

Buildings 2 & 4 83,160 SF & 95,040 SF

W 61st Street
Hobart, IN



Building 2

Building Size: 83,160 sf (divides to 22,680 sf)

Site Size: 6.6 acres

Clear Height: 32'

Docks: 9

Drive-In Doors: 2

Car Parking: 130

Power: 800 amps

Zoning: PUD

Sprinklers: ESFR

Building 4

Building Size: 95,040 sf (divides to 25,290 sf)

Site Size: 6.8 acres

Clear Height: 32'

Docks: 10

Drive-In Doors: 2

Car Parking: 130

Power: 800 amps

Zoning: PUD

Sprinklers: ESFR

Comments

- Easy access to I-65 at the four-way interchange on 61st Ave.
- Hard to find divisible buildings that can accommodate under 50,000 sf
- Located near many retail, hotel and restaurant amenities

Adam Haefner

Principal
adam.haefner@avisonyoung.com
847.637.0704

Marty Mikaitis

Principal
martin.mikaitis@avisonyoung.com
847.886.0224

Zeke Rowan

Principal
zeke.rowan@avisonyoung.com
847.637.0708

Nick Fazio

Vice President
nick.fazio@avisonyoung.com
847.232.8604

10 Year Tax Abatement Program in Place



Clerestory windows

Lower costs on employment insurance, workers comp and hourly wages

Buildings 2 & 4 83,160 SF & 95,040 SF

W 61st Street
Hobart, IN



Building 2

Building Size:	83,160 sf (divides to 22,680 sf)
Site Size:	6.6 acres
Clear Height:	32'
Docks:	9
Drive-In Doors:	2
Car Parking:	130
Power:	800 amps
Zoning:	PUD
Sprinklers:	ESFR

Building 4

Building Size:	95,040 sf (divides to 25,920 sf)
Site Size:	6.8 acres
Clear Height:	32'
Docks:	10
Drive-In Doors:	2
Car Parking:	130
Power:	800 amps
Zoning:	PUD
Sprinklers:	ESFR

10 Year Tax Abatement Program in Place

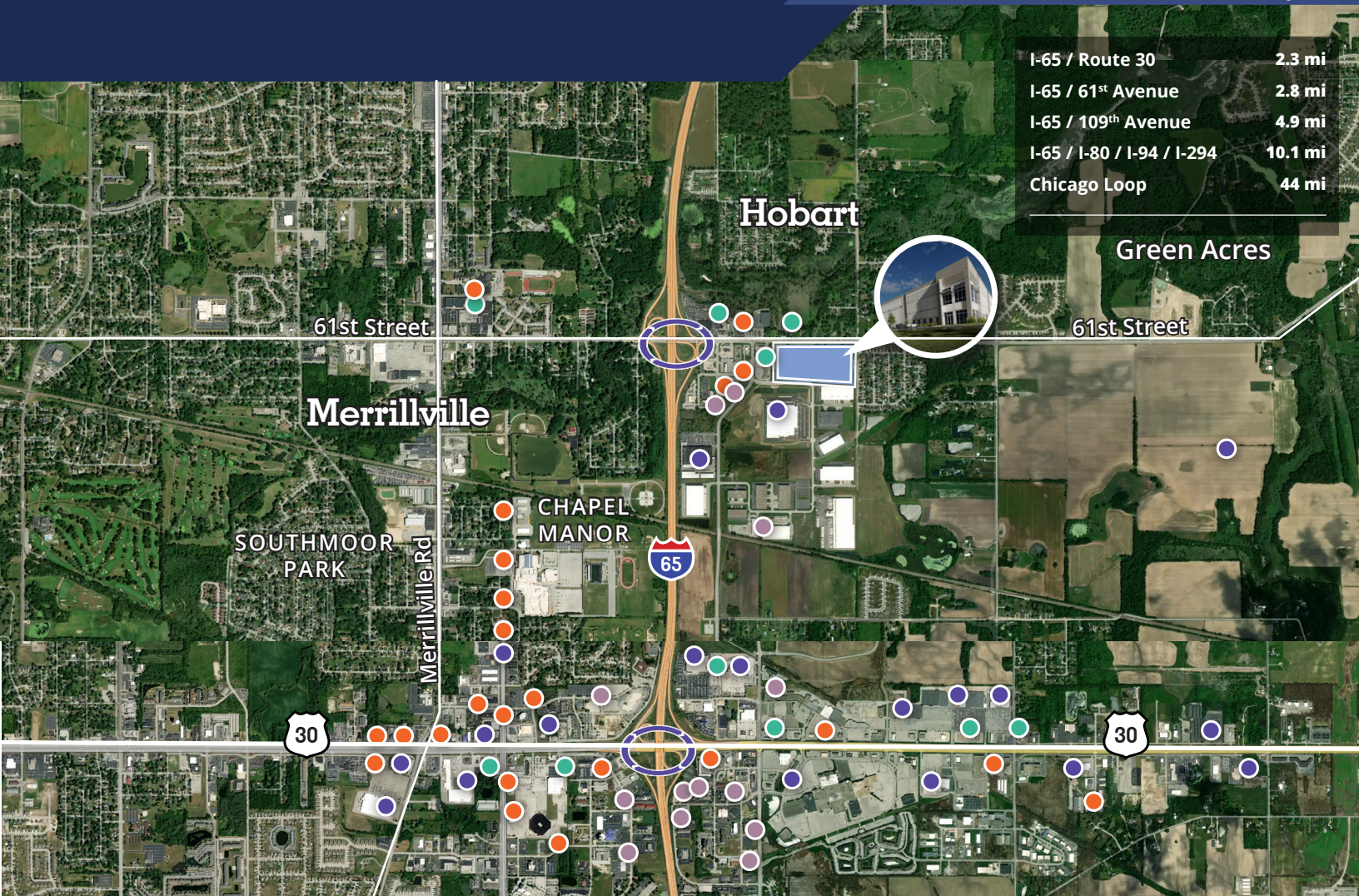


Clerestory windows

Lower costs on employment insurance, workers comp and hourly wages

Local Amenities

W 61st Street
Hobart, IN



- Restaurants
- Gas stations
- Hotels
- Shopping

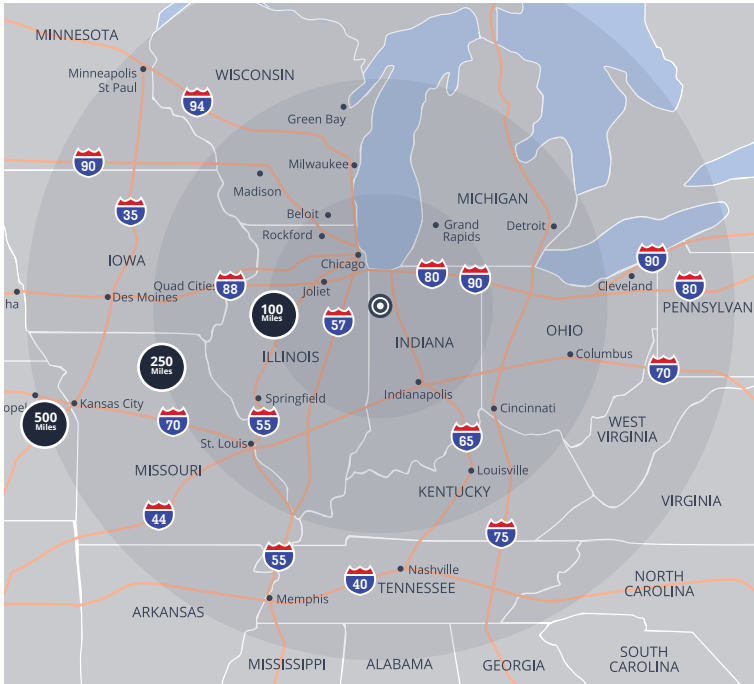
Area Highlights

This 27.6 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 22,680 to 95,040 square feet. Convenient access to I-65 and multiple interstates via the 4-way interchange at US Route 30, make this site a prime midwest distribution location.

Corporate Neighbors

- 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

Visit us at
avisonyoung.com

AVISON YOUNG

avisonyoung.com

© 2026 Avison Young - Chicago, LLC.

All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Developed by:



Get more information



[Adam Haefner](#)
Principal
+1 847 637 0704
adam.haefner@avisonyoung.com



[Zeke Rowan](#)
Principal
+1 847 637 0708
zeke.rowan@avisonyoung.com



[Marty Mikaitis](#)
Principal
+1 847 886 0224
martin.mikaitis@avisonyoung.com



[Nick Fazio](#)
Vice President
+1 847 232 8604
nick.fazio@avisonyoung.com