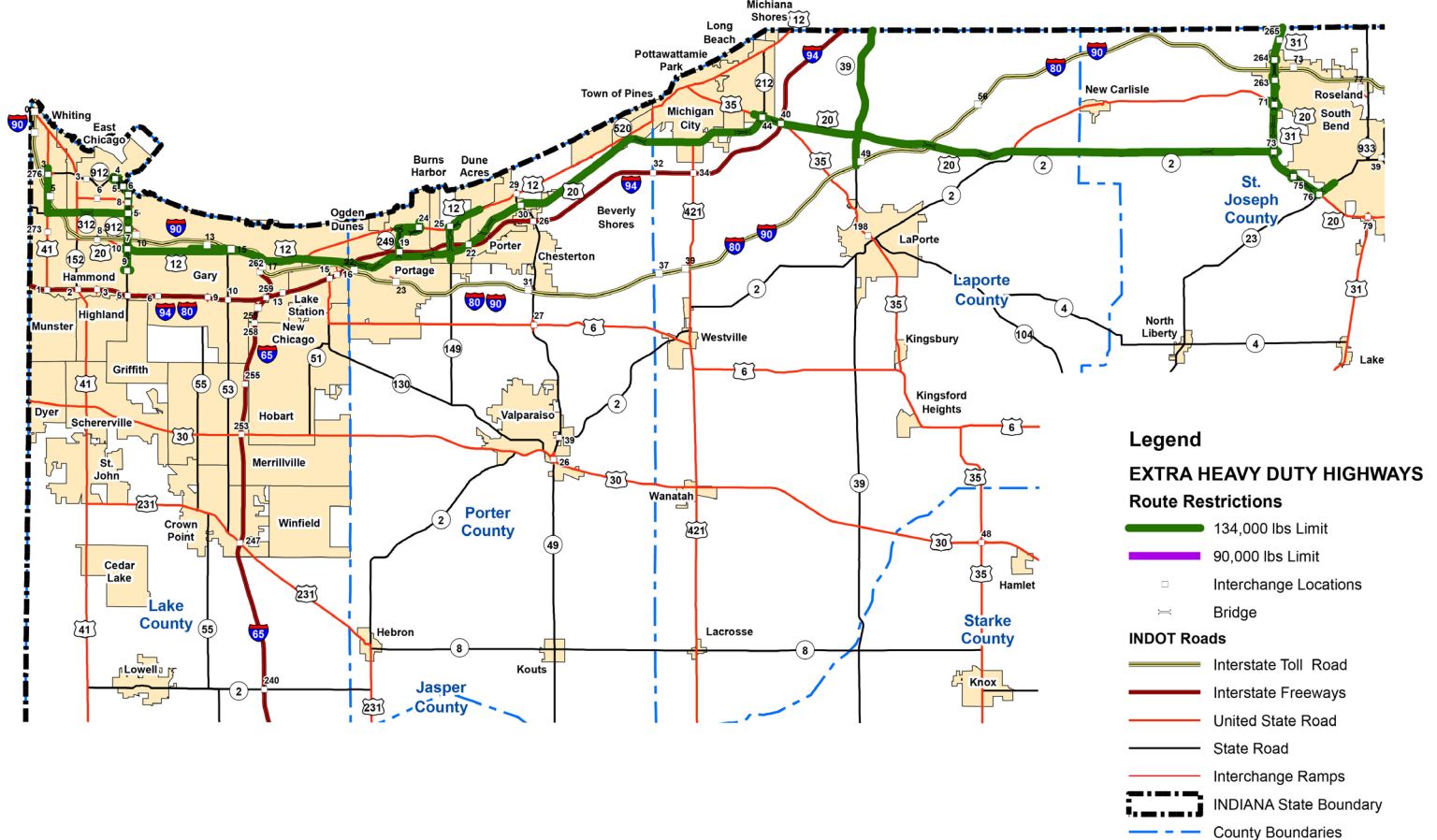


DISTANCE TO MAJOR CITIES

CHICAGO, IL	71 MILES
FORT WAYNE, IN	115 MILES
GRAND RAPIDS, MI	128 MILES
MILWAUKEE, WI	159 MILES
INDIANAPOLIS, IN	147 MILES
TOLEDO, OH	190 MILES

DETROIT, MI	204 MILES
ST. LOUIS, MO	314 MILES
PITTSBURGH, PA	407 MILES
MINNEAPOLIS, MN	450 MILES
MISSISSAUGA, ONT	461 MILES
NASHVILLE, TN	462 MILES

INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



The location of this property has access to the Indiana Heavy Haul Highway Route. Thus 120,000 Gross Vehicle Weight (GVW) loads can be hauled in from I-94, State Highway 2/20, & the Indiana Toll Road and our US 20 Bypass.

WHY INDIANA?

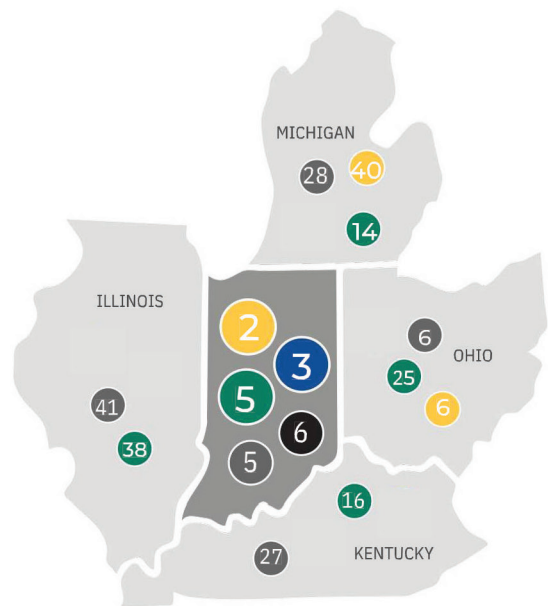
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AN ECOSYSTEM OF INNOVATION

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)

WHY INDIANA?

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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

