

FOR SALE – COMMERCIAL PROPERTY (PRICE REDUCED)

5127 E Dunes Highway, Gary, Indiana 46403



Property Overview:

Rare prime commercial property situated in the heart of NW Indiana’s bustling Melton Road Commercial Corridor (US Hwy 20). This high-traffic location offers unmatched accessibility to major transportation routes, including direct connections to I-94 and I-90, making it an ideal hub for logistics, auto repair, trucking, and industrial operations. Property includes 14,400 SF building on 1.67 acres.

Property Highlights:

- 14,400 SF Commercial Building
  - 10,000 SF Auto Repair Garage with 3 drive-in doors
  - 4,000 SF Office & Retail Space ideal for operational headquarters or customer-facing services
  - 18’ Ceiling Height, slab flooring, and durable block walls
  - Auto Body Shop Equipment & Lifts included
- 1.67-Acre Parcel with ample on-site surface parking and maneuvering space
- Strategic Location:
  - High-visibility, high-traffic corridor in Gary’s prime industrial zone
  - Immediate access to I-94 and Indiana Toll Road (I-90)
  - Convenient proximity to the Chicago metro area

Versatile Usage Options:

- Truck and Auto Repair Service Garage
- Warehousing & Distribution
- Logistics Operations
- Owner-User Facilities
- Redevelopment Opportunity

City Utilities fully available on site

Auto Repair Equipment Inventory

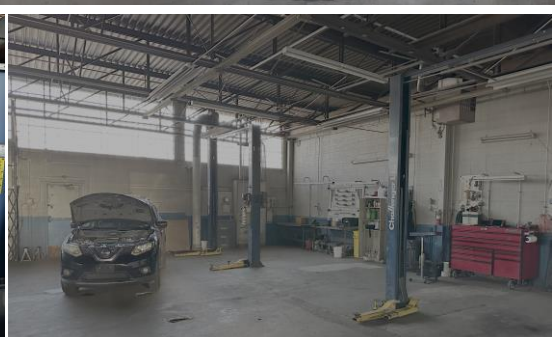
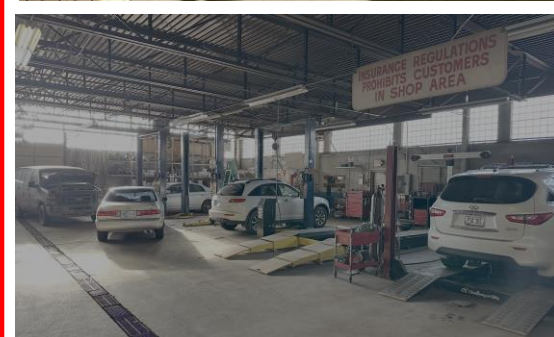
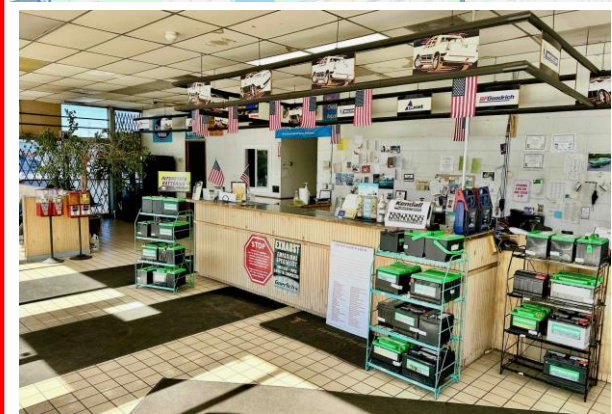
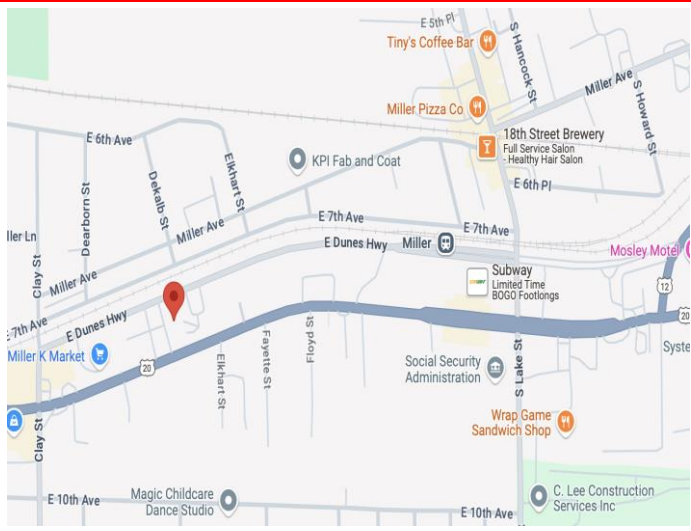
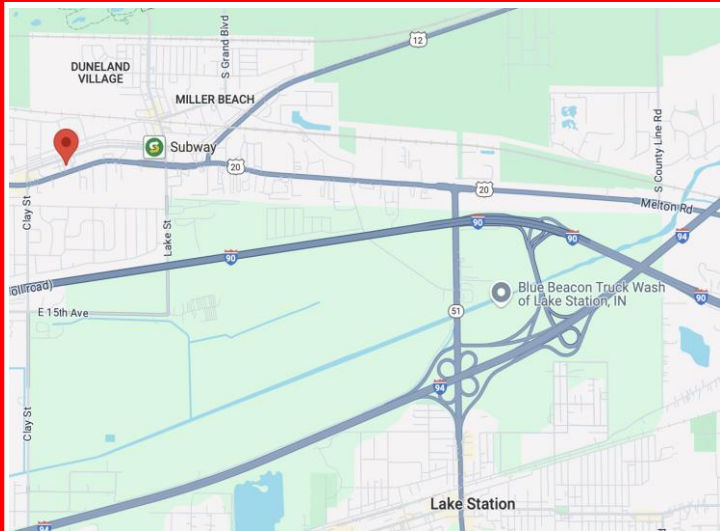
Item	Quantity	Description
1	1	Nova Verta Down Draft Body Shop Painting Spray Booth
2	1	Extra Long Frame Rack w/ Accessories & 2 Pulling Arms
3	1	4 Post Drive Up Hoist
4	8	2 Post Hoists
5	1	Scissor Rack w/ Computer for Alignment
6	3	Clean Burn Heaters
7	2	Air Compressors
8	2	Acetylene Welders

Price: \$1,495,000



JOHN NEKUS  
312-656-1689

# LOCATION & INTERIOR



## Location Advantages:

Positioned along a high-traffic industrial corridor, the property offers exceptional visibility and accessibility. With proximity to major highways and regional transport hubs, it's a prime choice for businesses prioritizing efficient transportation and operational convenience.



**JOHN NEKUS**  
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No warranty or representation is made for the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdraw without notice.