



CUSHMAN &
WAKEFIELD



FOR SALE OR LEASE

8719 MISSISSIPPI STREET

MERRILLVILLE, INDIANA

289,080 SF Building

213,650 SF Available (Divisible)

New Construction

PROPERTY HIGHLIGHTS



Occupancy Immediate



Building 289,080 SF



Available 213,650 SF (Divisible)



Spec Office 2,570 SF



Column Spacing 52'x46'



Clear Height 32'



Exterior Docks 22 Available
(Expandable to 57)



Drive-In Doors 1 Available (2 Total)



Trailer Stalls 43 Available (58 Total)



Car Stalls 177 Available (239 Total)



Power 2,400 Amps



Incentives New Tenants Eligible for a
Real Estate Tax Abatement



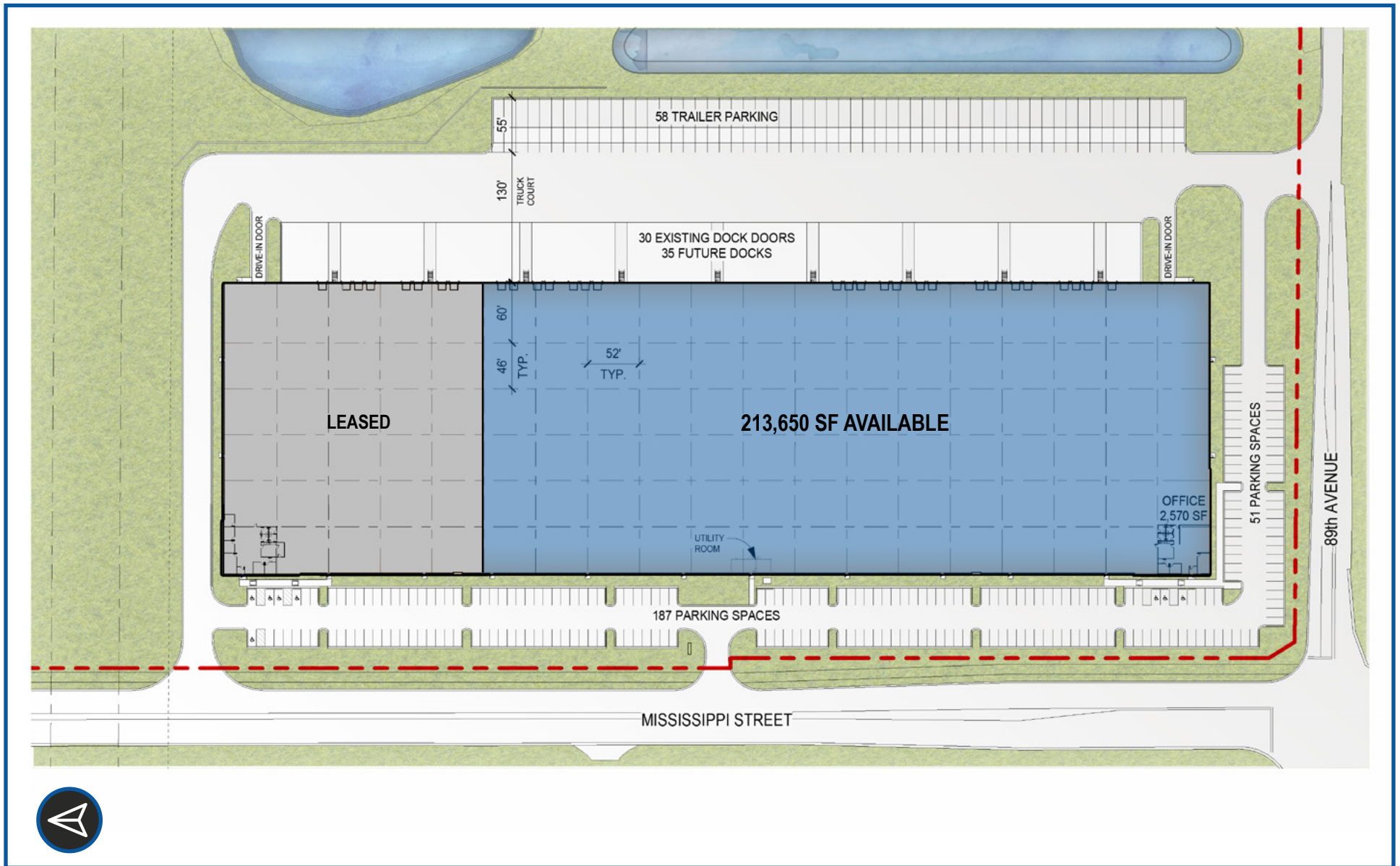
Lease Rate Subject to Offer



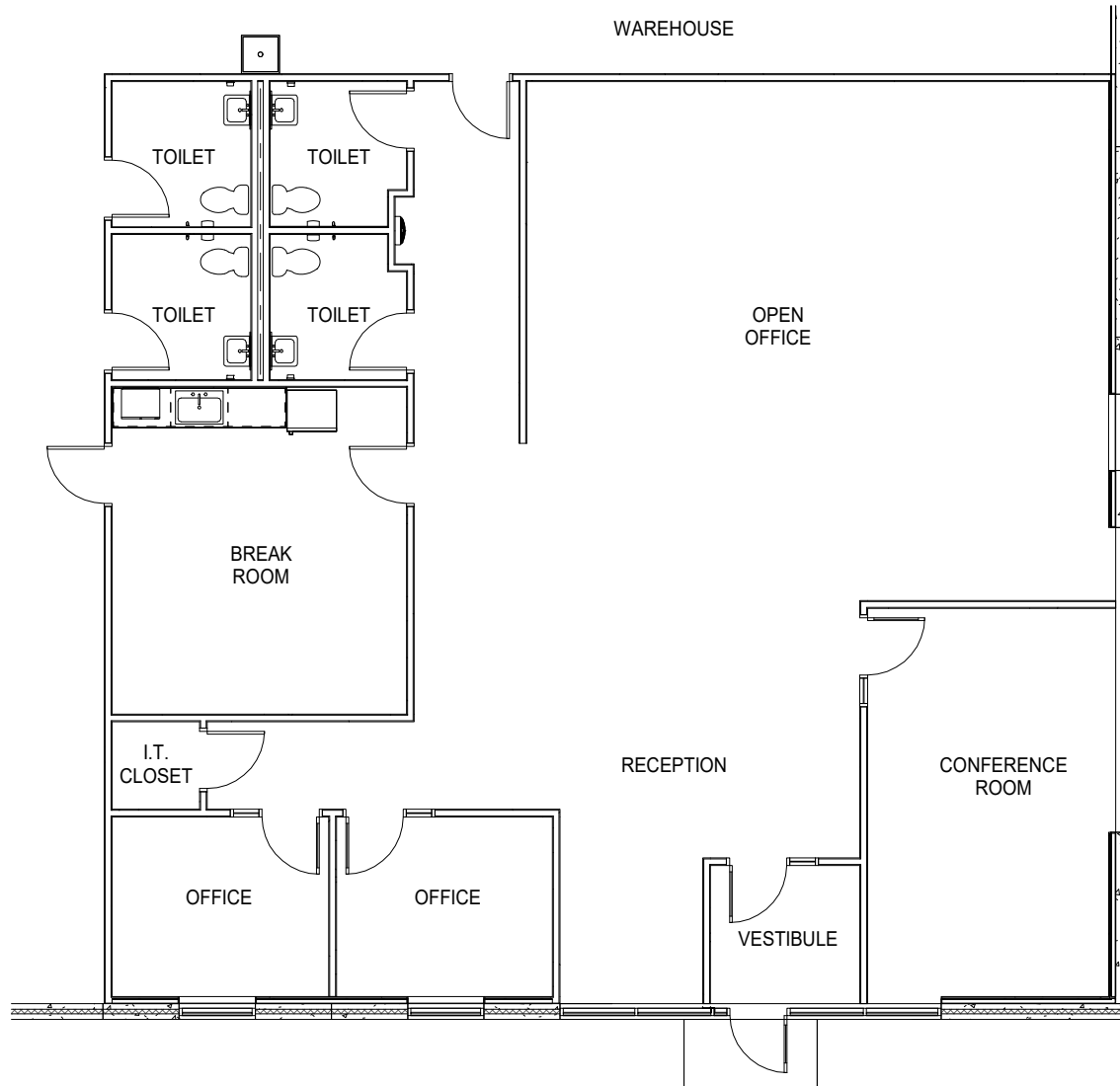
Sale Price \$135 PSF



SITE PLAN

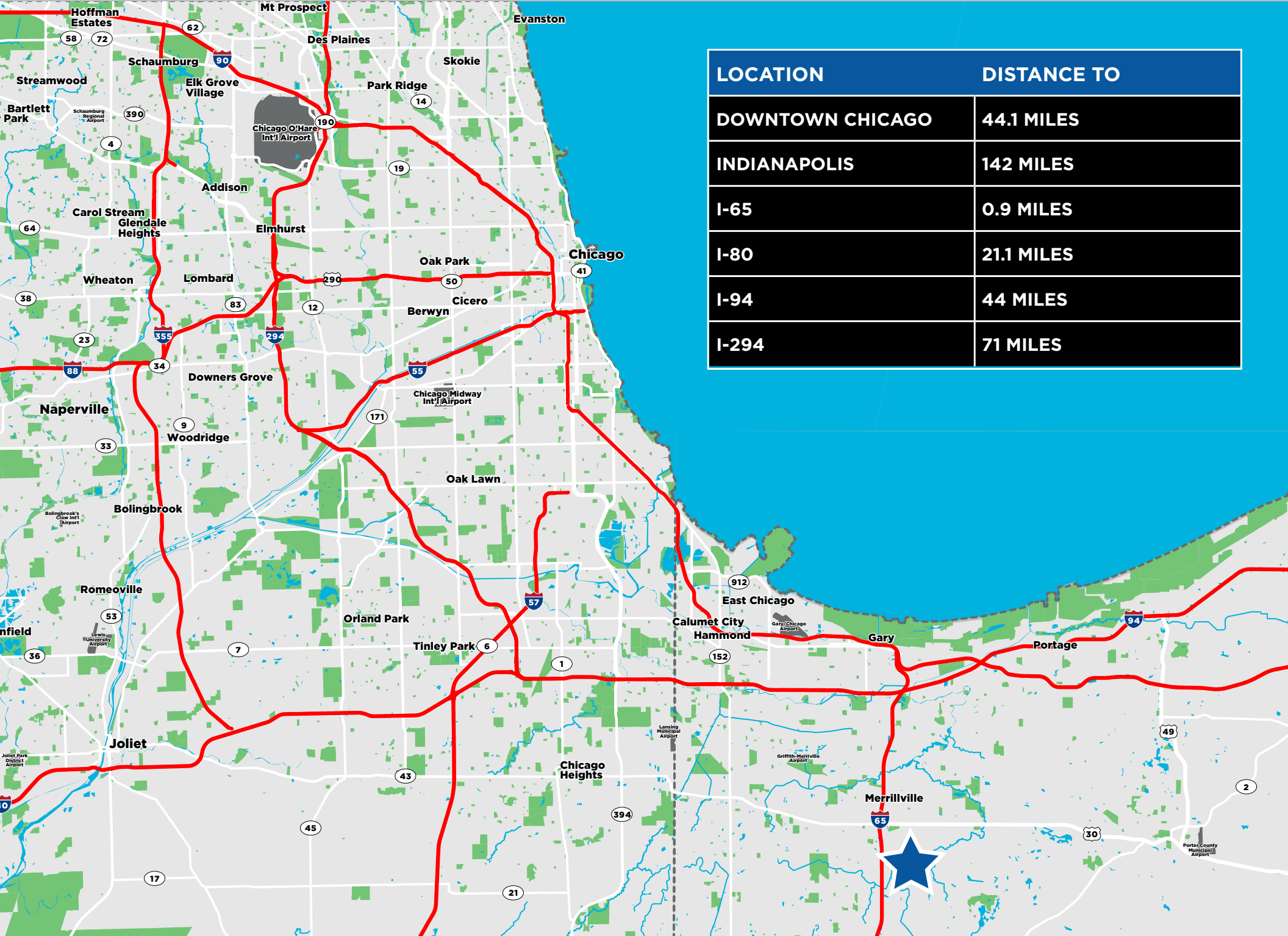


SPEC OFFICE FLOOR PLAN



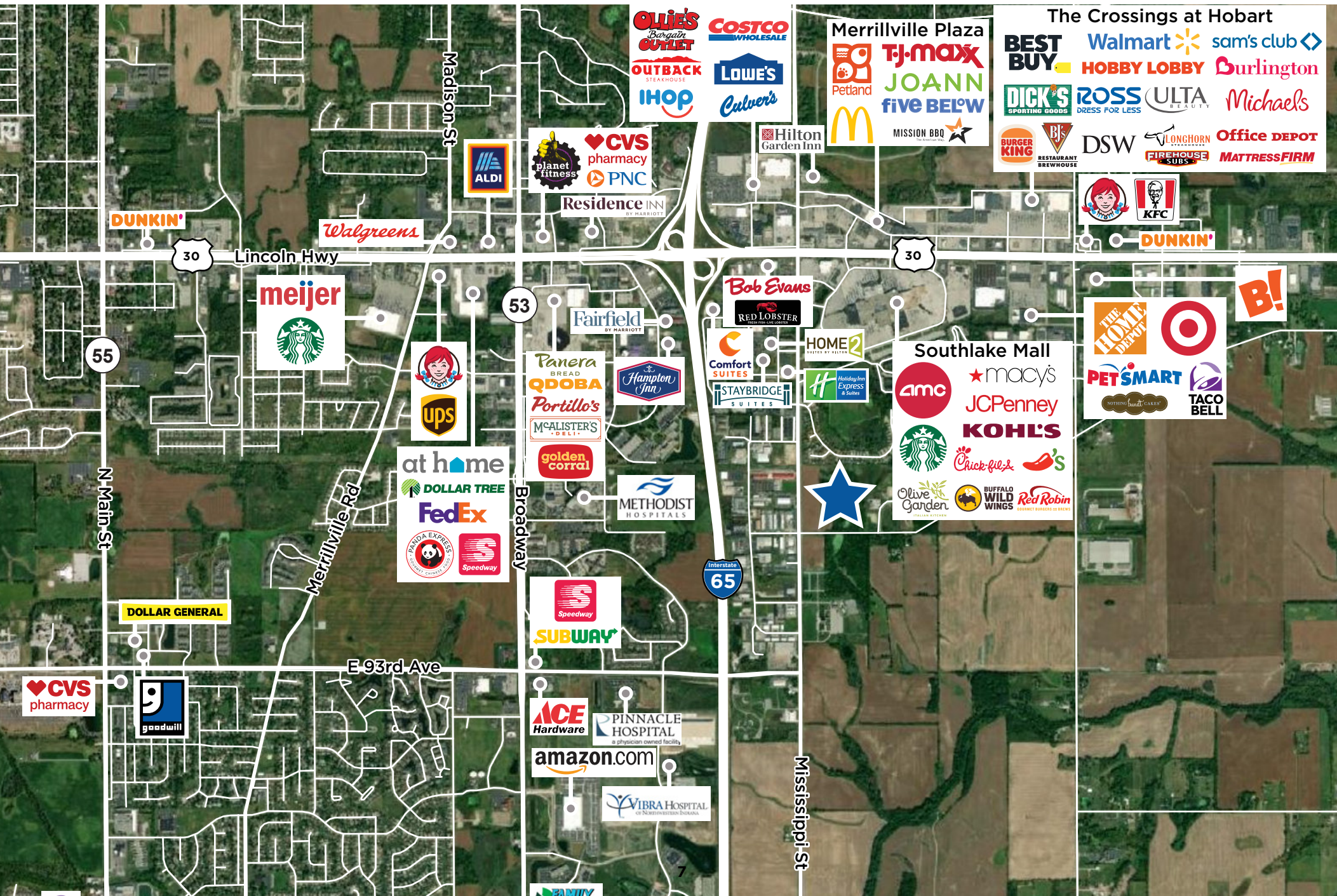
AERIAL MAP





LOCATION		DISTANCE TO	
DOWNTOWN CHICAGO		44.1 MILES	
INDIANAPOLIS		142 MILES	
I-65		0.9 MILES	
I-80		21.1 MILES	
I-94		44 MILES	
I-294		71 MILES	

NEIGHBORING TENANTS



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8719 MISSISSIPPI STREET, MERRILLVILLE, INDIANA



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