



1200

W 145TH STREET



198,282 SF REMAINING
(DIVISIBLE) ON 14.60 ACRES



NEW CONSTRUCTION
AVAILABLE IMMEDIATELY



**HEAVY CAR &
TRAILER PARKING**



LOCAL & STATE
INCENTIVES AVAILABLE

CBRE

THE MISSNER GROUP

REALTERM



VIEW DRONE VIDEO →

BUILDING OVERVIEW

SPECS



Total Building Size
249,600 SF



Total Site Size
14.6 ACRES



Available SF
198,282 SF
DIVISIBLE TO 47,882 SF



Column Spacing
52' X 52'
(60' SPEED BAY)



Office SF
TO SUIT



Ceiling Height
32'0" CLEAR



Loading
16 EXTERIOR DOCKS (EXPANDABLE)



Trailer Parking
28 TRAILER STALLS



Car Parking
226 CAR SPOTS



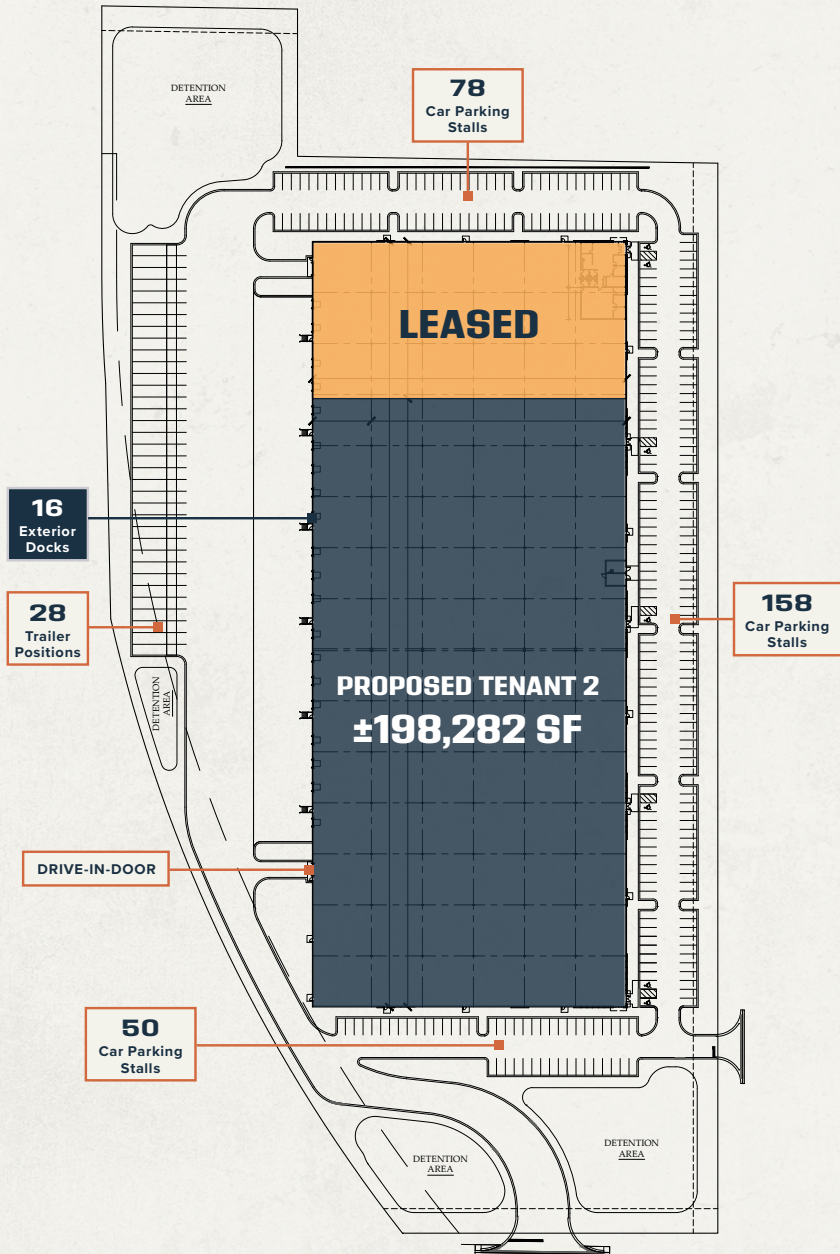
Power
800 AMPS (EXPANDABLE)



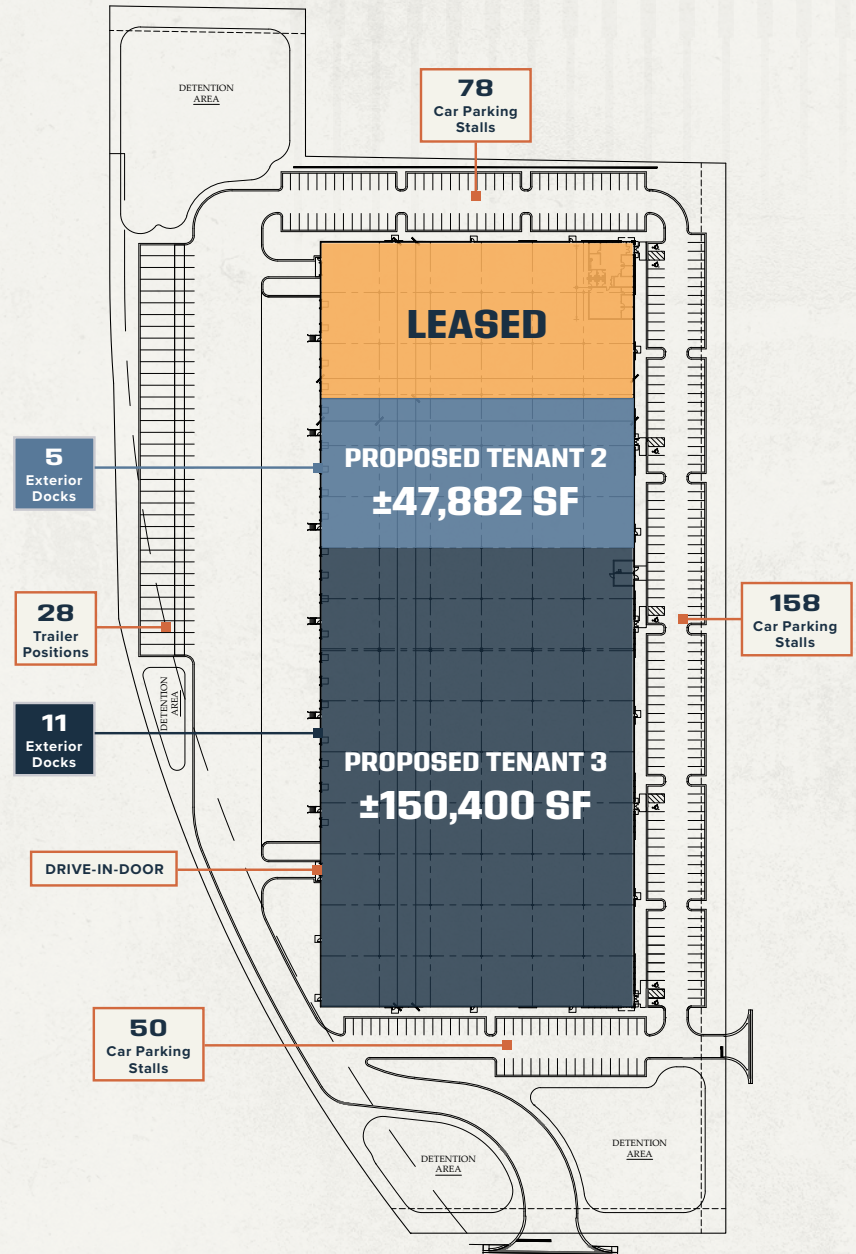
Drive in Doors
1 (EXPANDABLE)



2 TENANT



3 TENANT



WHY NORTHWEST INDIANA



RIGHT TO WORK

INDIANA IS A RIGHT TO WORK STATE



MINUTES

TO CHICAGO'S POPULATION DENSITY



ONE DAY DRIVE

TO 80% OF THE U.S. POPULATION



TOP

STATE FOR INFRASTRUCTURE



LOWEST

WORKERS COMP RATE IN THE MIDWEST



LOW

CORPORATE AND INDIVIDUAL INCOME TAXES



BUSINESS-FRIENDLY

REGULATORY ENVIRONMENT

TRANSPORTATION CROSSROADS OF AMERICA

1

HIGHWAYS & INTERSTATES



2

GARY/CHICAGO INTERNATIONAL AIRPORT

(and easy access to Chicago's O'Hare and Midway Airports)



3

DEEP WATER PORT

(Portage)



4

HEAVILY SERVICED BY ALL MAJOR RAIL CARRIERS



DOWNTOWN CHICAGO
24 miles, 35 minutes

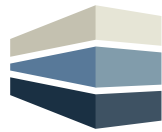
CLINE AVE (TOLL ROAD)
3.2 miles, 6.1 minutes

I-90 (INDIANA TOLL ROAD)
Southbound: 2.4 miles, 5.6 minutes
Northbound: 1.8 miles, 4 minutes

I-95
Westbound: 4.4 miles, 9.6 minutes
Eastbound: 4.7 miles, 10.4 minutes

ACCESS TO NOTABLE NEIGHBORS





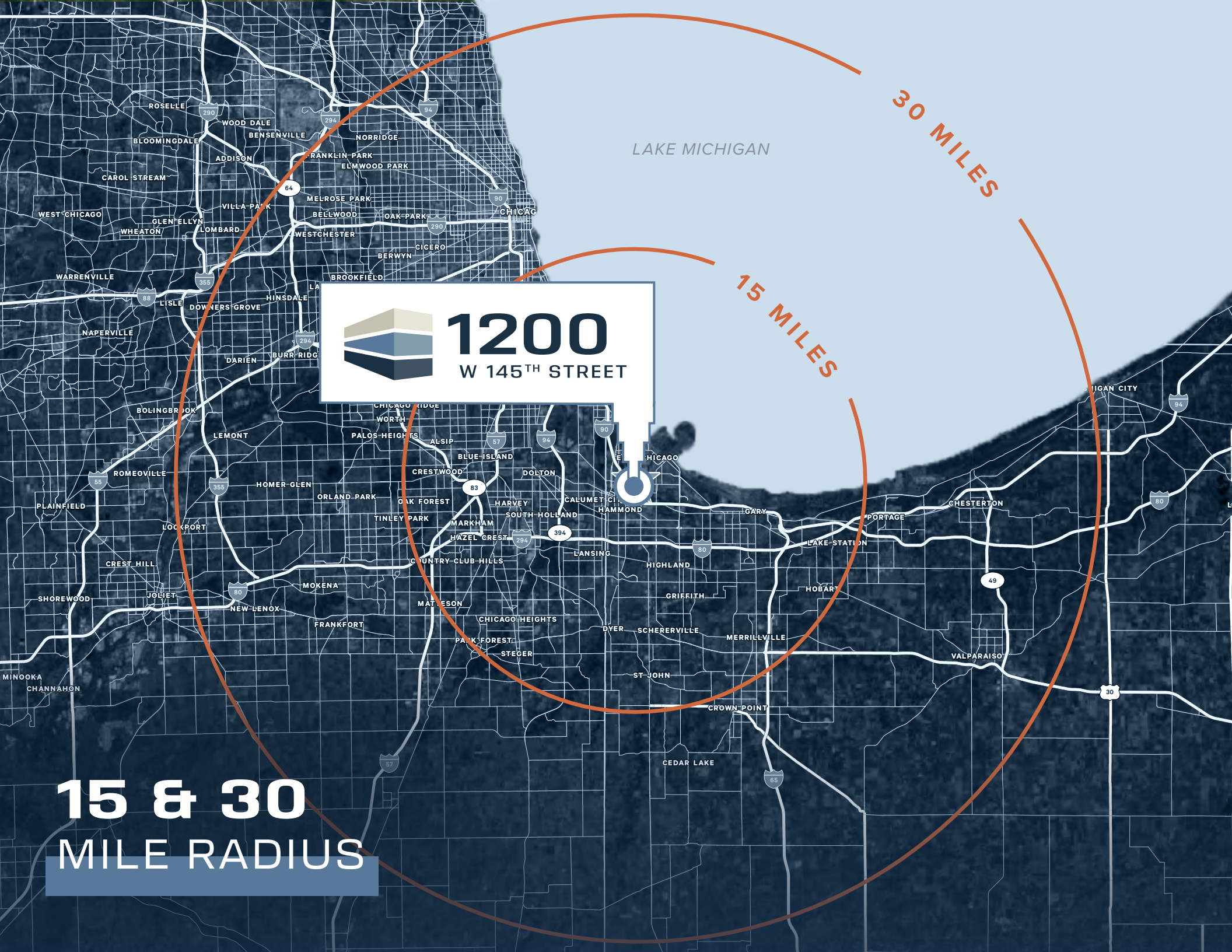
1200
W 145TH STREET

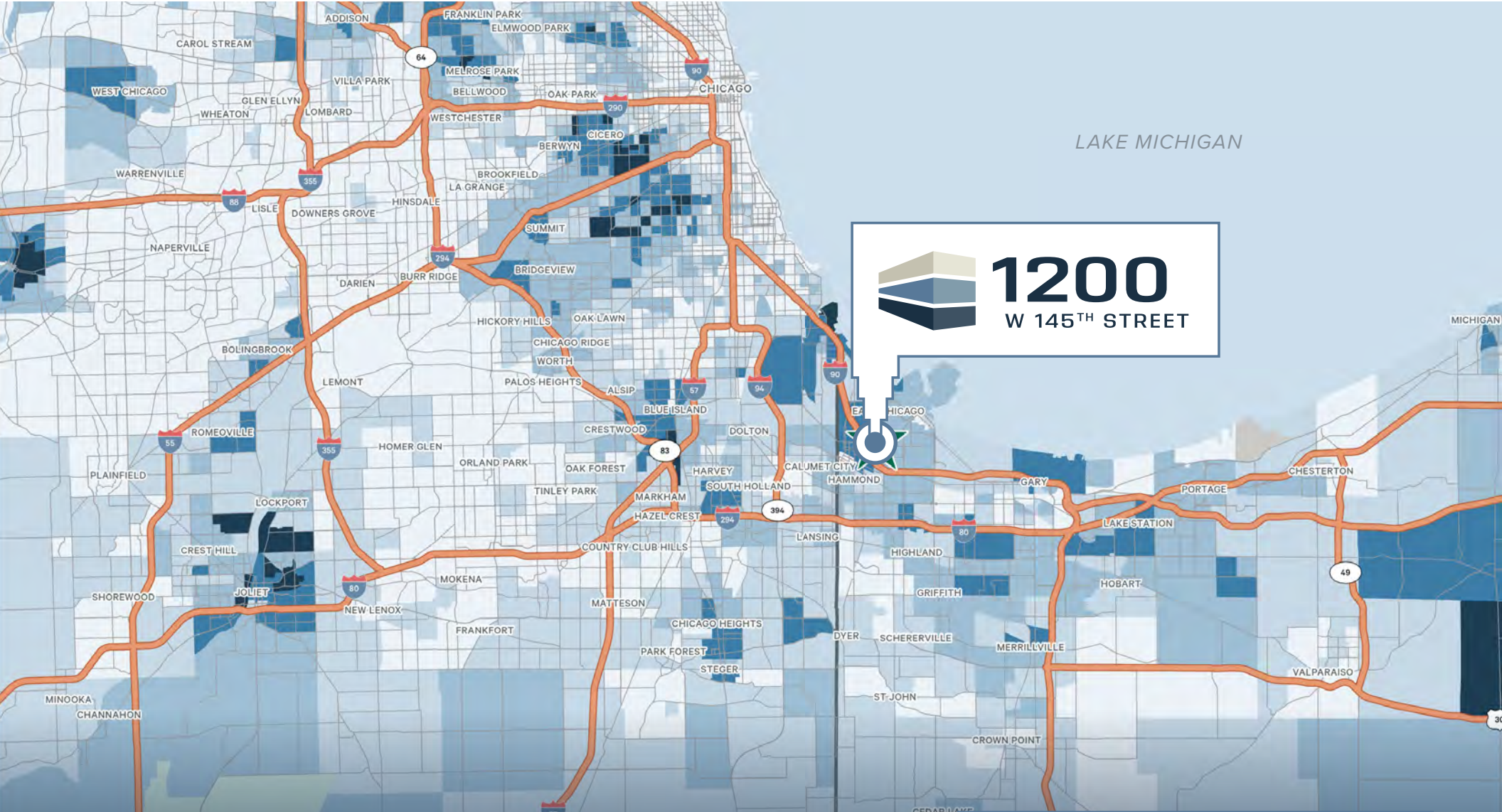
LAKE MICHIGAN

30 MILES

15 MILES

15 & 30
MILE RADIUS










LAKE MICHIGAN

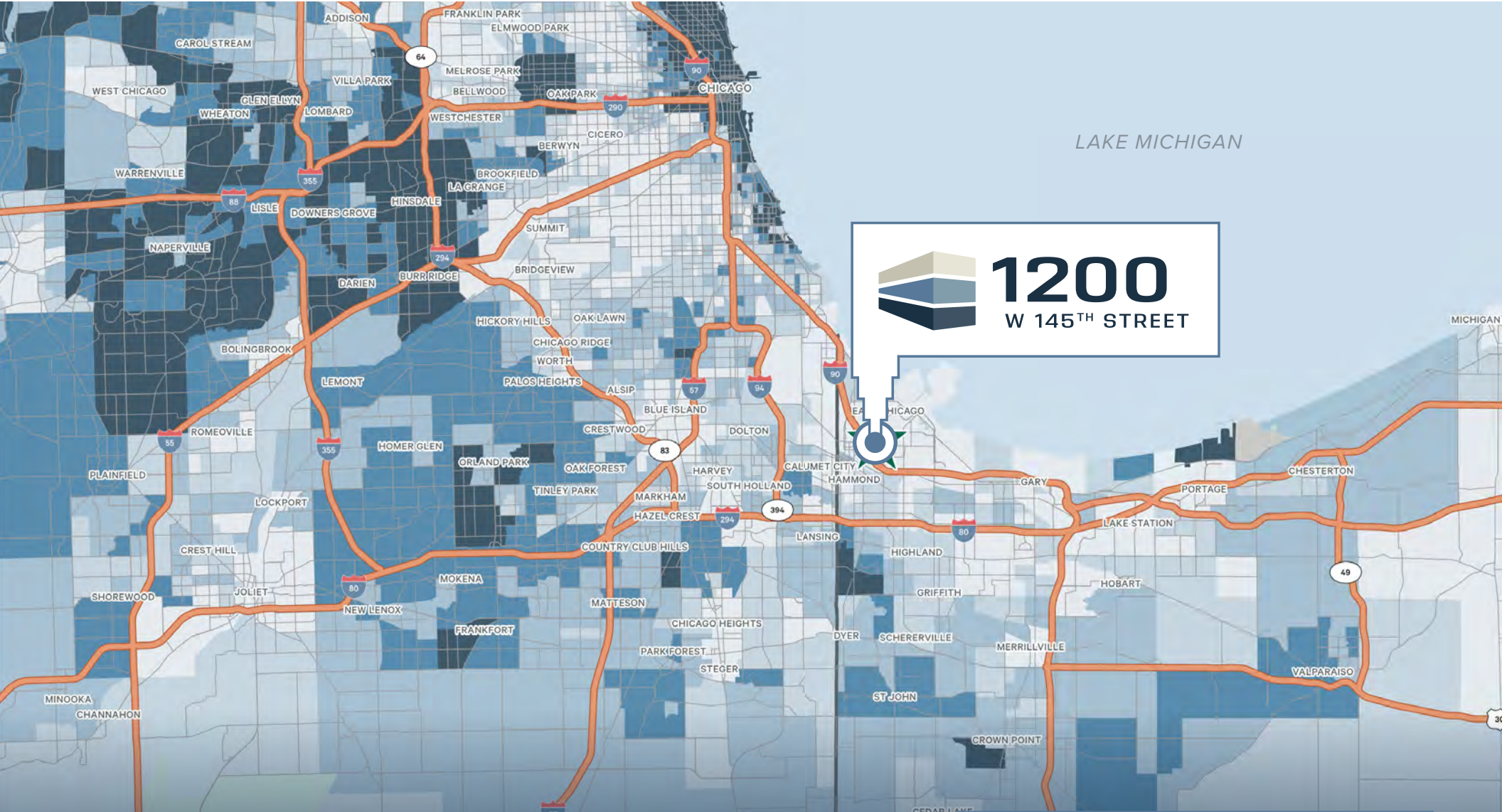

1200
 W 145TH STREET

LABOR OVERVIEW

BLUE COLLAR WORKERS

BLUE COLLAR WORKERS
AS % OF EMPLOYED POPULATION

-  ABOVE 50%
-  40.1% - 50%
-  30.1% - 40%
-  20.1% - 30%
-  20% & BELOW








LAKE MICHIGAN



1200
W 145TH STREET

WHITE COLLAR WORKERS
AS % OF EMPLOYED POPULATION

-  ABOVE 50%
-  40.1% - 50%
-  30.1% - 40%
-  20.1% - 30%
-  20% & BELOW

LABOR OVERVIEW
WHITE COLLAR WORKERS

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