

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$11.00/SF
Available SF:	4,880 SF
Lease Type:	Gross
Expenses:	Utilities/Dumpster
Building Size:	48,640 SF
Lot Size:	1.2 Acres
Parking:	Car/Truck
Zoning:	I-1

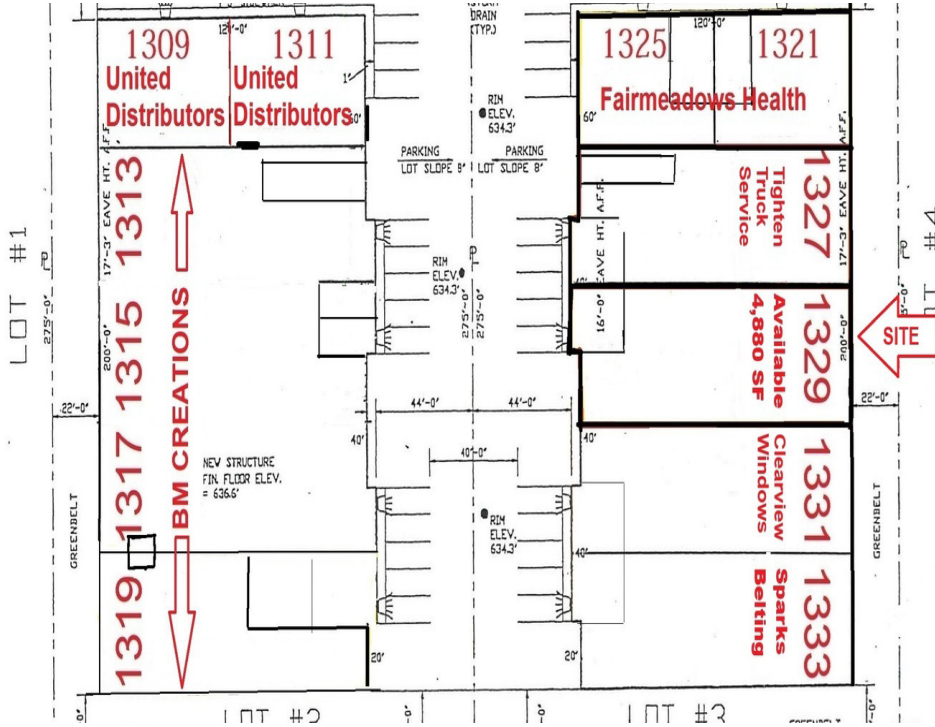
PROPERTY OVERVIEW

Unit 1329 is a 4,880 SF unit now available with interior features of 420 SF Office with mezzanine storage, 4,460 SF warehouse one bathroom and 12'x14' OHD, 200 AMP 3 Phase electric.

LOCATION OVERVIEW

Located on the south side of Main Street in the Gatlin Industrial Park which is located in the Griffith Central Business District. 1 block east of Colfax Street. 3 miles east of Indianapolis Boulevard. 3 3/4 miles south of I-80/94. 5 1/2 miles east of the Illinois/Indiana border. Convenient location to get anywhere in Lake County. Approximately 30 miles southeast of Chicago.

AVAILABLE SPACES



DESCRIPTION: UTILITIES TO BE PROVIDED PER TOWN OF GRIFFITH ORDINANCES. ALL TAPS TO UTILITIES TO BE AS APPROVED AND SPECIFIED BY TOWN OF GRIFFITH.
 WATER SUPPLY LINE - 2" COPPER
 STORM SEWER LINE - 6" PVC
 SLOPE = 0.40' PER 100'
 SANITARY SEWER LINE - 6" PVC
 SLOPE = 1.0' PER 100'

LOT #2
 STORM AND WATER TAP IS ON LOT LINE BETWEEN LOTS #2 AND #3 AT MAIN ST.
 SANITARY TAP IS 26' EAST OF MAN HOLE ON LOT LINE BETWEEN LOTS #1 AND #6, AT COLFAX AVE.

LOT #3
 STORM AND WATER TAP IS ON LOT LINE BETWEEN LOTS #2 AND #3 AT MAIN ST.
 SANITARY TAP IS 61' EAST OF MAN HOLE BETWEEN LOTS #3 AND #5.

DESCRIPTION:
 LOTS #2 AND #3 IN GATLIN'S ADDITION TO THE TOWN OF GRIFFITH, AS SHOWN IN PLAT BOOK 076, PAGE 45 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



REVISION #3 5-30-97 SBD
 REVISION #2 5-22-97 SBD
 REVISION #1 5-2-97 SBD

Structural

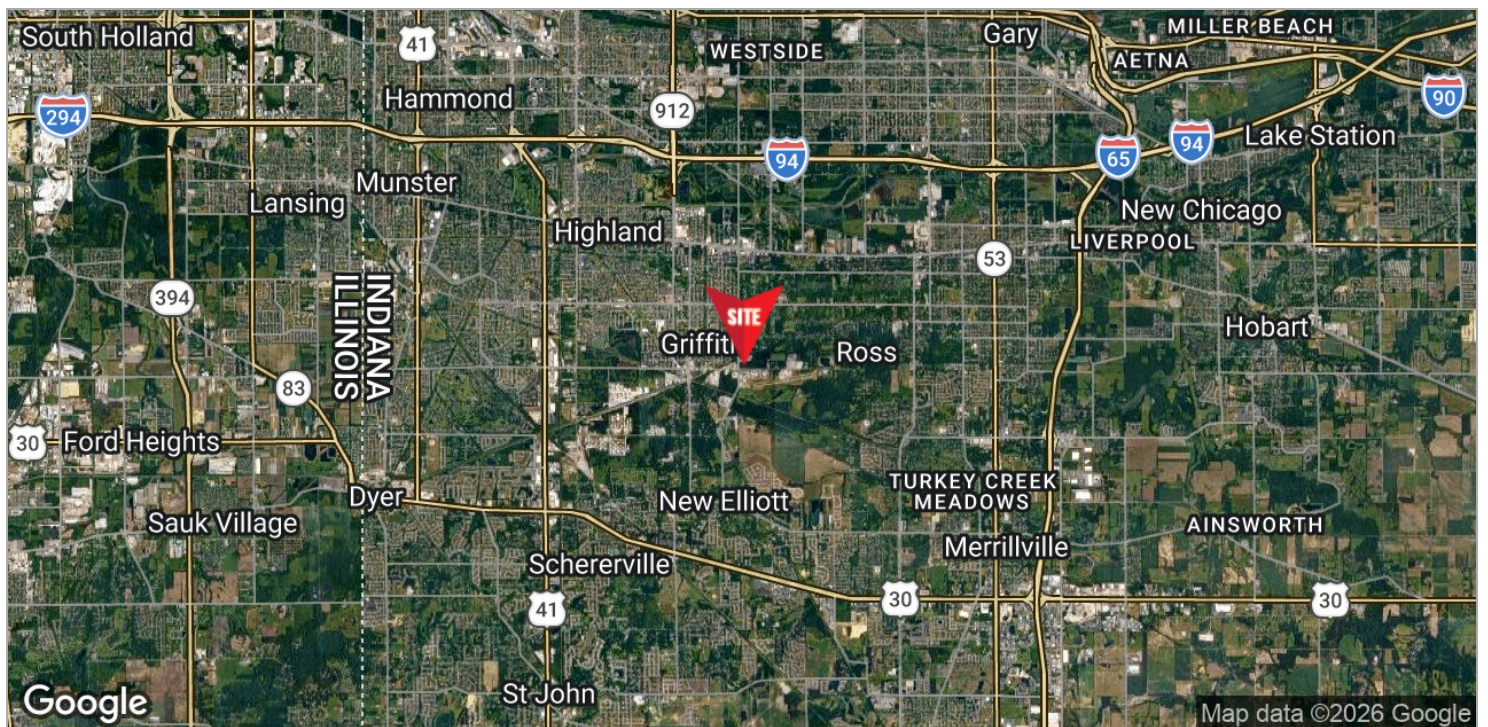
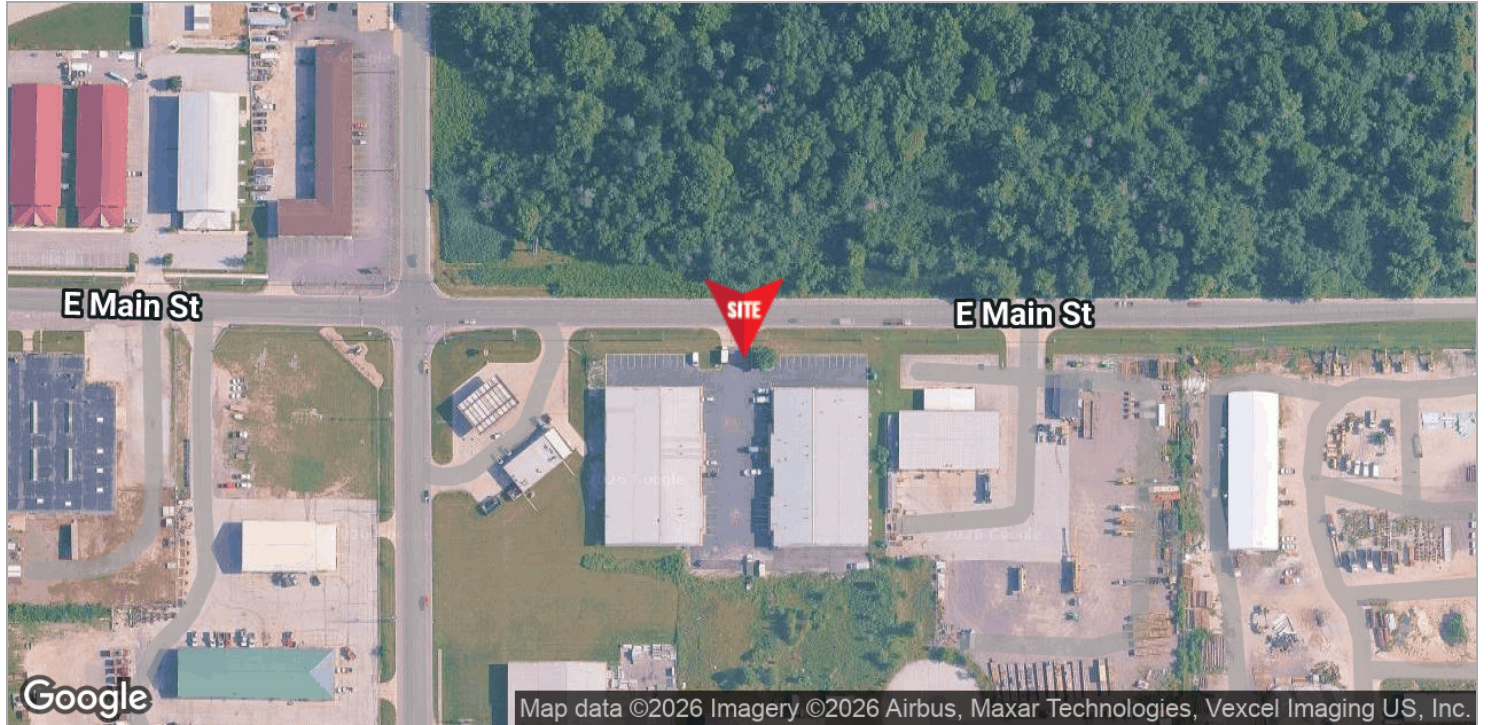
LEASE TYPE **GROSS** | **TOTAL SPACE** **4,880 SF** | **LEASE TERM** **NEGOTIABLE** | **LEASE RATE** **\$11.00 SF/YR**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1329	Available	4,880 SF	Gross	\$11.00 SF/yr	Gross lease plus utilities and dumpster.

UNIT 1329



LOCATION MAPS



For Information Contact:

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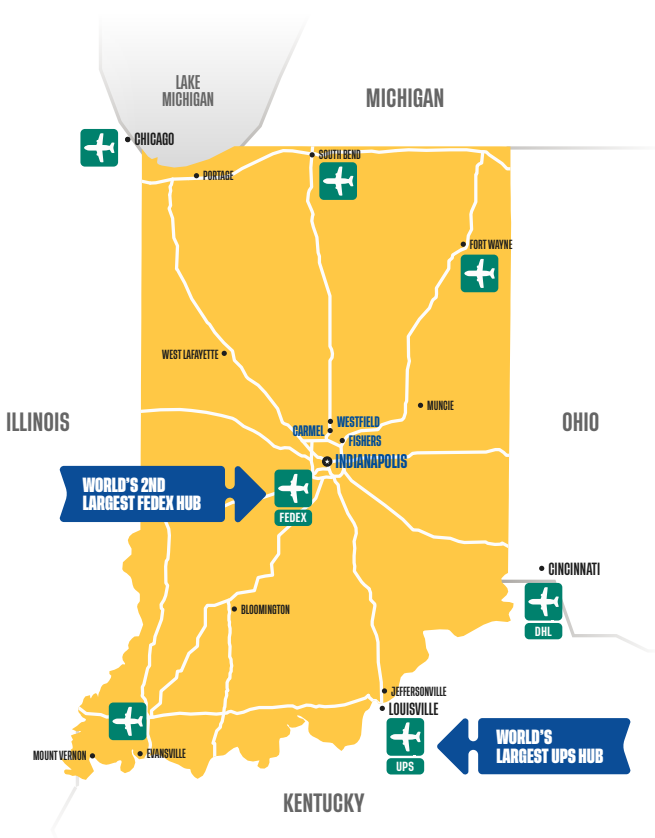
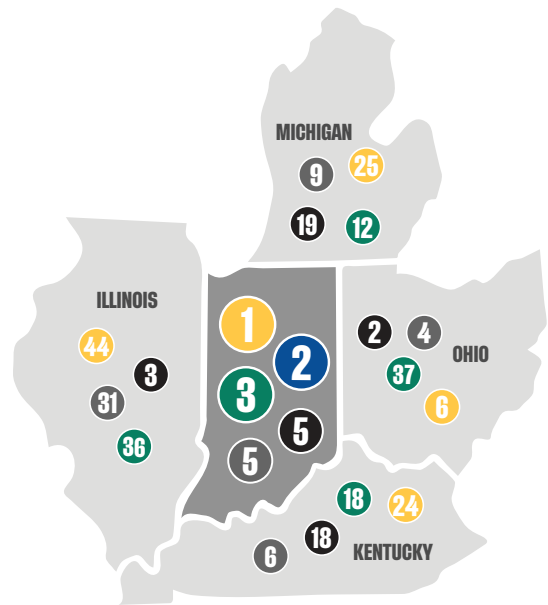
AERIAL



INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana is more than the Crossroads of America - it's the center of intelligence that 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 business objectives.



- 1 PROPERTY TAX INDEX RANK**
(Tax Foundation, 2022)
- 2 BEST PLACE TO START A BUSINESS**
(Forbes, 2024)
- 3 STATE BUSINESS TAX CLIMATE INDEX SCORE**
(CNBC, 2023)
- 5 COST OF DOING BUSINESS**
(CNBC, 2023)
- 5 AMERICA'S TOP STATE FOR BUSINESS INFRASTRUCTURE**
(CNBC, 2023)



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

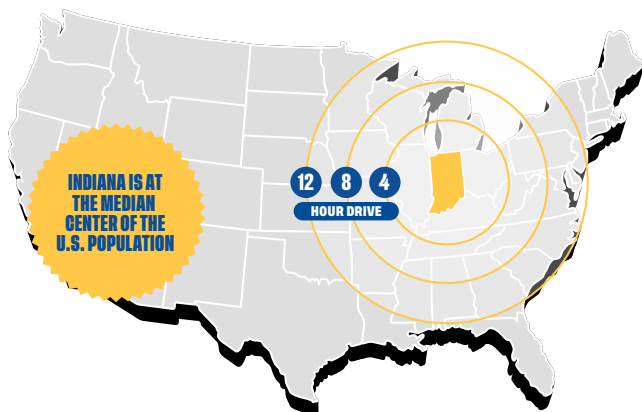
Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

3.0% 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 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.

\$238 UI TAX FOR NEW EMPLOYERS

4TH WORKER'S COMPENSATION PREMIUM RATE RANK

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

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

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