

For Sale or Lease

**9000 Louisiana St.
Merrillville, IN 46410**

**AVAILABLE FOR LEASE
21,392 SF**

BUILDING SIZE:	21,392 SF
OFFICE:	900 SF
LOT SIZE:	2.78 ACRES
CLEAR HEIGHT:	25-33'
LOADING:	4 DID
POWER:	400 AMPS 120V 3 PHASE
SPRINKLER:	WET
ZONING:	M-1

LEASE RATE:	SUBJECT TO OFFER
SALE PRICE:	SUBJECT TO OFFER

Owned By:



KETONE
PARTNERS

✓
**I-65
Frontage**

✓
**One mile
Southeast of
I-65 and US 30
interchange**

✓
**Low Lake
County
Taxes**

✓
**Convenient
to I-80/I-94
and I-90**

Presented By:

- **Chris Wilbur**
708-860-8589
cwilbur@entrecommercial.com
- **Jeff Locascio, SIOR**
708-705-3857
jeff@industrialbroker.net

Exterior Photos

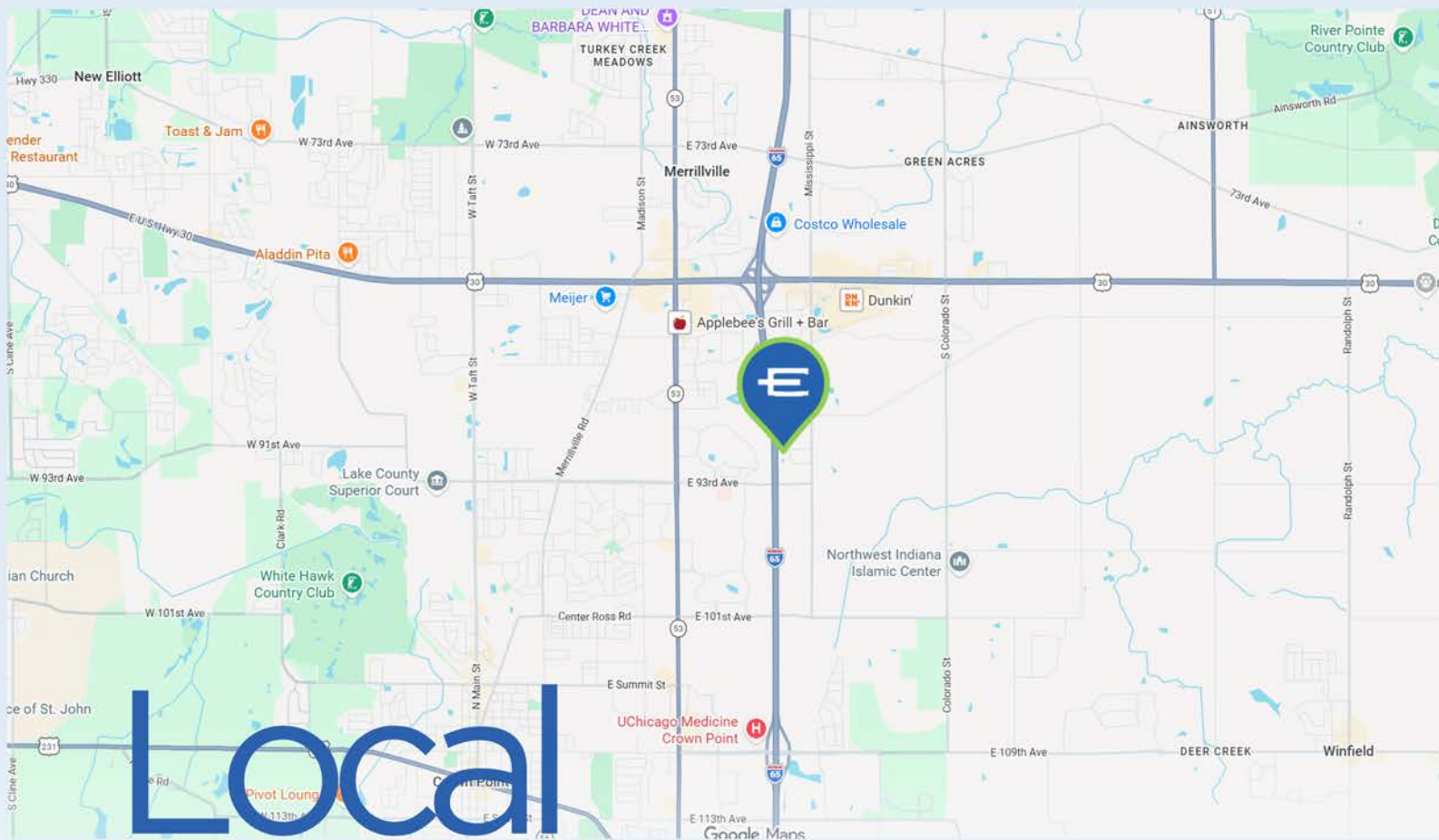


Property Photos



Site Plan





Local Map

9000 Louisiana St.
Merrillville, IN 46410



**I-65
Frontage**



**Diverse
Industry
Mix**



**Educated
Workforce**



Market Overview



Lake County, Indiana

Located along the southern shore of Lake Michigan within the Chicago metropolitan area, Lake County offers strategic access to major highways, rail lines, ports, and regional airports. With a strong industrial foundation, growing logistics sector, and access to a large workforce, the region provides an ideal environment for business development and long-term growth.



Diverse Industry Mix

A solid economic base includes steel production, manufacturing, logistics, healthcare, and emerging industries—supporting stability and opportunity.



Educated Workforce

A capable workforce supported by local colleges, universities, and training programs provides employers with skilled talent across industries.



Extensive Transportation

Access to major interstates, freight rail, shipping ports, and nearby airports ensures efficient movement of goods and people.



Varied Housing Options

From lakefront communities to suburban neighborhoods, the area offers housing choices to suit a range of lifestyles and budgets.



Excellent Quality of Life

Lakefront access, parks, recreation, and diverse communities contribute to a comfortable and appealing living environment.



Reliable Utilities

Established infrastructure and dependable providers deliver consistent utility services to support business operations and growth.



Medical and Healthcare Facilities

Hospitals, clinics, and regional healthcare systems provide comprehensive, accessible medical care.



Business Friendly Communities

Local governments encourage investment through development support, incentives, and a collaborative approach to economic growth.



**Exclusively
Presented By:**

ENTRE
Commercial Realty LLC

Chris Wilbur
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entrecommercial.com
3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005