

FOR LEASE

INDUSTRIAL SPACE · MERRILLVILLE, INDIANA

9100 Louisiana Street

Southlake Industrial Park · ±9,600 SF Steel-Framed Warehouse · Zoned M-1

9,600 SQ FT TOTAL	\$9.00 PER SF / NNN	15' EAVE HEIGHT	400A 3-PHASE POWER	5-7 yr LEASE TERM
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PROPERTY FEATURES

- Steel-framed,insulated warehouse construction
- 1 recessedloading dock with overhead door
- 1 drive-inoverhead door
- 3-phase,400-amp electrical service
- ±1,000SFfinished office space included
- M-1(LightIndustrial) zoning
- Ample on-site parking

PERMITTED USES — M-1 LIGHT INDUSTRIAL

MANUFACTURING	ASSEMBLY
FABRICATING	WAREHOUSING
DISTRIBUTION	



LEASE TERMS

\$9.00
PSF · NNN

LEASE TERM: 5-7 YEARS

Total Building ±9,600 SF

EST. NNN / CAM CHARGES

ANNUAL COST PER SF BREAKDOWN	
Base Rent	\$9.00 / SF
Property Taxes (2024-25 actual)	\$0.61 / SF
Building Insurance (est.)	~\$0.35 / SF
CAM – Landscaping / Snow / Lot(est.)	~\$0.40 / SF
Est. Total Occupancy Cost	~\$10.36 / SF
* Insuranceand CAMareestimates.Tenant pays pro-rata share of actual costs per lease.	

Move-In Ready

Immediate Availability · No Downtime, No Delays

WHY THIS LOCATION?

Prime Highway Access Direct to I-65,US-30 & I-80/94 via Mississippi St	Chicago Metro Reachable in under 30 minutes · Major market access	Established Area Southlake Industrial Park prestige address	Move-In Ready Quality interior finishes	Indiana Advantage Business- friendly climate
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ADDRESS
9100 Louisiana Street
Merrillville, IN 46410

HIGHWAY ACCESS
I-65 N/S
US-30 · I-80/94

DRIVE TIMES
5 min · Crown Point
30 min · Chicago CBD

ZONING
M-1 Light Industrial
Southlake Industrial Park

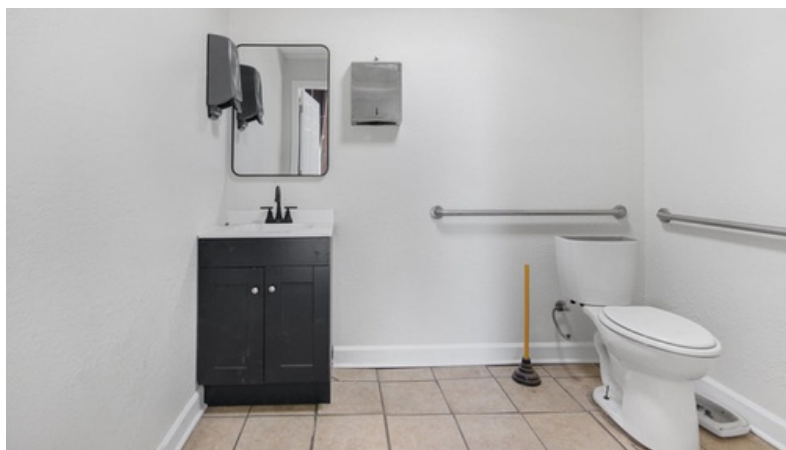


Anastasia Lozhkina · Leasing & Acquisition Broker

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Anastasia Lozhkina
(872) 221-0047
anastasia@LozhkinaCRE.com

Additional Photos



9100 Louisiana Street, Merrillville, IN 46410

Anastasia Lozhkina · (872) 221-0047 · Be Realty Commercial