

Industrial Property For Lease

620 PROGRESS AVE, MUNSTER, IN 46321



For more information, please contact:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,031 SF
Lease Rate:	\$14 SF/yr (NNN)
Lot Size:	1.03 Acres
Year Built:	1998
Building Size:	17,294 SF
Renovated:	2025
Zoning:	CD-4.B

PROPERTY HIGHLIGHTS

- 14' high drive-in overhead door in each unit
- 16' clear ceiling height
- Open-span warehouse/shop area with efficient lighting and power
- Ample parking and circulation for vans, box trucks, and small fleets
- Suitable for trades, contractors, distribution, e-commerce, or creative production



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PROPERTY DESCRIPTION



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Now leasing light industrial in Munster, IN located just off Calumet Avenue on Progress Ave. The industrial/flex units are designed to support a wide range of light industrial, service, and small business uses. The unit offers a 14' grade-level drive-in door, 16' clear ceiling height, and sprinkler system..

LOCATION DESCRIPTION

The subject property is located in an Industrial complex on Progress Avenue in Munster, IN. The property is located just off Calumet Avenue.

Munster is a town located in North Township in Lake County, Indiana. This bedroom community lies in the Chicago metropolitan area, approximately 30 miles southeast of the Chicago Loop, and shares municipal boundaries with Hammond to the North, Highland to the East, Dyer & Schererville to the South and Lansing/Lynwood directly West of the Illinois border. The 2010 U.S. Census count the town's population at 23,603.

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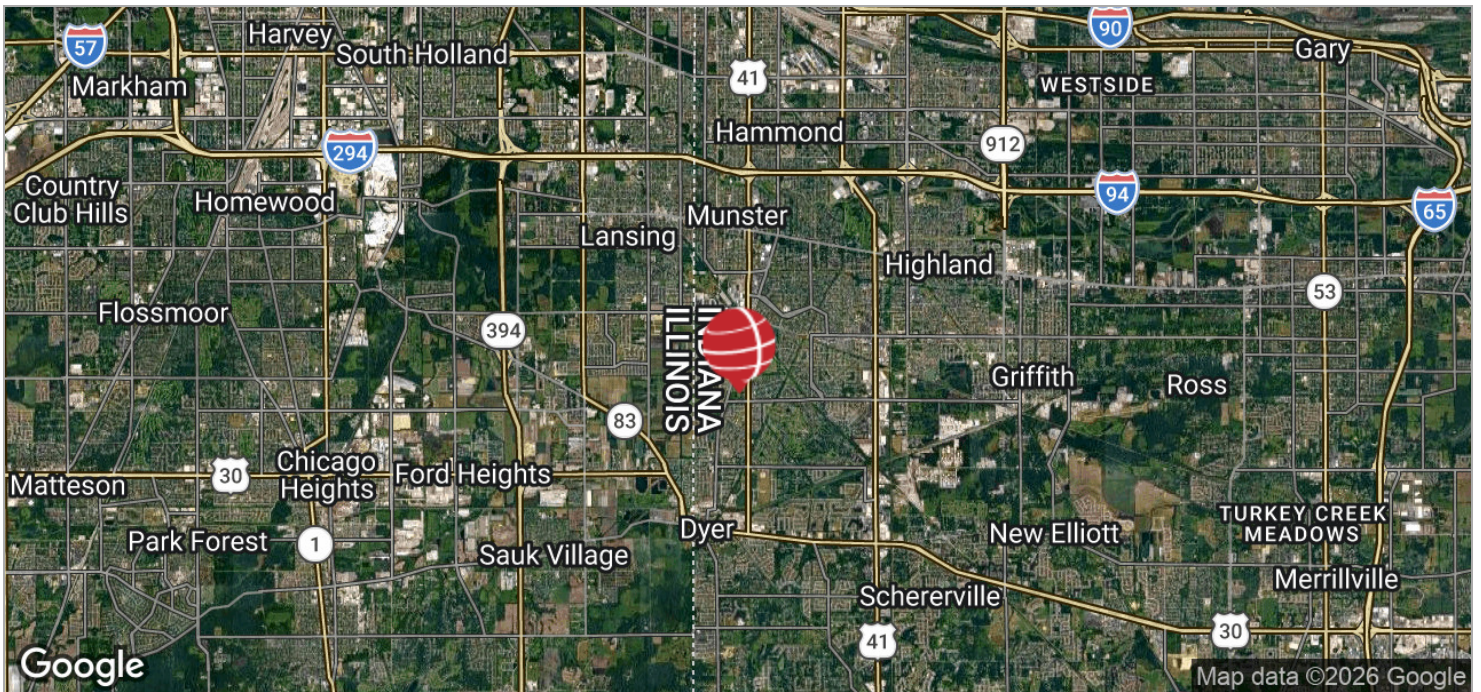
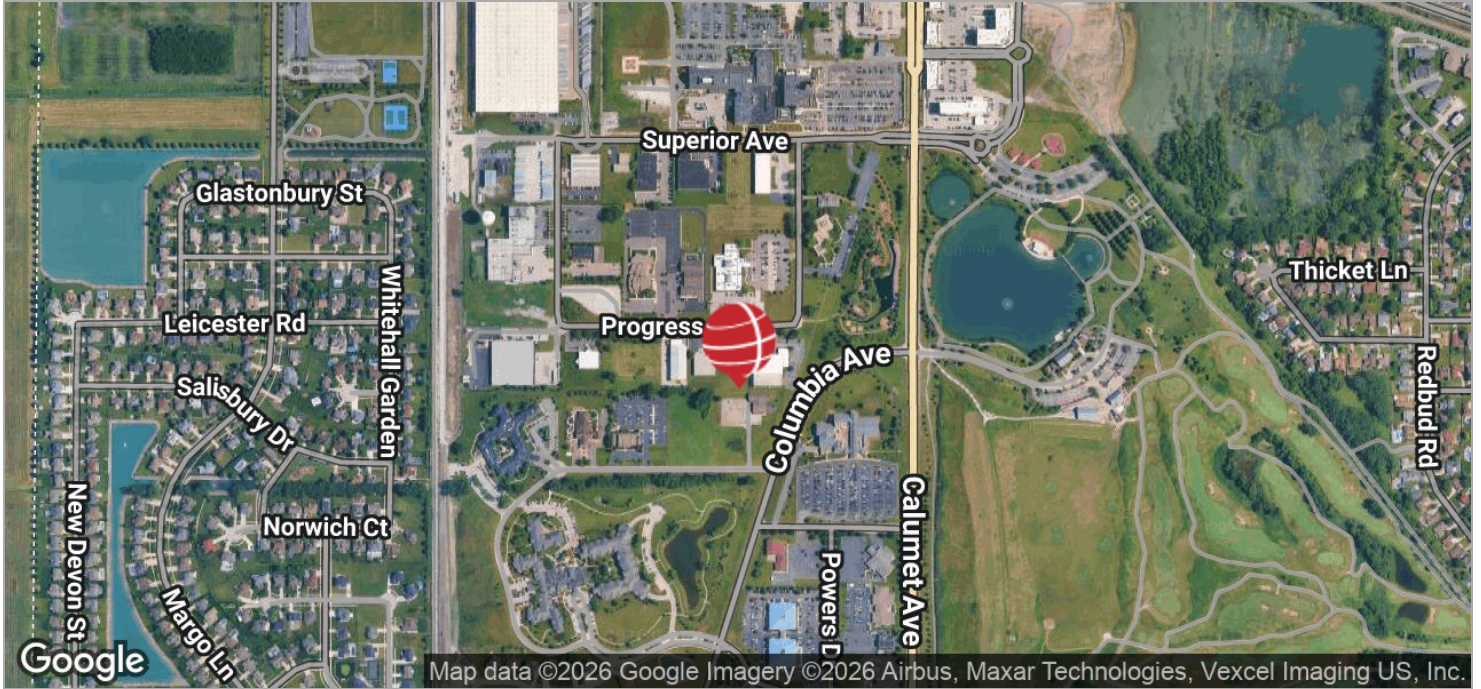
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LOCATION MAPS



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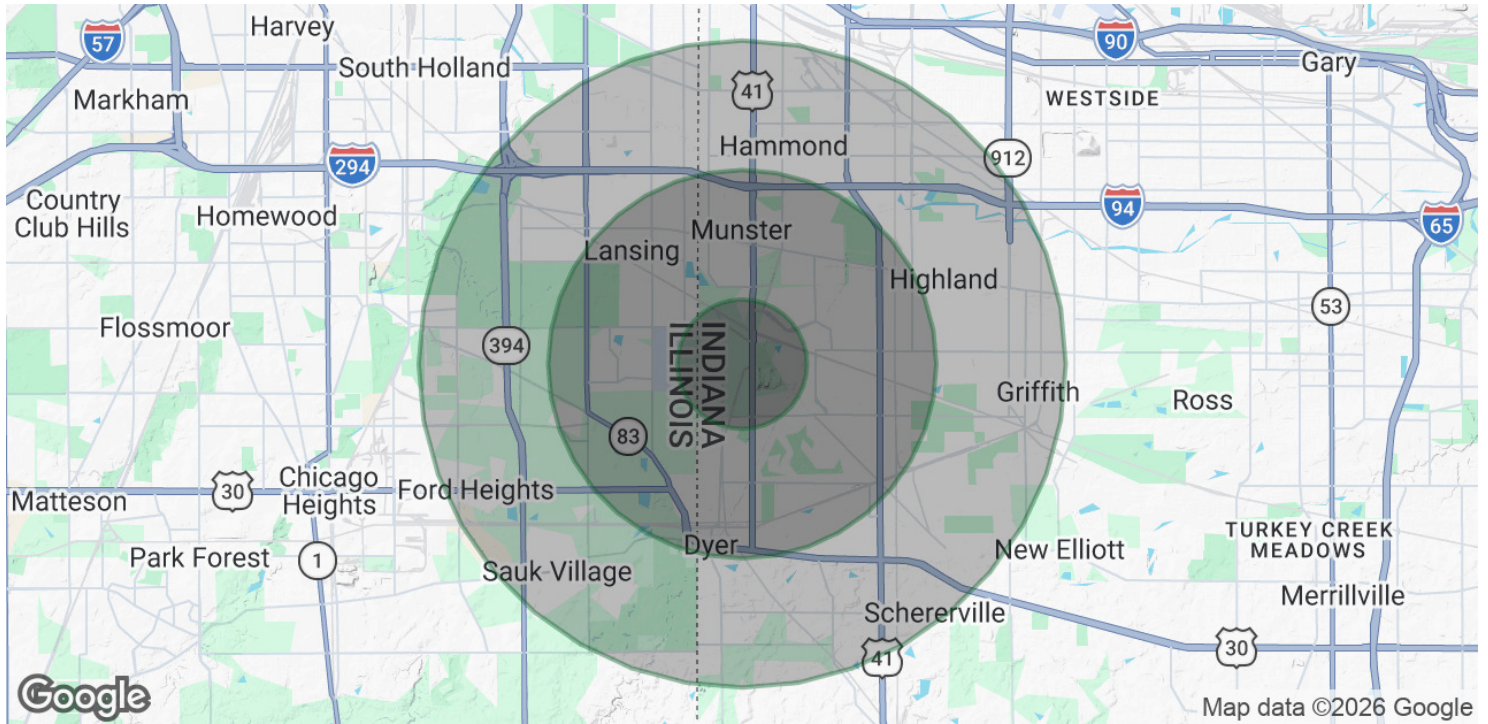
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,228	76,168	184,253
Average Age	44	43	42
Average Age (Male)	42	42	40
Average Age (Female)	46	45	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,958	30,929	72,910
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$152,019	\$108,375	\$94,896
Average House Value	\$469,970	\$292,222	\$248,939

2020 American Community Survey (ACS)

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