

EXECUTIVE SUMMARY



OFFERING SUMMARY

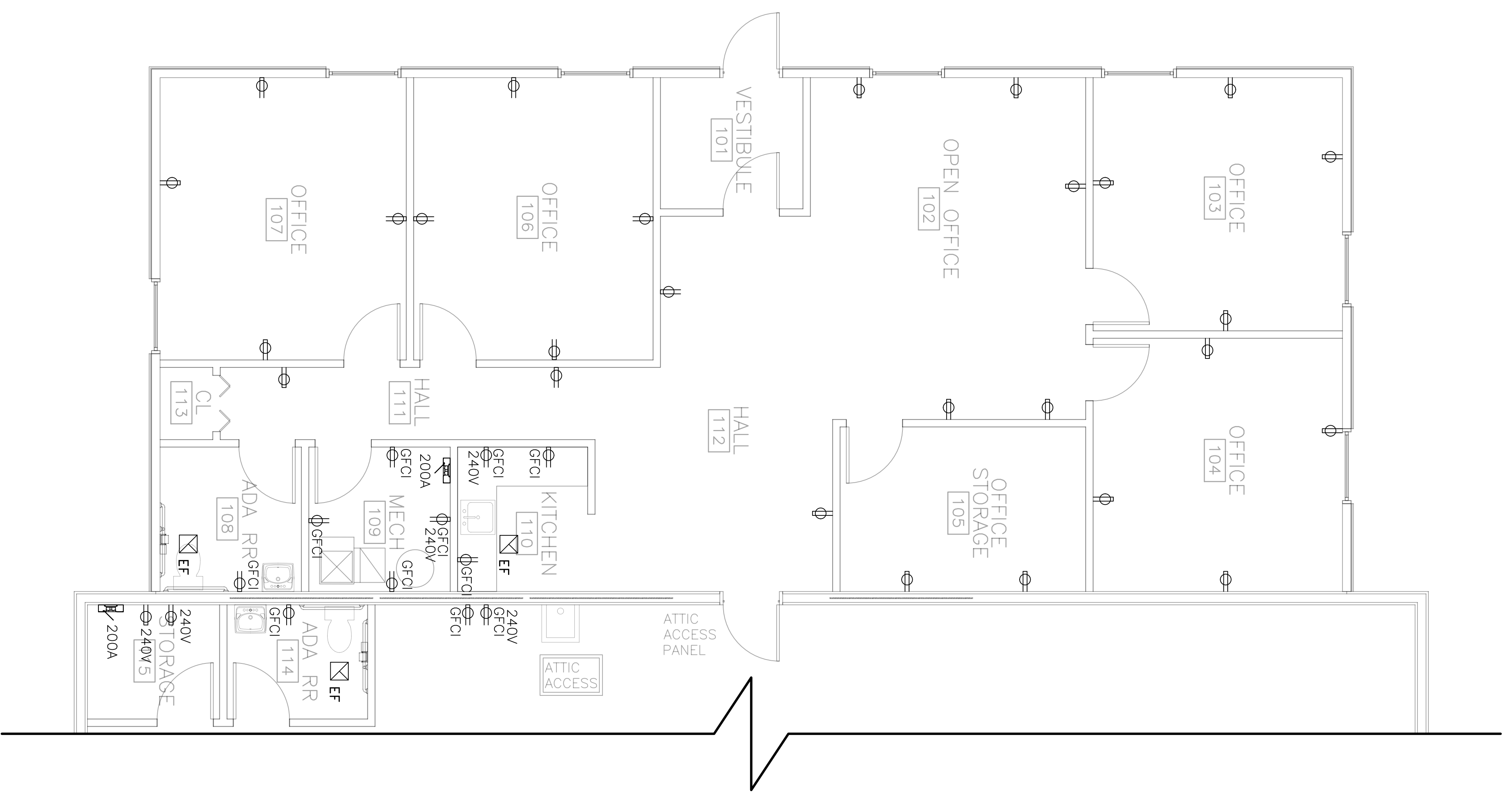
Lease Rate:	\$13.00/SF
Available SF:	12,000 SF
Lease Type:	Modified Gross
Expenses:	Utilities/Dumpster
Building Size:	12,000 SF
Lot Size:	1.35 Acres
Zoning:	M-1

PROPERTY OVERVIEW

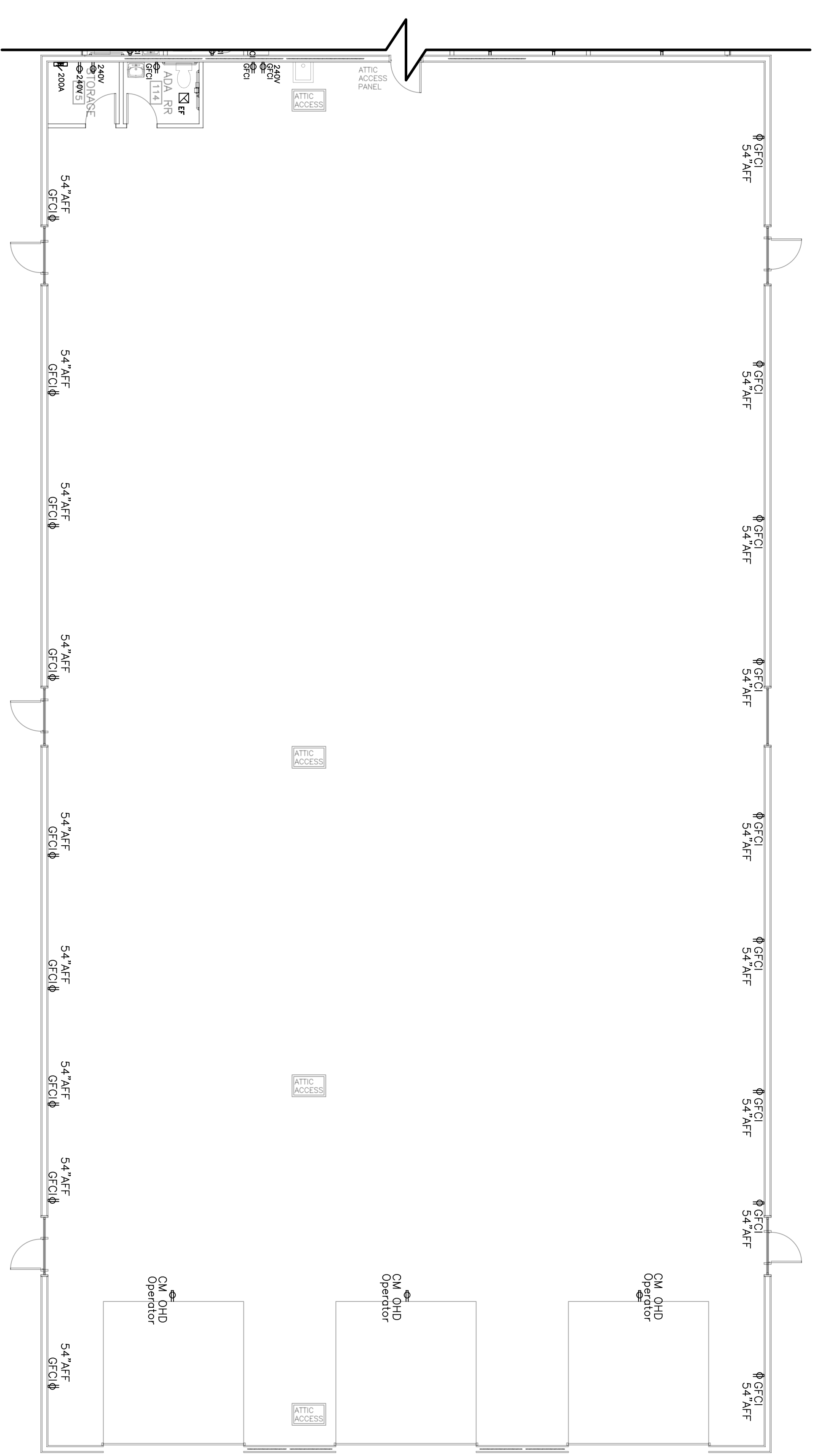
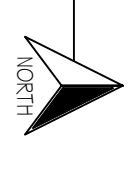
Brand new 12,000 SF Warehouse space containing 1,800 SF premium office space and 10,200 warehouse space. Amenities include 4-5 office spaces, an open reception/meeting area, kitchen with a double bowled sink along with a refrigerator and microwave. This warehouse has three 14' overhead doors. Electric service 208-3 Phase, with LED lighting. Approximately 100' of turnaround space in the rear of the building.

LOCATION OVERVIEW

Located in the NEW Railside Business Park in Cedar Lake. 30 minutes away from U.S. 30 via U.S. 41/ Wicker Avenue. 15 minutes to Illinois border via U.S. 231. 1 hr. southwest of Chicago IL via I-94. This property is right off of the Indiana Harbor Belt Railroad with rail access.



1 POWER PLAN - OFFICE
SCALE: 1/4" = 1'-0"

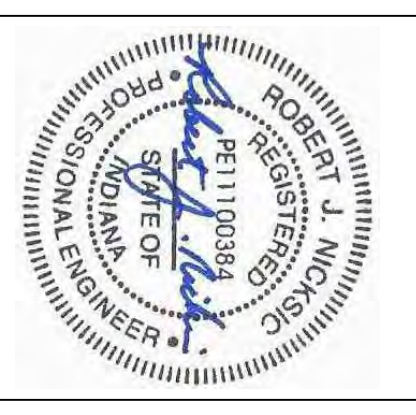


2 POWER PLAN - WAREHOUSE
SCALE: 1/8" = 1'-0"



REV.	REVISIONS	DATE

JAMES F. GIANNINI & ASSOCIATES
 Architecture • Engineering • Design/Build
 1382 S. Cloverleaf Road • Porter, Indiana 46304
 219.728.7439 • www.jfgassociates.com



RAILSIDE LOT 18A
 13651 ALEXANDER STREET
 CEDAR LAKE, IN 46303
 DRAWN BY: JWD
 REVIEWED BY: RJM
 DATE: 10/27/25

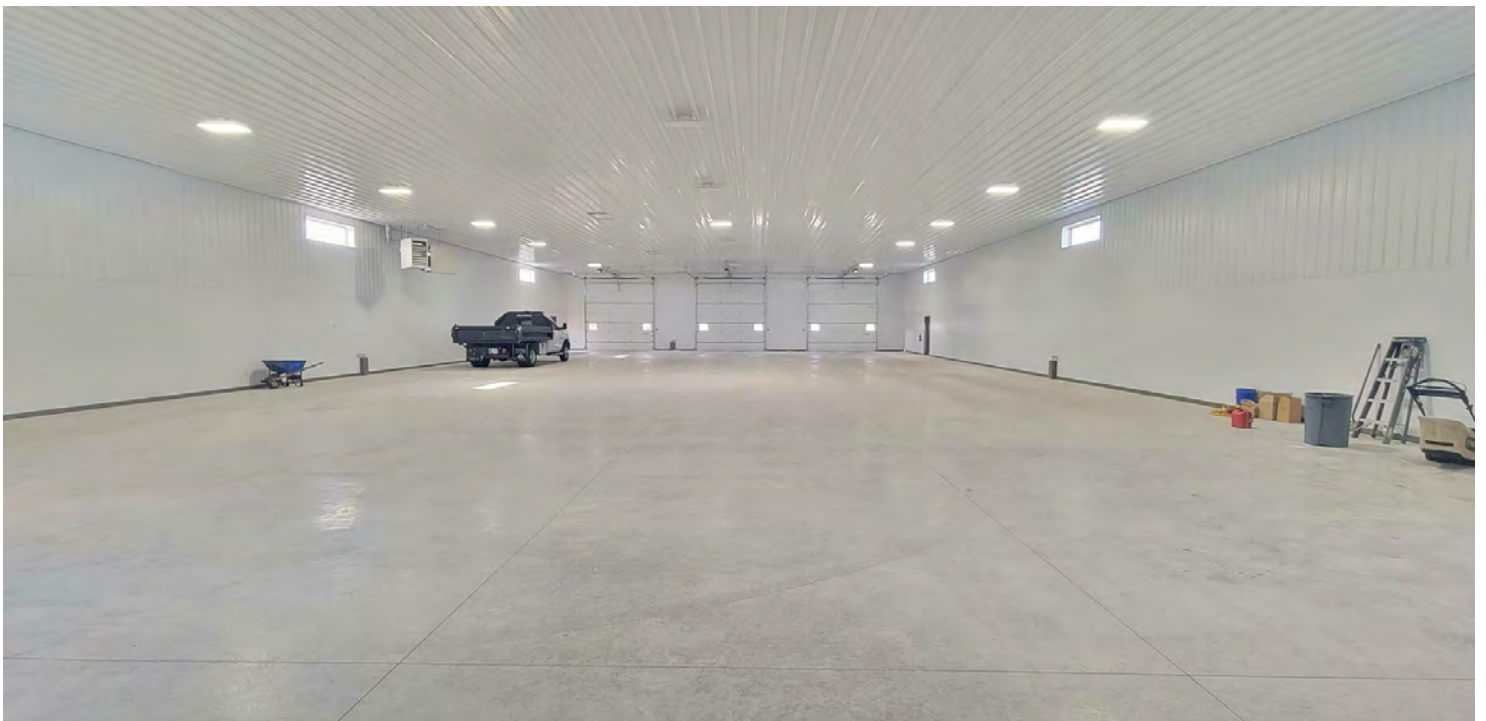
SHEET
E-1.1

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REPRESENTATIVE PHOTOS



WAREHOUSE PHOTOS



AERIAL PHOTOS



RETAILER MAP



For Information Contact:

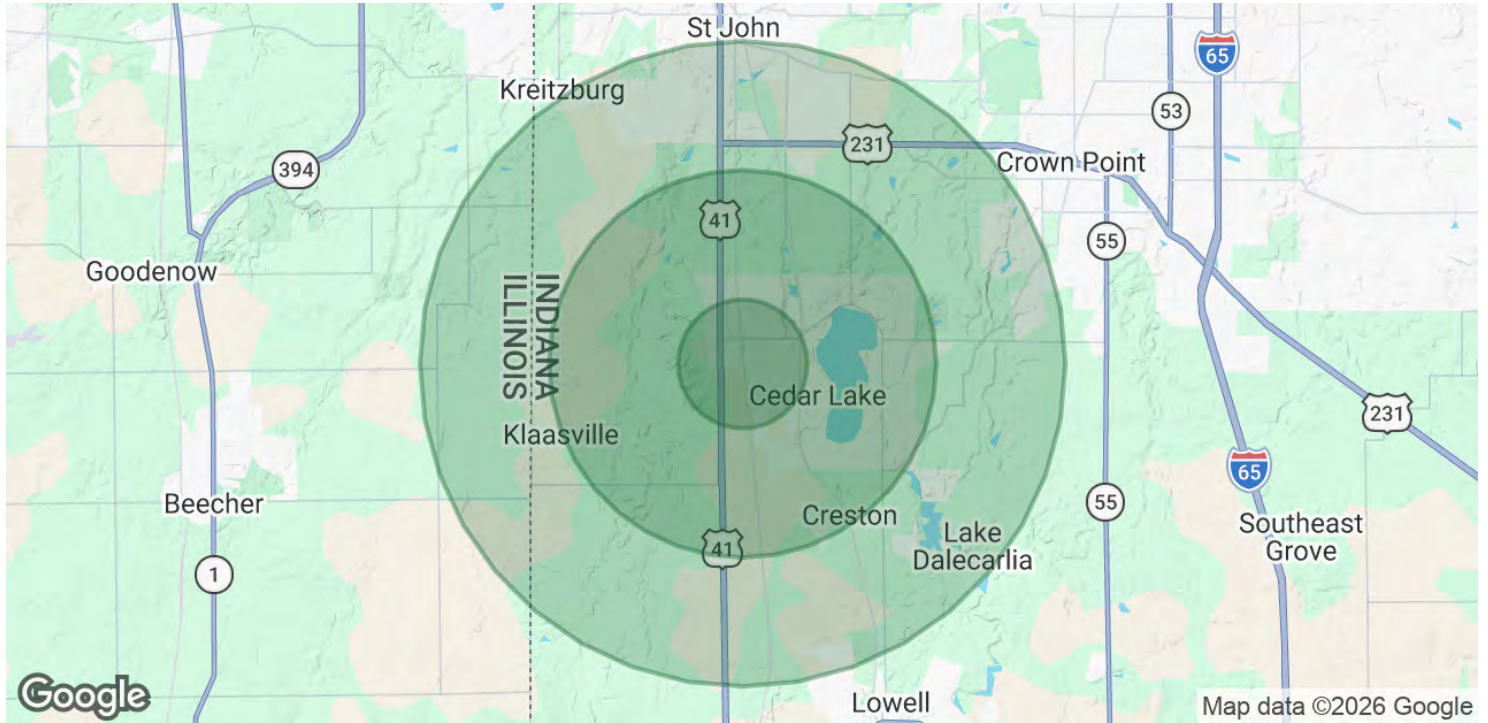
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,780	18,051	43,551
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,475	6,846	16,114
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$101,435	\$107,930	\$124,489
Average House Value	\$326,445	\$332,668	\$375,248

2020 American Community Survey (ACS)