



FOR LEASE OR FOR SALE


**8719 MISSISSIPPI STREET**

MERRILLVILLE, INDIANA

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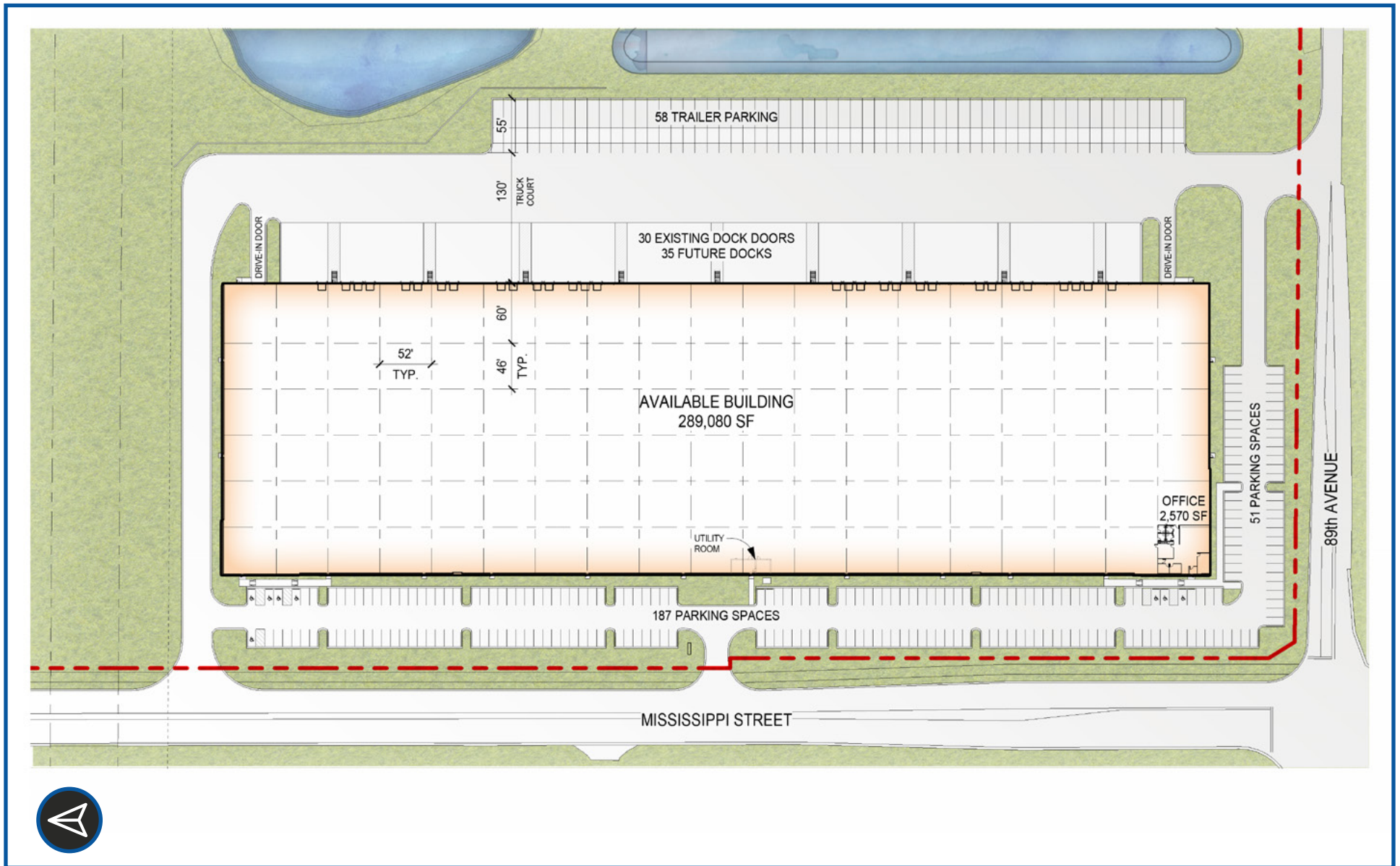
**289,080 SF (Divisible)**  
**New Construction**

# PROPERTY HIGHLIGHTS

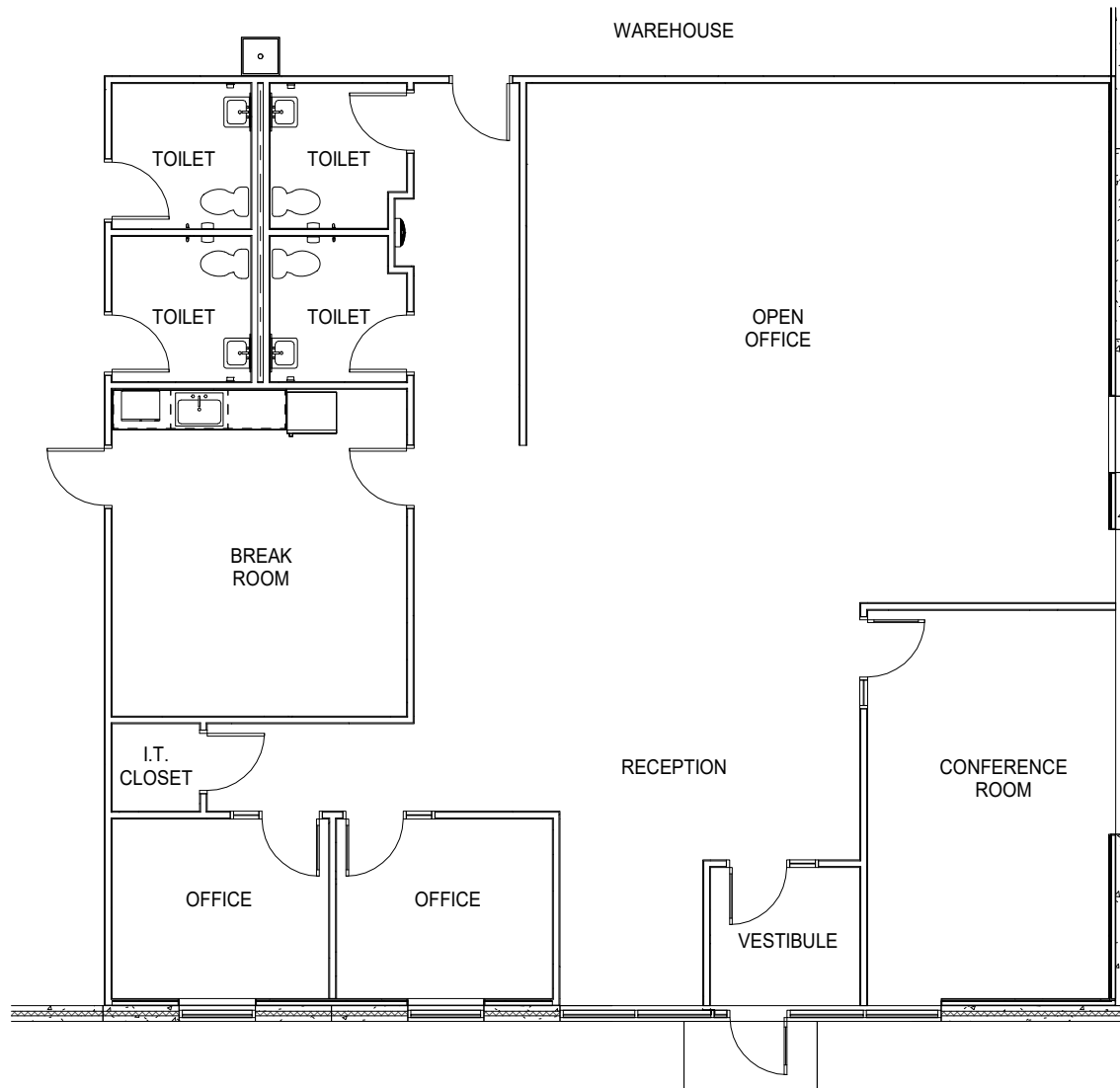
	<b>Occupancy</b>	Immediate
	<b>Available</b>	289,080 SF (Divisible)
	<b>Spec Office</b>	2,570 SF
	<b>Column Spacing</b>	52'x46'
	<b>Clear Height</b>	32'
	<b>Exterior Docks</b>	30 (Expandable to 65)
	<b>Drive-In Doors</b>	2
	<b>Trailer Stalls</b>	58
	<b>Car Stalls</b>	239
	<b>Power</b>	2,400 Amps
	<b>Incentives</b>	New tenants eligible for a real estate tax abatement
	<b>Lease Rate</b>	Subject to Offer
	<b>Sale Price</b>	\$129 PSF



# SITE PLAN

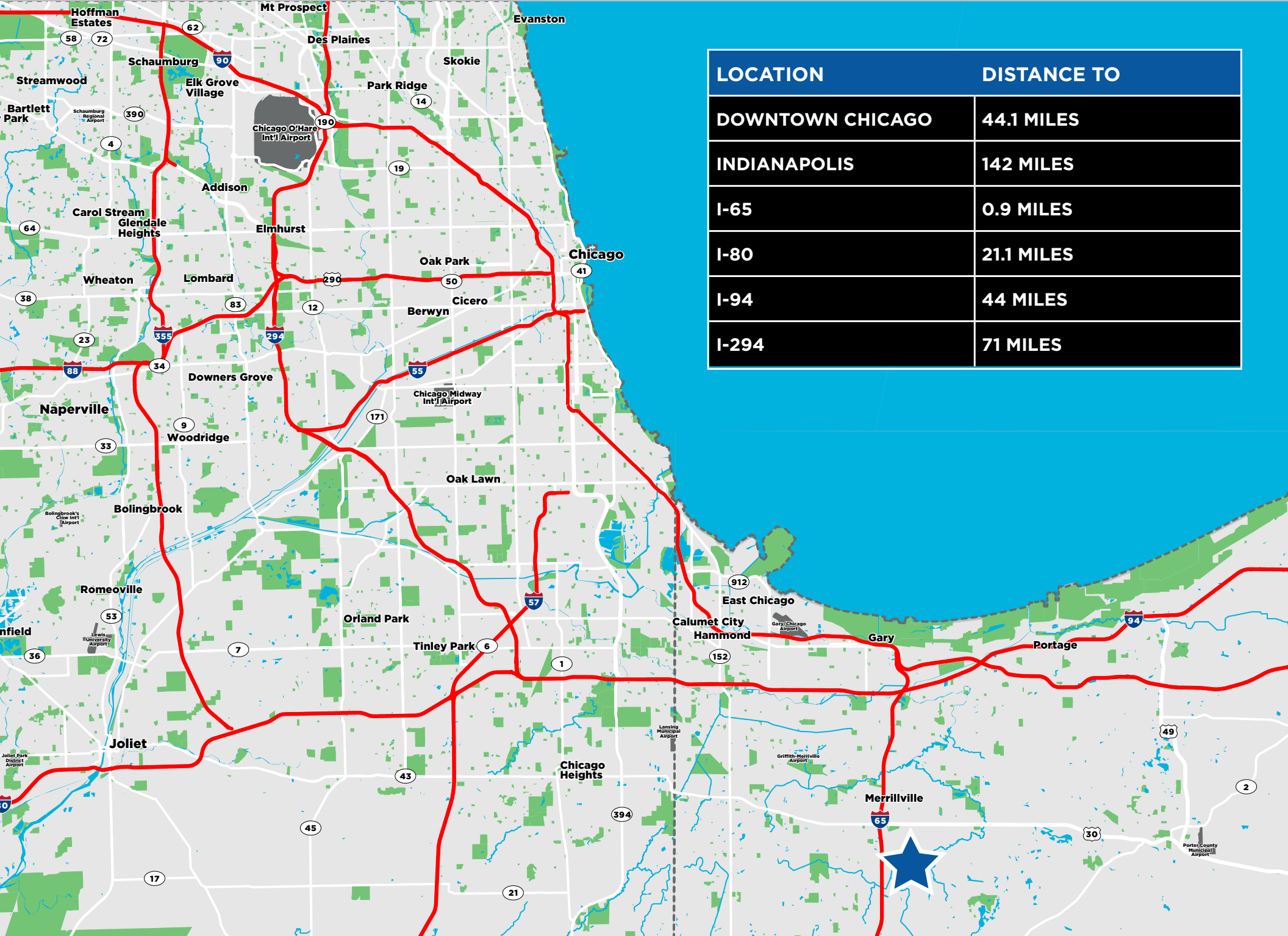


# SPEC OFFICE FLOOR PLAN



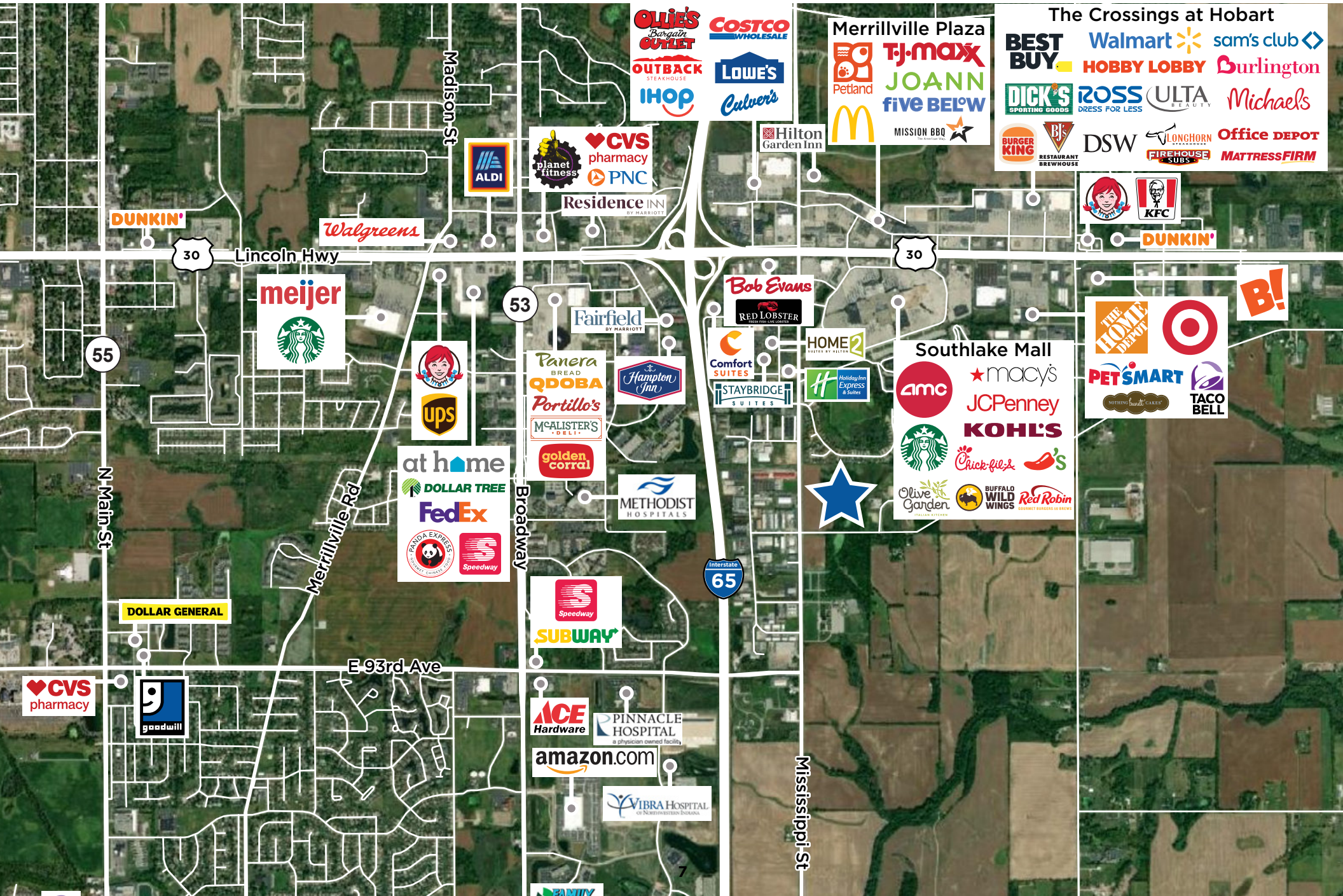
# AERIAL MAP





LOCATION	DISTANCE TO
DOWNTOWN CHICAGO	44.1 MILES
INDIANAPOLIS	142 MILES
I-65	0.9 MILES
I-80	21.1 MILES
I-94	44 MILES
I-294	71 MILES

# NEIGHBORING TENANTS



# FOR LEASE OR FOR SALE | 289,080 SF (DIVISIBLE)

8719 MISSISSIPPI STREET, MERRILLVILLE, INDIANA



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