

EXECUTIVE SUMMARY



OFFERING SUMMARY

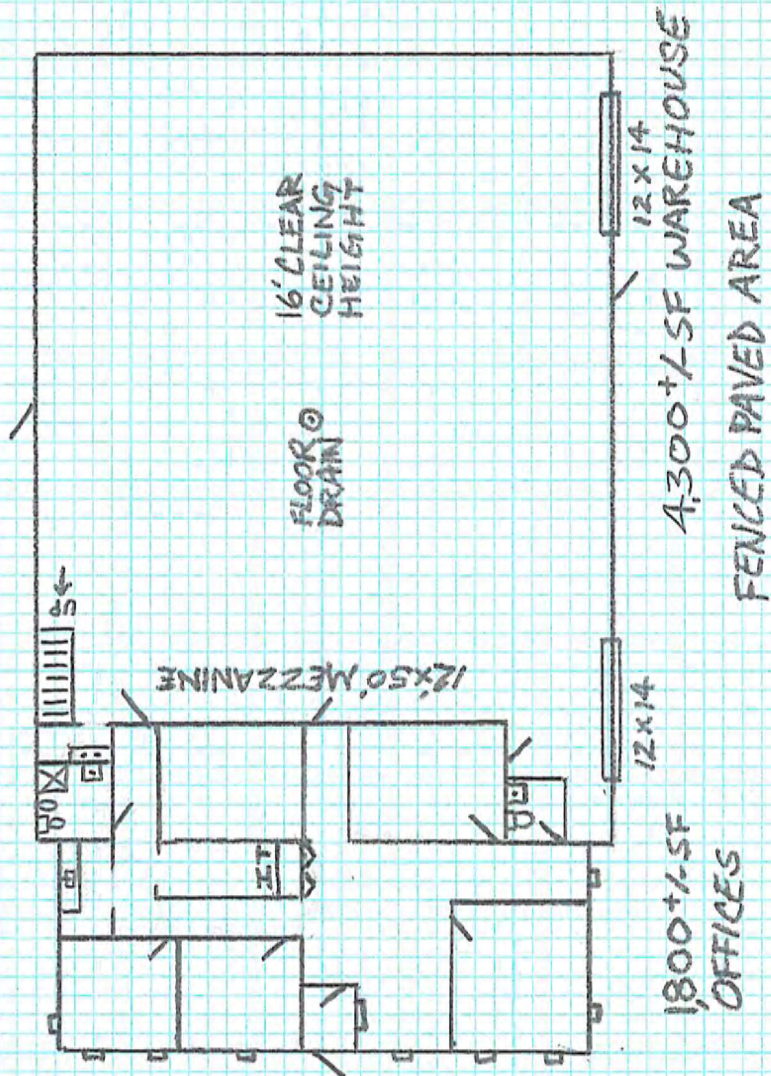
Lease Rate:	\$12.00/SF
Monthly Rate:	\$6,108.00
Building Size:	6,108 SF
Lease Type:	MG
Expenses:	S, L, T, U, J
Lot Size:	0.69 Acres
Zoning:	I-2

PROPERTY OVERVIEW

This is an industrial flex building with 6,108 SF suitable for contractors or light industrial uses. Interior features: 1,800 SF of office space with three private offices with large reception, break area and two storage areas. Central air/heat in offices. 4,300 SF of warehouse space with two 12'x14' OHD. 16' clear ceiling, floor drain with in floor hot water heater system in office and warehouse, 12'x50' mezzanine storage area and fenced lot. 200 Amp, 240 volt. Tenant to pay snow removal, lawn maintenance, interior repairs, trash, utilities and janitorial.

LOCATION OVERVIEW

Located in the Griffith Industrial Park. Cline Avenue to Main, head West on Main to Griffith Industrial Road, turn South, right on Cline Avenue then left on Industrial Drive. Other business in this park include J&M Golf, Govert Collision & Auto Body, Zondor Creative, Allied, El Oso and Mac Carb. 2.3 miles east of Indianapolis Blvd (Rt. 41), 3 miles south of I80/94, 3 miles north of U.S. Highway 30 and 6 miles west of I 65. See attached PDF on Why Indiana! IEDC State marketing on all the great reasons to consider the move to this property.



320 Industrial Drive
 Griffith Industrial Park
 Griffith, Indiana
 6,108 SQ. FT.
 0.69 ACRE LOT

1" = 20' +/-
 SCALE

N ↑

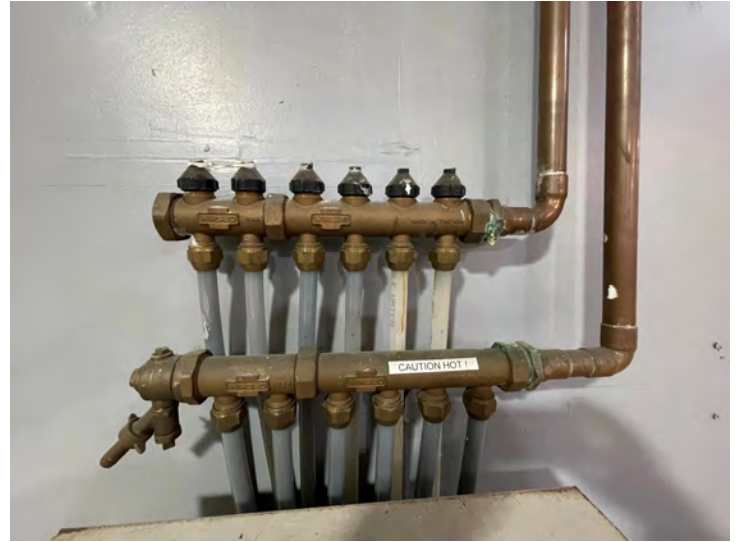
OFFICE



WAREHOUSE



ADDITIONAL PHOTOS



AERIAL IMAGE

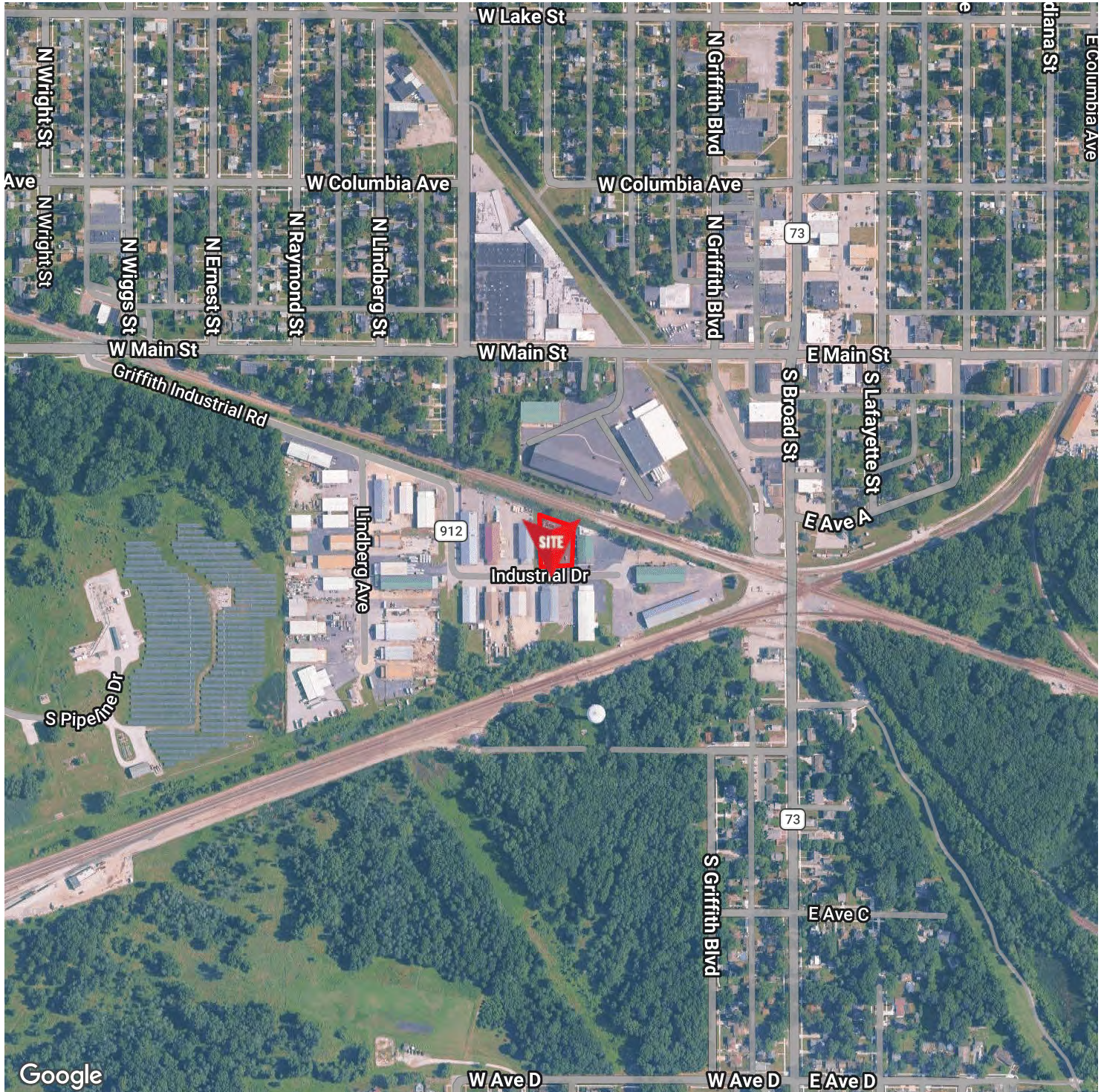


AERIAL IMAGE 2

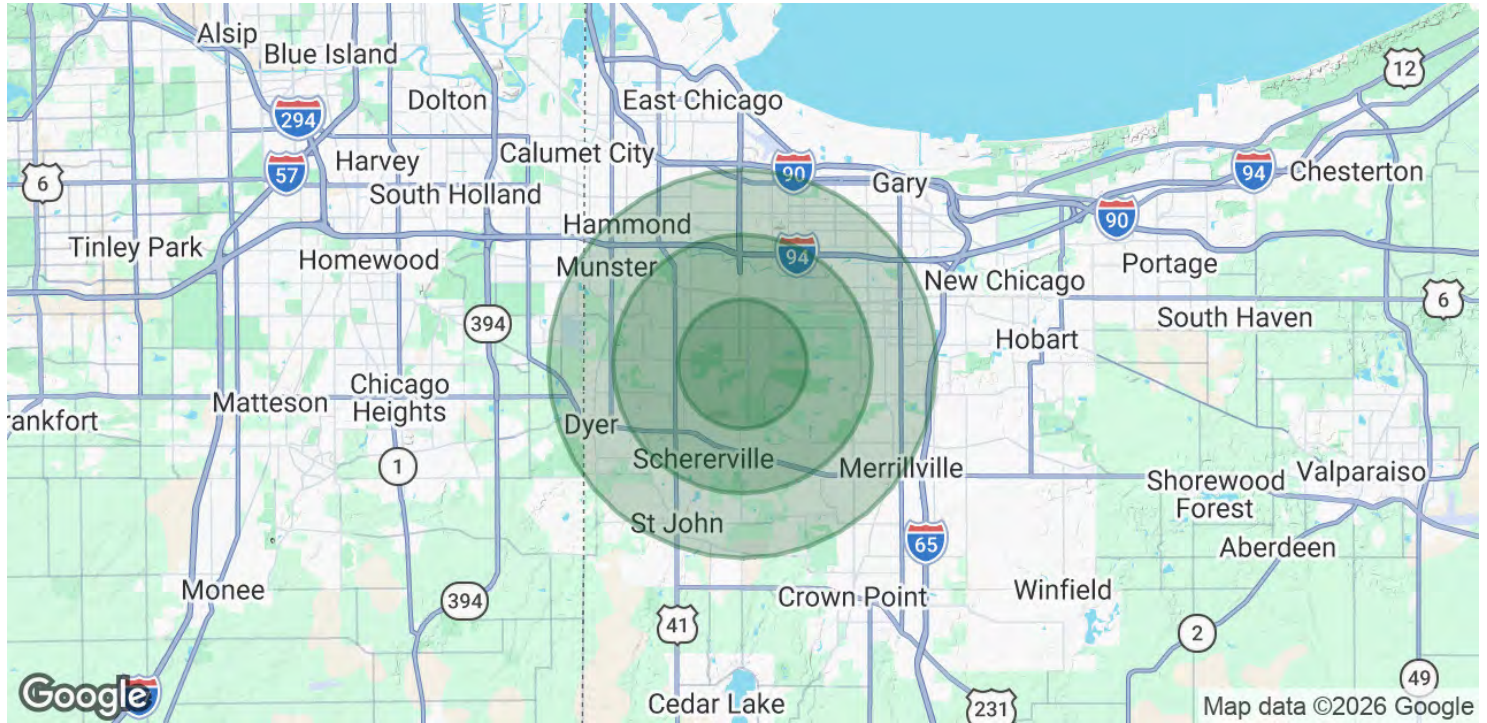


GRIFFITH INDUSTRIAL PARK

MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	2 MILES	4 MILES	6 MILES
Total Population	20,642	102,833	249,543
Average Age	42.6	42.6	41.3
Average Age (Male)	43.1	41.7	39.3
Average Age (Female)	44.0	43.9	43.1

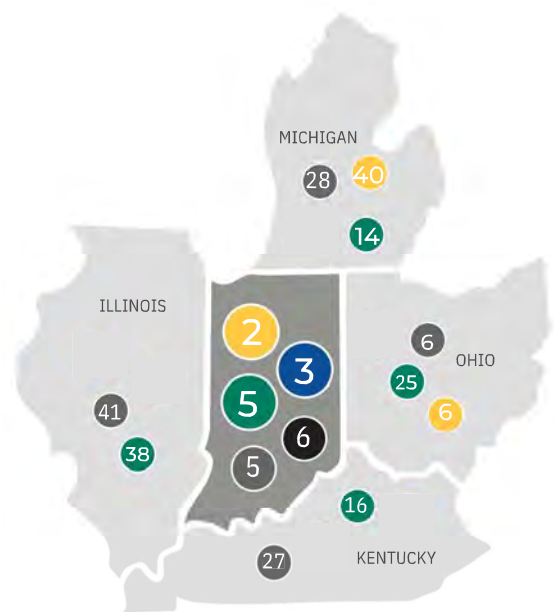
HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	8,671	42,143	98,507
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$93,843	\$101,872	\$93,998
Average House Value	\$219,456	\$258,145	\$237,443

* Demographic data derived from 2020 ACS - US Census

INDIANA BUSINESS CLIMATE

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)



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%

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%

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-

(Fitch, 2024)



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

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

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