

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10.00/SF
Available SF:	4,880 SF
Lease Type:	Gross
Expenses:	Utilities/Dumpster
Building Size:	48,640 SF
Lot Size:	1.2 Acres
Parking:	Car/Truck
Zoning:	I-1

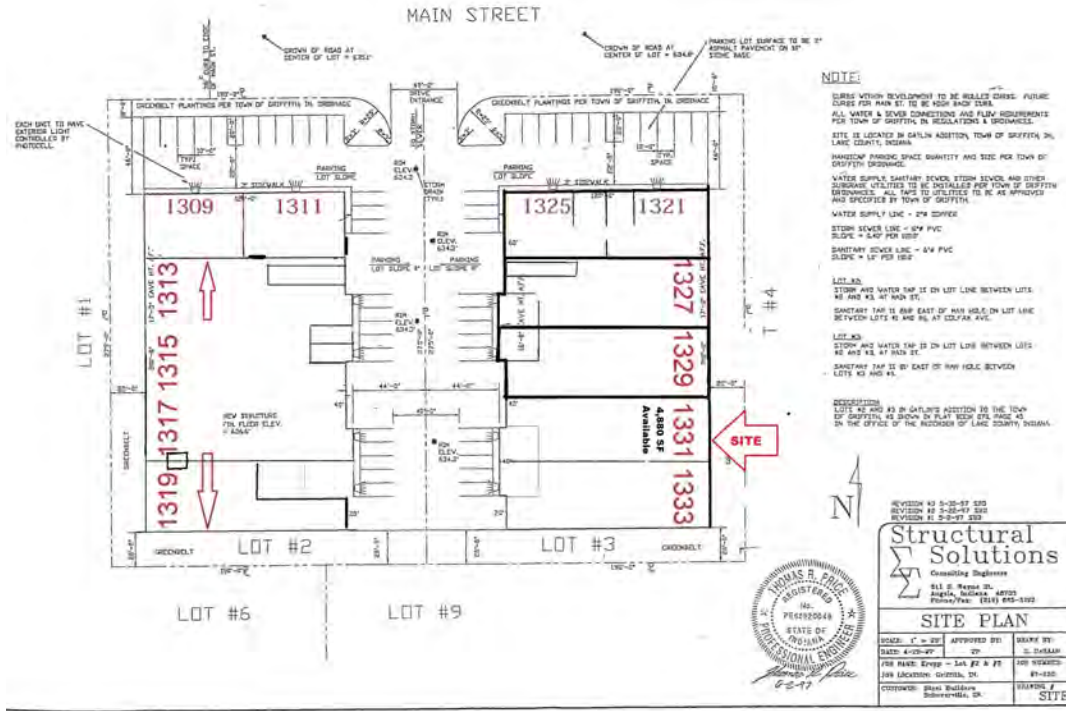
PROPERTY OVERVIEW

Unit 1331 is a 4,880 SF unit now available with interior features of 420 SF Office with mezzanine storage, 4,460 SF warehouse one bathroom and 12'x14' OHD, 200 AMP 3 Phase electric. Currently in the process of being repainted. Photos are of similar space, not Unit 1331.

LOCATION OVERVIEW

Located on the south side of Main Street in the Gatlin Industrial Park which is located in the Griffith Central Business District. 1 block east of Colfax Street. 3 miles east of Indianapolis Boulevard. 3 3/4 miles south of I-80/94. 5 1/2 miles east of the Illinois/Indiana border. Convenient location to get anywhere in Lake County. Approximately 30 miles southeast of Chicago.

AVAILABLE SPACES



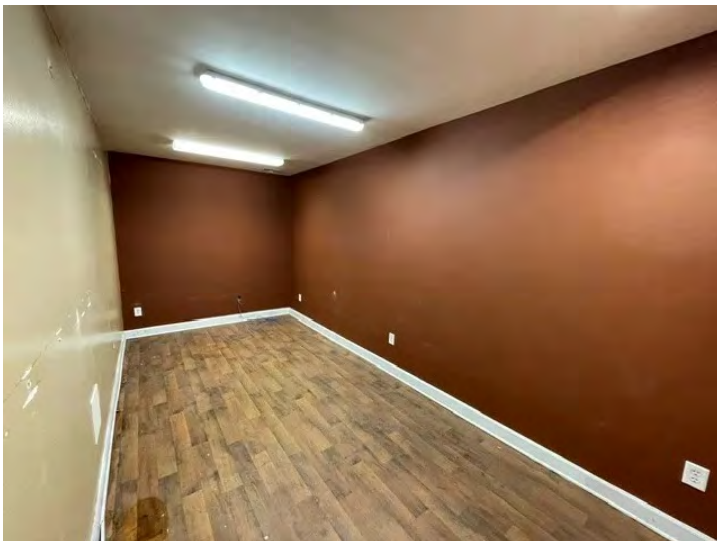
LEASE TYPE **GROSS** | **TOTAL SPACE** **4,880 SF** | **LEASE TERM** **NEGOTIABLE** | **LEASE RATE** **\$10 SF/YR**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1329	Available	4,880 SF	Gross	\$10.00 SF/yr	Gross lease plus utilities and dumpster.

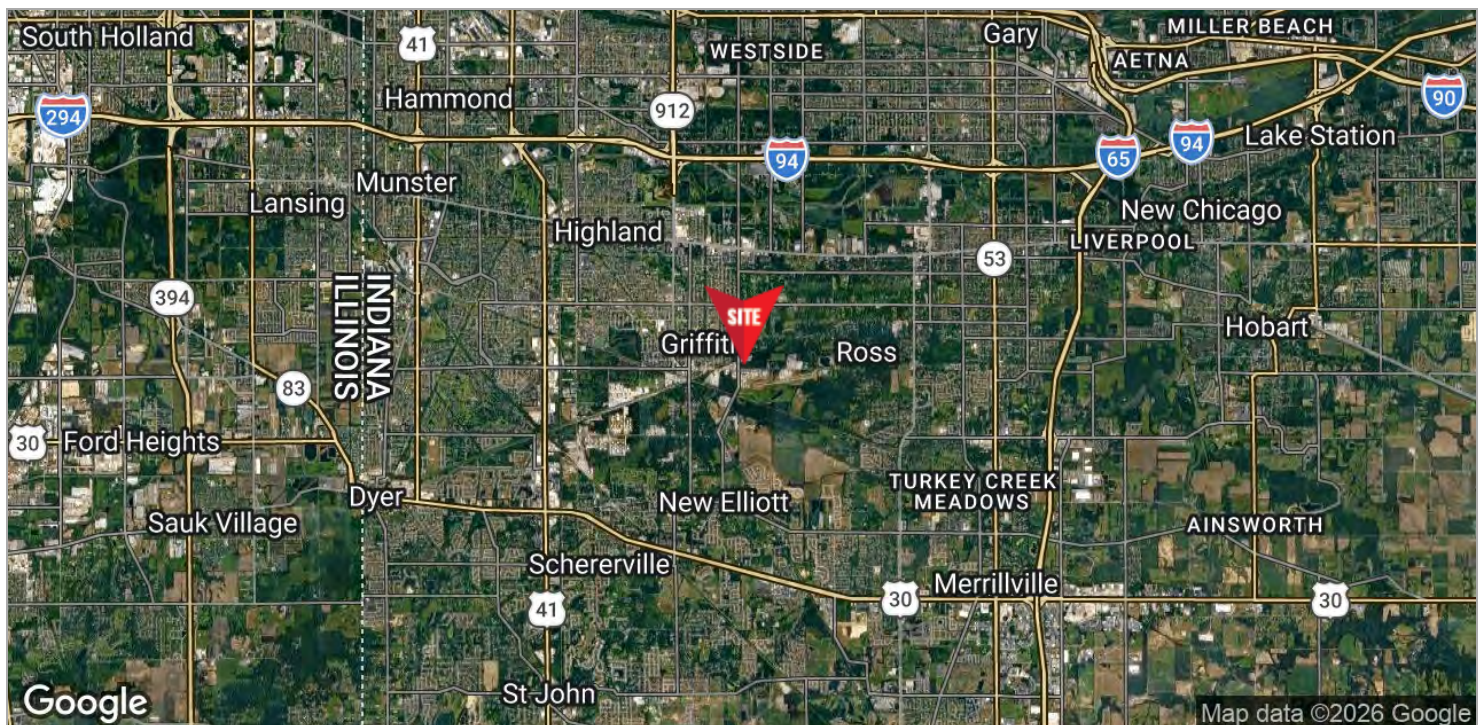
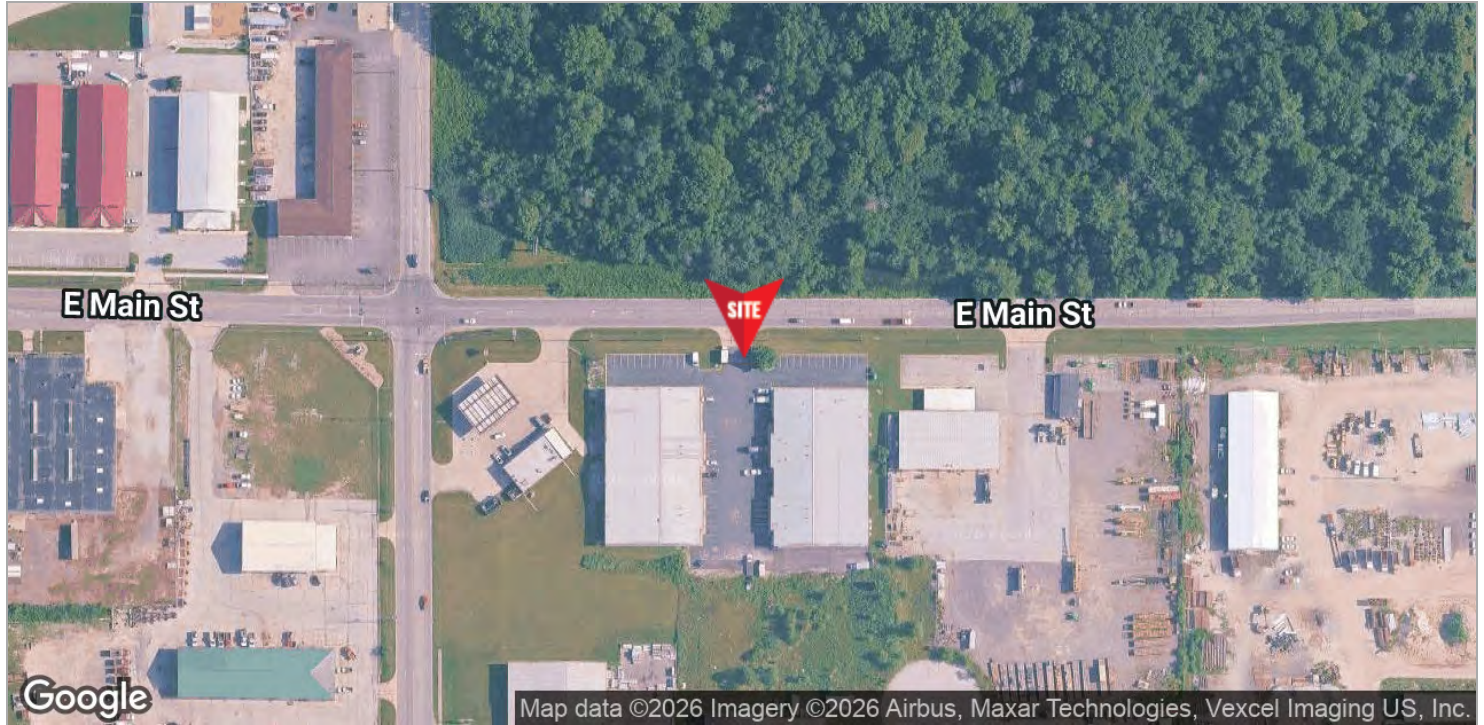
UNIT 1331 - INTERIOR



ADDITIONAL PHOTOS



LOCATION MAPS



AERIAL



For Information Contact:

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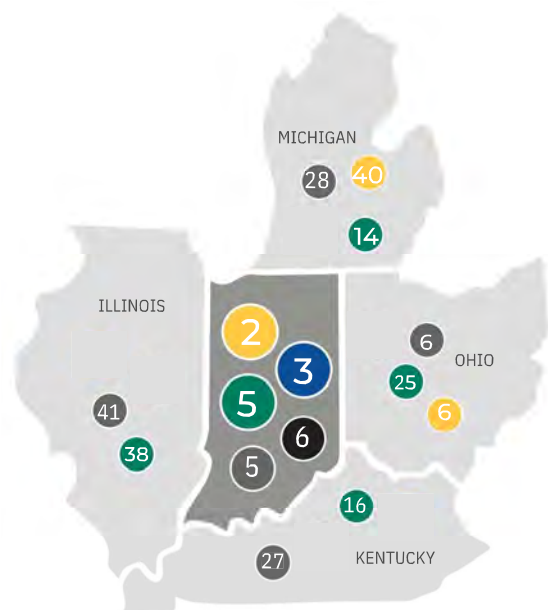
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INDIANA BUSINESS CLIMATE

AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports your business objectives.



- 2 BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3 COST OF DOING BUSINESS (CNBC, 2025)
- 5 STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5 PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6 BEST STATES FOR BUSINESS (Chief Executive, 2025)



ADVANTAGE INDIANA

4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-

(Fitch, 2024)



2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

\$238 UI TAX FOR NEW EMPLOYERS

7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

MI: No | OH: No | KY: Yes | IL: No