



**9-12 MONTH DELIVERY
VIEW PROPERTY VIDEO**



BUILD-TO-SUIT SITES UP TO 1.5M SF

Bounded by Broadway, East 93rd Avenue & Georgia Street | Merrillville, IN 46410

Site Specifications

- 5-acre to 87-acre sites available to accommodate 30,000 SF to 806,000 SF buildings totaling 1.5M SF
- Sites fully engineered and permitted for expedited delivery
- Single-load and cross dock configurations available
- Up to 50' clear height allowed without variance
- 200 megawatts+ of available power via two 138 kV transmission lines and two distribution lines (12.5 kV and 69 kV) in the business park. Electrical capacity with dual feeds ideal for production, manufacturing, distribution/fulfillment or data center uses
- Land sites available for purchase subject to offer

Location Features

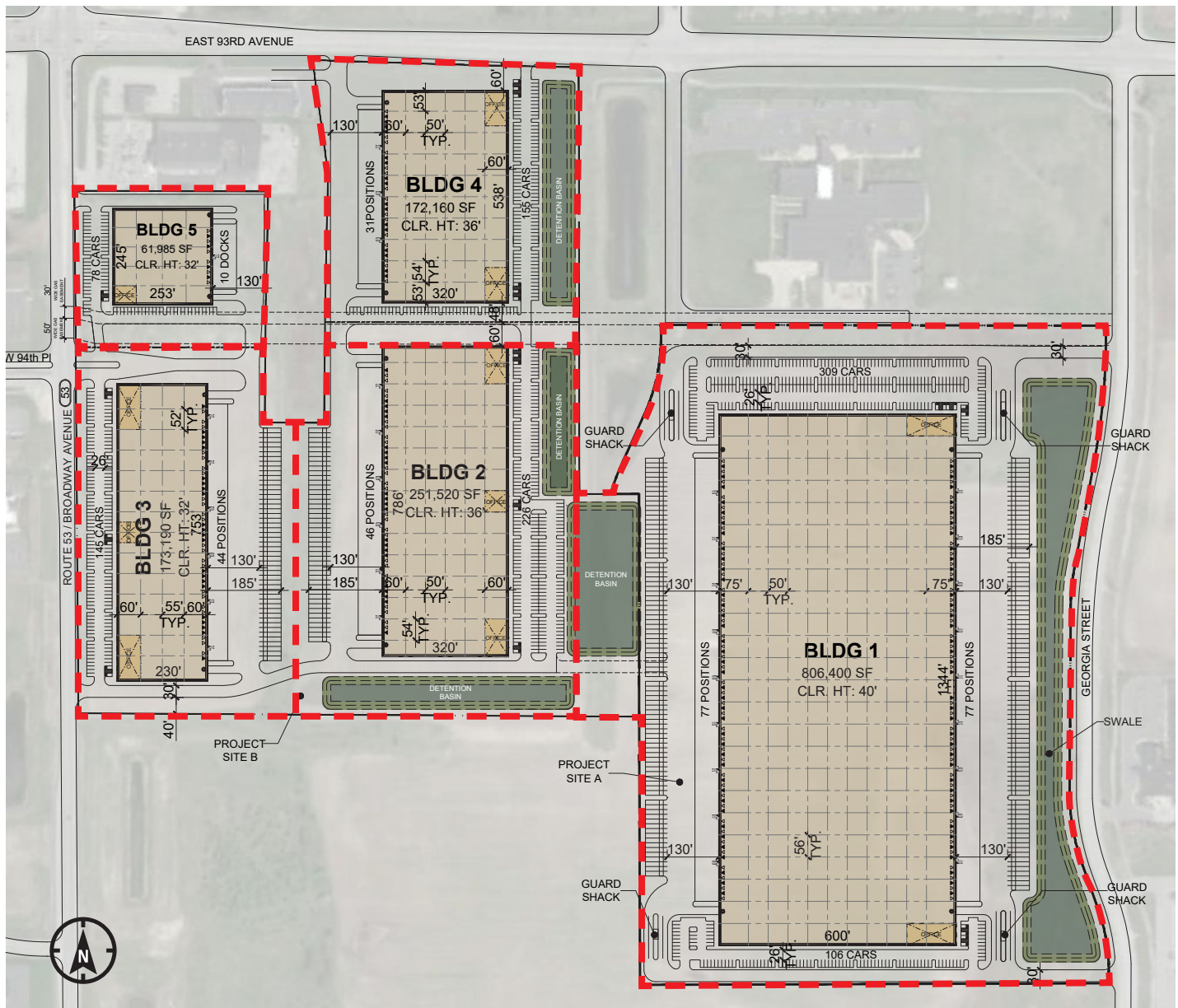
- Low Lake County real estate taxes, personal property tax and utility rebates available
- Proximity to I-65 for access to Chicago and major Midwest markets
- Sizable local labor force
- Located in well-established AmeriPlex at the Crossroads business park
- Local amenities including hotels, restaurants and grocery



Sam Durkin
+1 773 343 4361
sam.durkin@jll.com

Scott Duerkop
+1 312 952 0260
scott.duerkop@jll.com

Conceptual Development Plan



Building 1 Building 2 Building 3 Building 4 Building 5

ACREAGE	±45 AC	±15 AC	±11.5 AC	±10.5 AC	±4.5 AC
AVAILABLE SF	±806,400 SF	±251,520 SF	±173,190 SF	±172,160 SF	± 61,985 SF
OFFICE	To suit	To suit	To suit	To suit	To suit
CLEAR HEIGHT	40'	36'	32'	36'	32'
EXTERIOR DOCKS	154	46	44	31	10
DRIVE-IN DOORS	4	2	2	2	2
CAR PARKING	415	226	145	155	78
TRAILER PARKING	171	45	49	N/A	N/A

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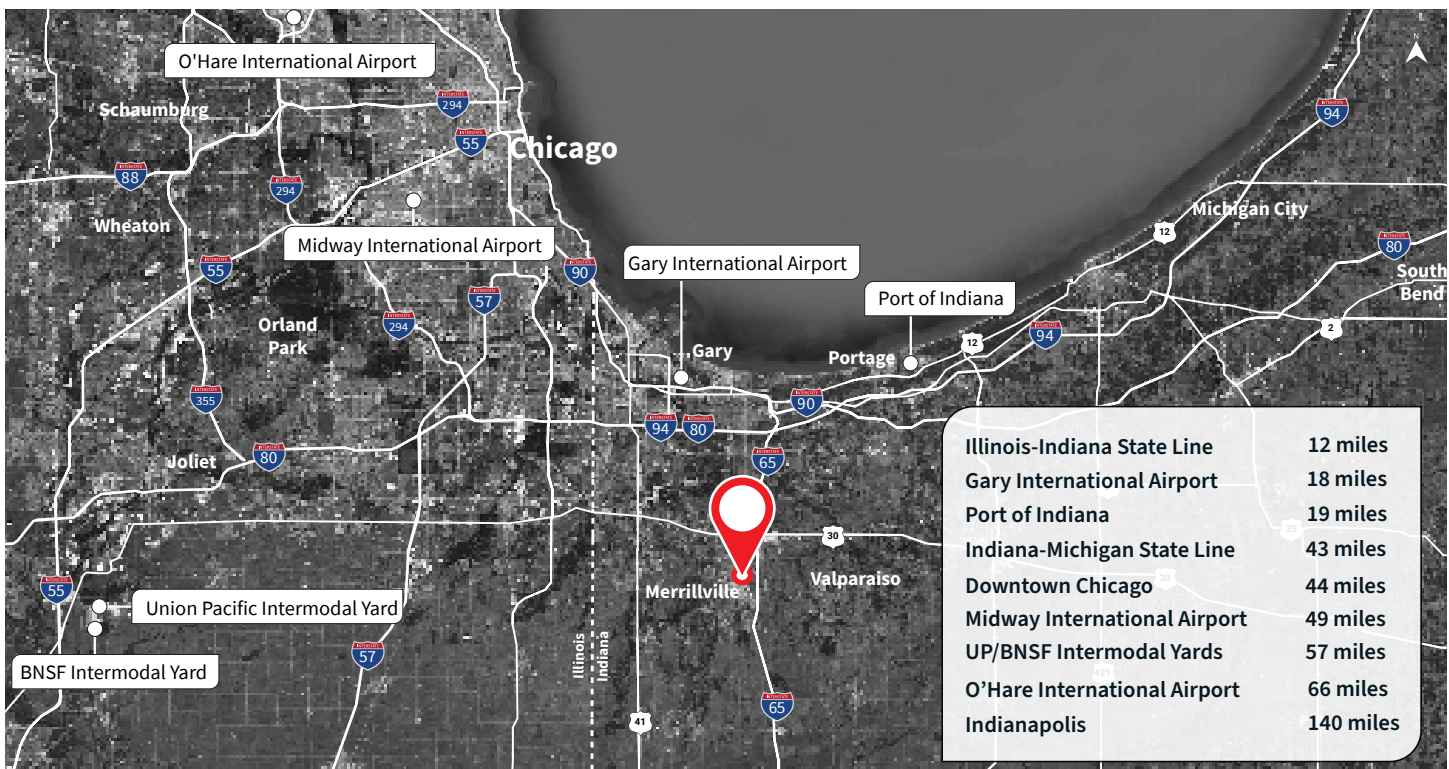
Amenities & Local Users



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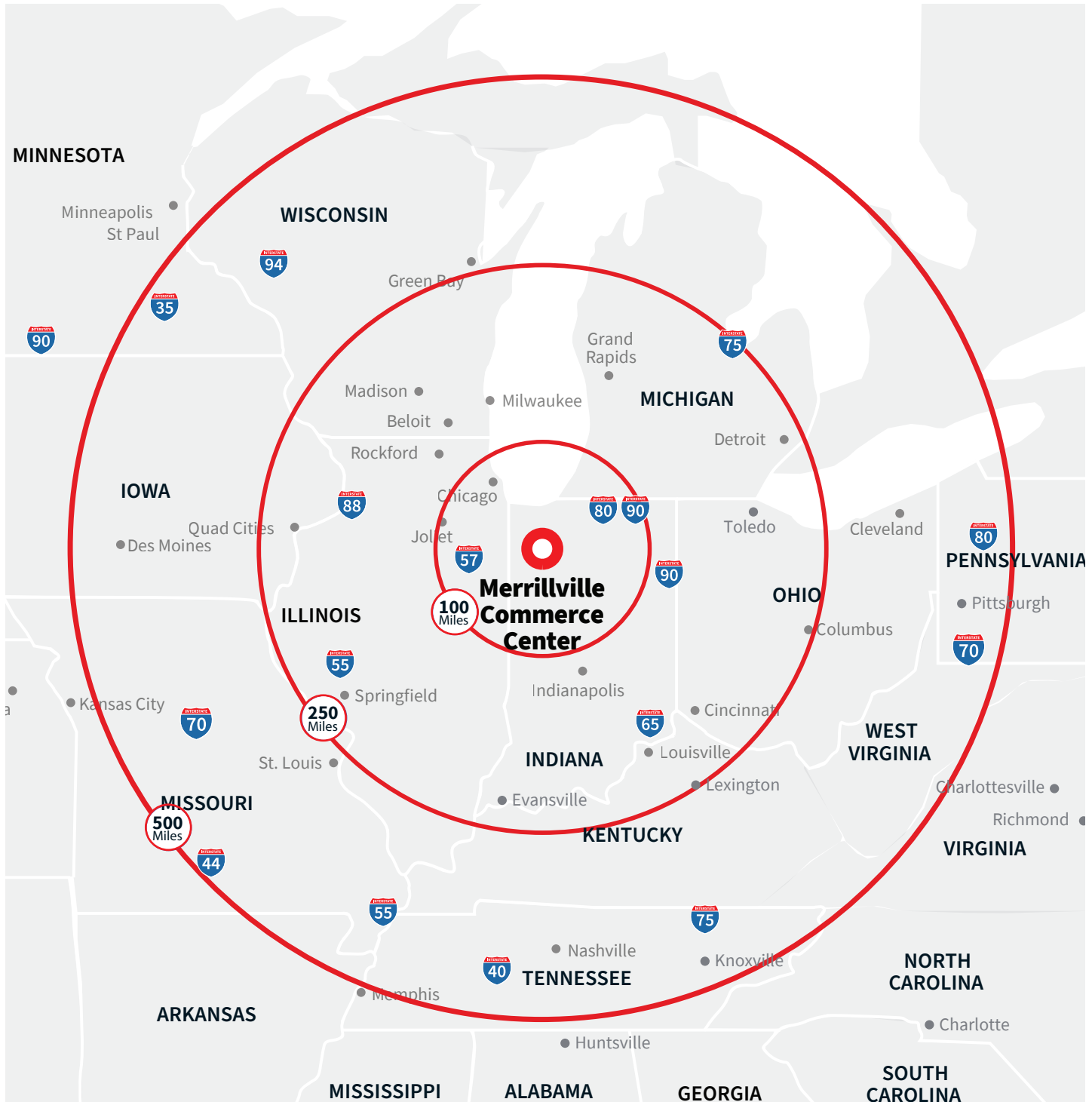
Regional Access



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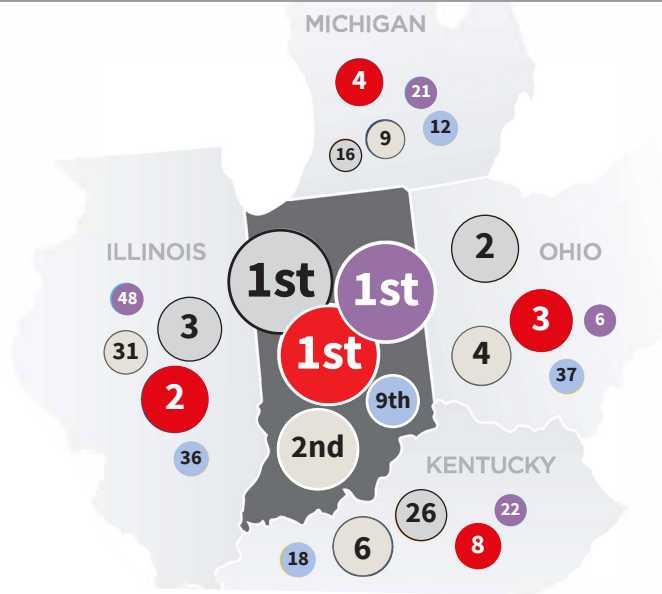
One Day Drive Time



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- 1 State Infrastructure**
(CNBC, 2022)
- 1 Property Tax**
(Tax Foundation, 2022)
- 1 Regional Workforce Development**
(Site Selection Magazine, 2022)
- 2 Cost of Doing Business**
(Americas Top States for Business, CNBC, 2022)
- 9 State Business Tax Climate Index Score**
(Overall Rank 2023)



CORPORATE INCOME TAX: 4.9%

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%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are capped at 3% in Indiana.

Individual Income Tax Rate: 3.23%

MI: 4.25% | **OH:** 4.79% | **KY:** 5% | **IL:** 4.95%

Property Tax Index Rank: 1

MI: 21 | **OH:** 6 | **KY:** 21 | **IL:** 48

AAA Indiana Bond Rating

Michigan: AA+ | **Ohio:** AAA | **Kentucky:** A+ | **Illinois:** BBB+
(Fitch, 2022)

UI RATES: 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.

MI: 2.7% | **OH:** 2.7% | **KY:** 2.7% | **IL:** 3.525%

UI Tax for New Employers: \$238

MI: \$257 | **OH:** \$243 | **KY:** \$300 | **IL:** \$525

WORKER'S COMPENSATION PREMIUM RATE RANK: 3

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

MI: 15 | **OH:** 12 | **KY:** 14 | **IL:** 28

RIGHT TO WORK: YES

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

MI: YES | **OH:** YES | **KY:** NO | **IL:** NO