



BUILD-TO-SUIT OPPORTUNITY

State and Local Incentives



New tenants eligible for RE tax abatement



Rt 49 signage opportunity



Strong incentives package



Lower costs on unemployment insurance, hourly wages and workers compensation

For more information, please contact:

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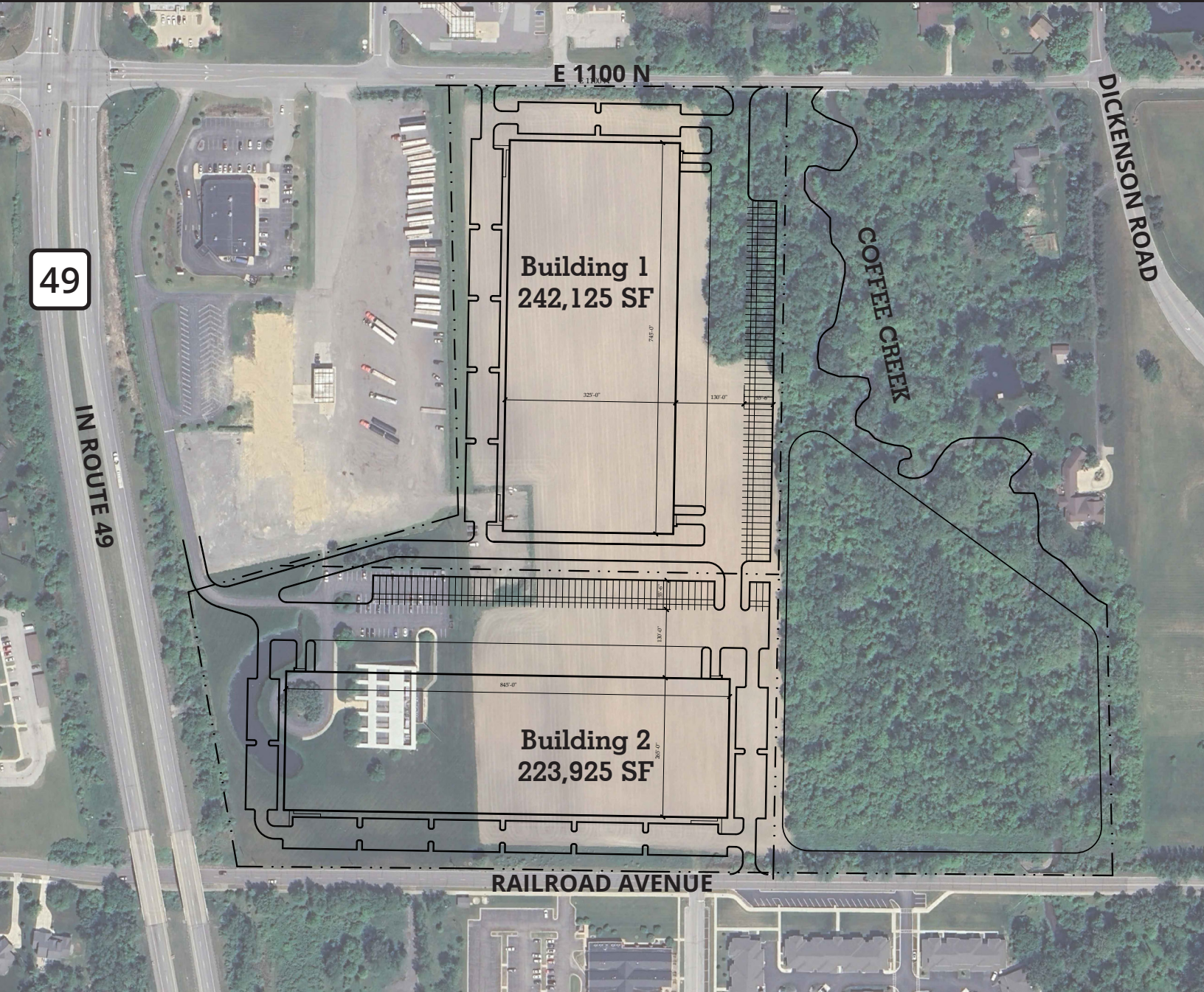
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POTENTIAL SITE PLAN



Building 1 Highlights

Total Building SF:	242,125
Available SF:	242,125
Office SF:	To Suit
Ceiling Height:	36'
Exterior Docks:	To Suit
Drive-In Doors:	To Suit
Trailer Parking:	56 Stalls

Building 2 Highlights

Total Building SF:	223,925
Available SF:	223,925
Office SF:	To Suit
Ceiling Height:	36'
Exterior Docks:	To Suit
Drive-In Doors:	To Suit
Trailer Parking:	57 Stalls

AVISON YOUNG

A top ranking region for doing business.

80%



of the U.S. population within a **one-day drive**

Northwest Indiana Forum

3



Class 1 railroads

Northwest Indiana Forum

Fiber



Northwest Indiana is home to **world-class fiber connectivity** needed in today's marketplace for businesses to reliably transmit large volumes of data.

Northwest Indiana Forum

25%



of the **nation's steel is made here**. NW Indiana is home to Arcelor, Mittal's Indiana Harbor and Burns Harbor facilities, as well as U.S. Steel's Gary Works plant.

Northwest Indiana Forum

15.6%



NWI manufacturing jobs

Lake County Indiana Economic Alliance

\$40B



NWI gross regional product

Lake County Indiana Economic Alliance

INDIANA: STATISTICS OF THE STATE

#1

Manufacturing (employment) business facilities

Indiana Economic Development Corporation

2.5%

Unemployment insurance rate

Indiana Economic Development Corporation

#2

Best state to start a business

Forbes 2024

25%

of Indiana's economic output is based in Manuf.

Indiana Economic Development Corporation

#3

Property tax index rank

The Tax Foundation

AAA

Bond rating

Standard & Poor's Global

#5

State infrastructure

CNBC State Infrastructure Ranking

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NORTHWEST INDIANA & CHICAGO MAP



Port of Indiana	9 mi
Gary/Chicago Int'l Airport	23 mi
Illinois / Indiana State Line	28 mi
Bedford Park Transfer Yard	46 mi
Chicago Loop	48 mi
Midway International Airport	53 mi
O'Hare International Airport	64 mi
Elwood Intermodal Yard	71 mi

A Transportation & Shipping Hub



Chicagoland is home to the largest switching terminal in the U.S. and six of the seven Class 1 rail lines



O'Hare International and Indianapolis International airports represent the 4th and 6th highest volume air freight ports in the U.S.



Indiana is the national leader in pass-through interstates and first in shortest distance to the median center of U.S. population

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