

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Lease Rate:</b>	\$16.00 SF
<b>Available SF:</b>	12,000 SF
<b>Lease Type:</b>	MG
<b>Expenses:</b>	Utilities/Dumpster
<b>Building Size:</b>	12,000 SF
<b>Lot Size:</b>	1.35 Acres
<b>Zoning:</b>	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 along with fencing all around the property. Electric service 240-3 Phase, with LED lighting. Approximately 100' of turnaround space in the rear of the building.

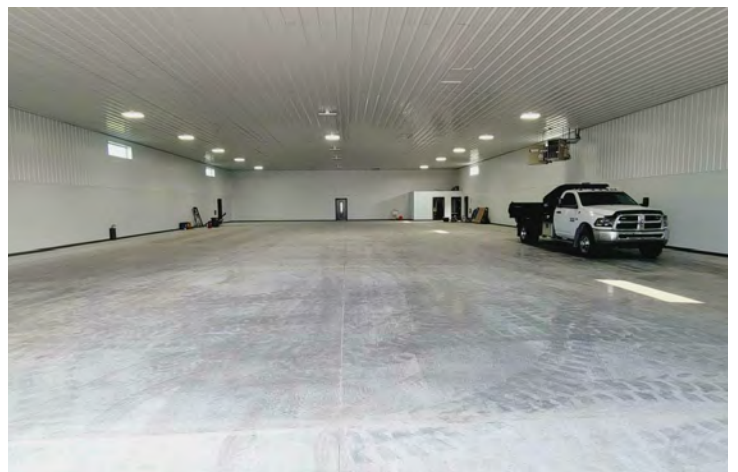
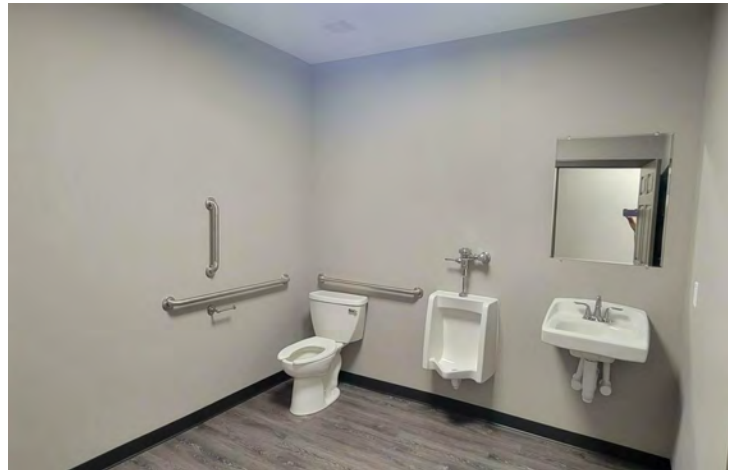
### LOCATION OVERVIEW

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.

## REPRESENTATIVE PHOTOS



## ADDITIONAL PHOTOS



**RETAILER MAP**



For Information Contact:

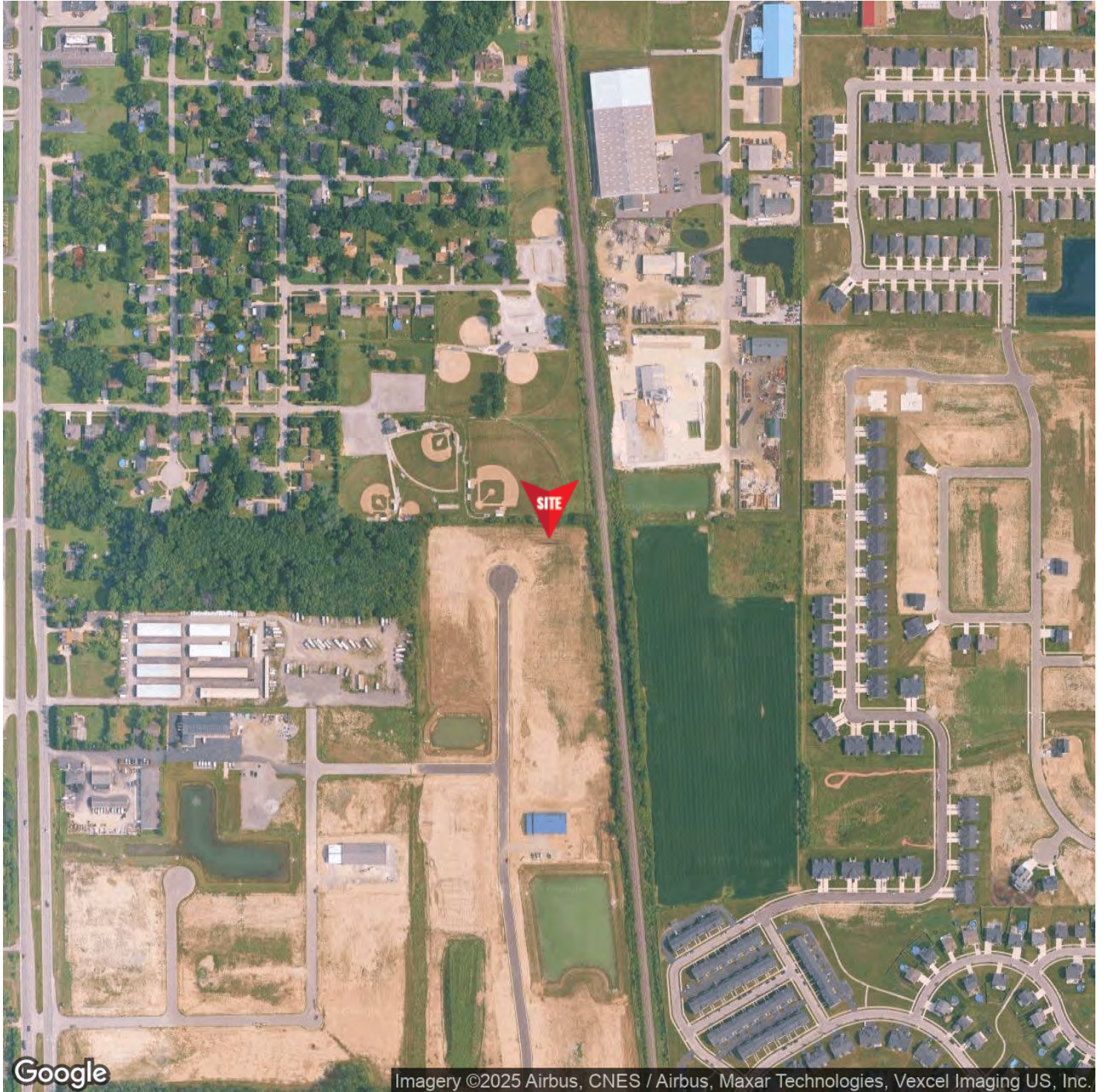
Allen Bartley

219.384.7299

abartley@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

## LOCATION MAP



For Information Contact:

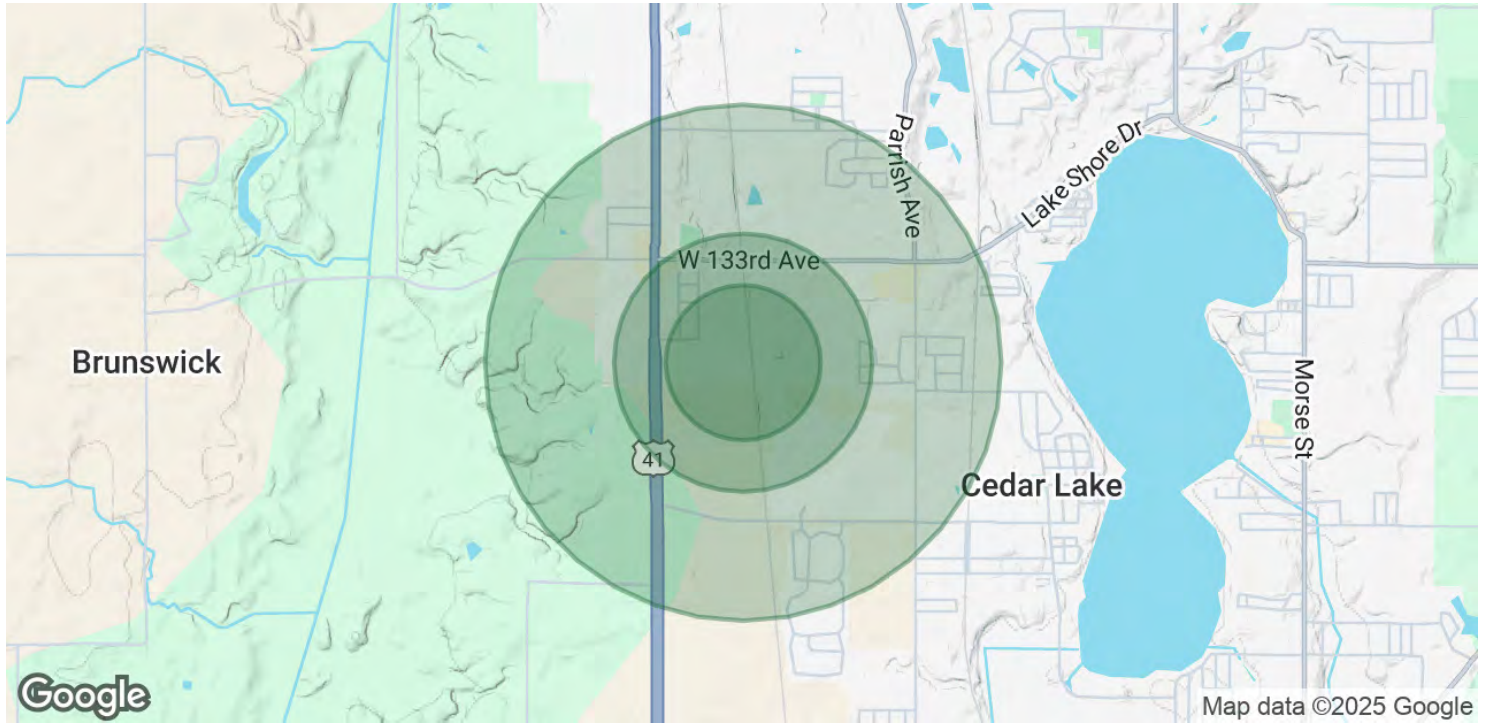
Allen Bartley

219.384.7299

abartley@commercialin-sites.com

COMMERCIAL IN-SITES • 1100 WEST U.S. HIGHWAY 30 • MERRILLVILLE, IN 46410 • 219-795-1100 • www.commercialin-sites.com

## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	467	1,280	3,780
Average Age	37	38	40
Average Age (Male)	36	37	39
Average Age (Female)	38	39	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	179	490	1,475
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$94,492	\$96,137	\$101,435
Average House Value	\$298,824	\$307,947	\$326,445

*Demographics data derived from AlphaMap*