

6.07 ACRES

**BUILD-TO-SUIT
DEVELOPMENT SITE**

AT THE CROSSROADS



PRIME INTERSTATE CONNECTIVITY



**30 MINUTES
TO DOWNTOWN CHICAGO**

NORTH • SOUTH • EAST • WEST

IDEAL FOR:

-  TRUCK STOP / TRAVEL CENTER
-  FUEL CENTER / GAS STATION
-  RESTAURANTS / QSR
-  INDUSTRIAL / WAREHOUSE
-  LOGISTICS & DISTRIBUTION
-  TRUCK PARKING / IOS
-  BUILD-TO-SUIT DEVELOPMENT
-  AND MORE!



**OPPORTUNITY
ZONE**



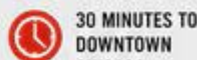
**TIF
AVAILABLE**



**PUBLIC
UTILITIES
AVAILABLE**



**INDIANA TAX
ADVANTAGE**



**30 MINUTES TO
DOWNTOWN
CHICAGO**

PRIME LOCATION. ENDLESS POSSIBILITIES.

Strategically located at the intersection of I-80, I-90 (Indiana Toll Road), I-94, I-65, and US 12/20 in Gary, Indiana. This 6.07-acre development site offers unmatched access, visibility, and flexibility for your next project.

3030 E. 8th Ave. Gary, IN

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