

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Unit 8874:     | 3,157 SF   |
| Lease \$/SF:   | \$11.00    |
| Lease Type:    | Gross      |
| Expenses:      | Janitorial |
| Building Size: | 18,175 SF  |
| Lot Size:      | 3.26 Acres |
| Zoning:        | M-1        |

### PROPERTY OVERVIEW

This is a multi tenant building with one available unit.

8874 is a 3,157 SF space with one large open area, climate controlled warehouse and bathroom with shower. Includes utilities. Suitable for small contractor or warehouse storage. Freshly painted and new flooring in the office. Signage on I-65. Plenty of parking. LED lights. Building is broker owned.

### LOCATION OVERVIEW

This is viewable from I-65. Located on the west side of Mississippi Street, just 1 mile south of U.S.Highway 30 and 1/2 mile north of 93rd Avenue. South of Southlake Mall anchored by Macy's, Kohls, Olive Garden, Cooper's Hawk, Starbucks, and many more. Located near US Highway 30/I-65 interchange.

## LEASE SPACES



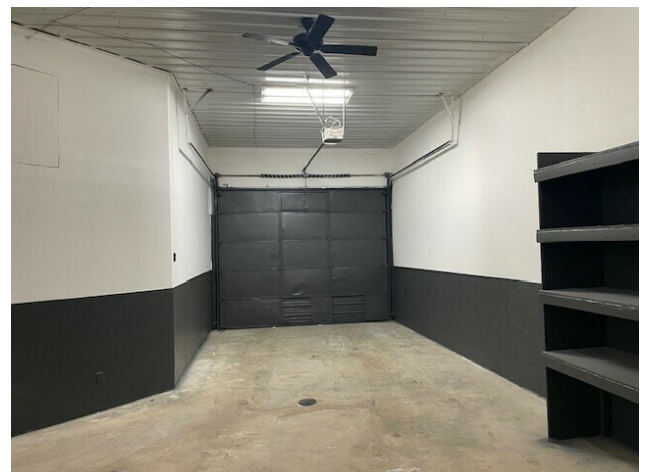
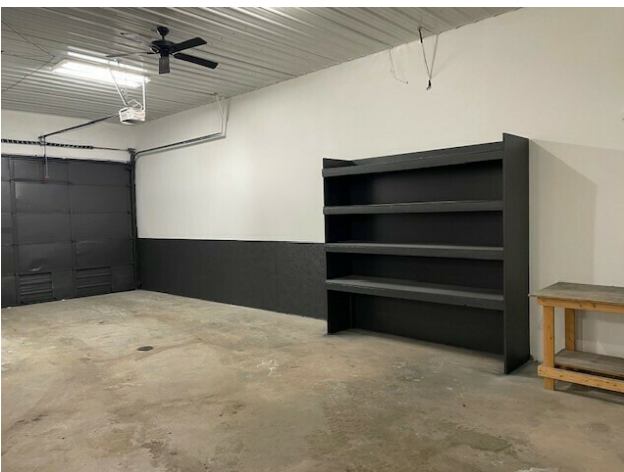
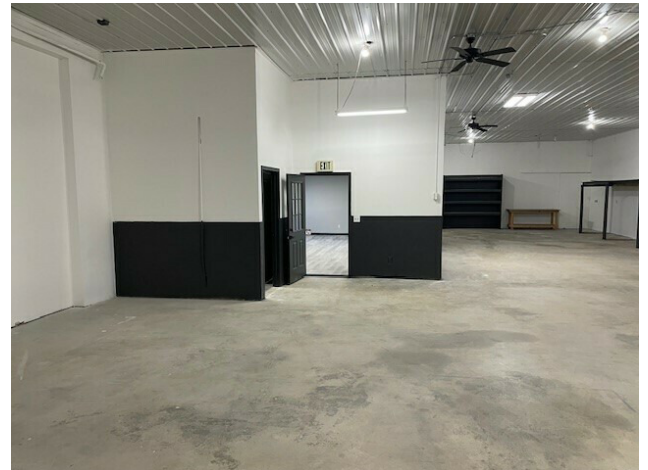
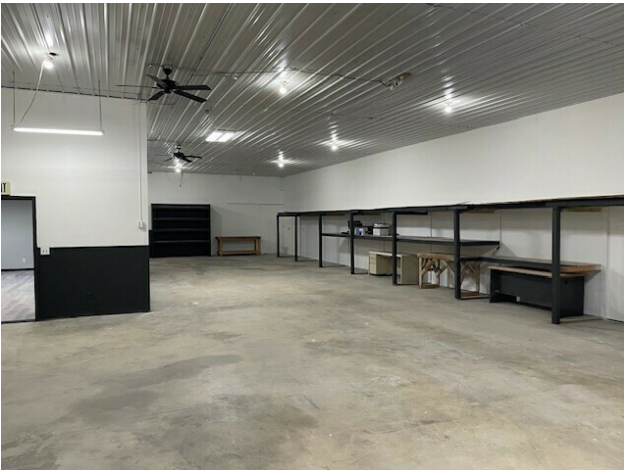
### LEASE INFORMATION

|              |          |             |            |
|--------------|----------|-------------|------------|
| Lease Type:  | Gross    | Lease Term: | Negotiable |
| Total Space: | 3,157 SF | Lease Rate: | \$11 SF/yr |

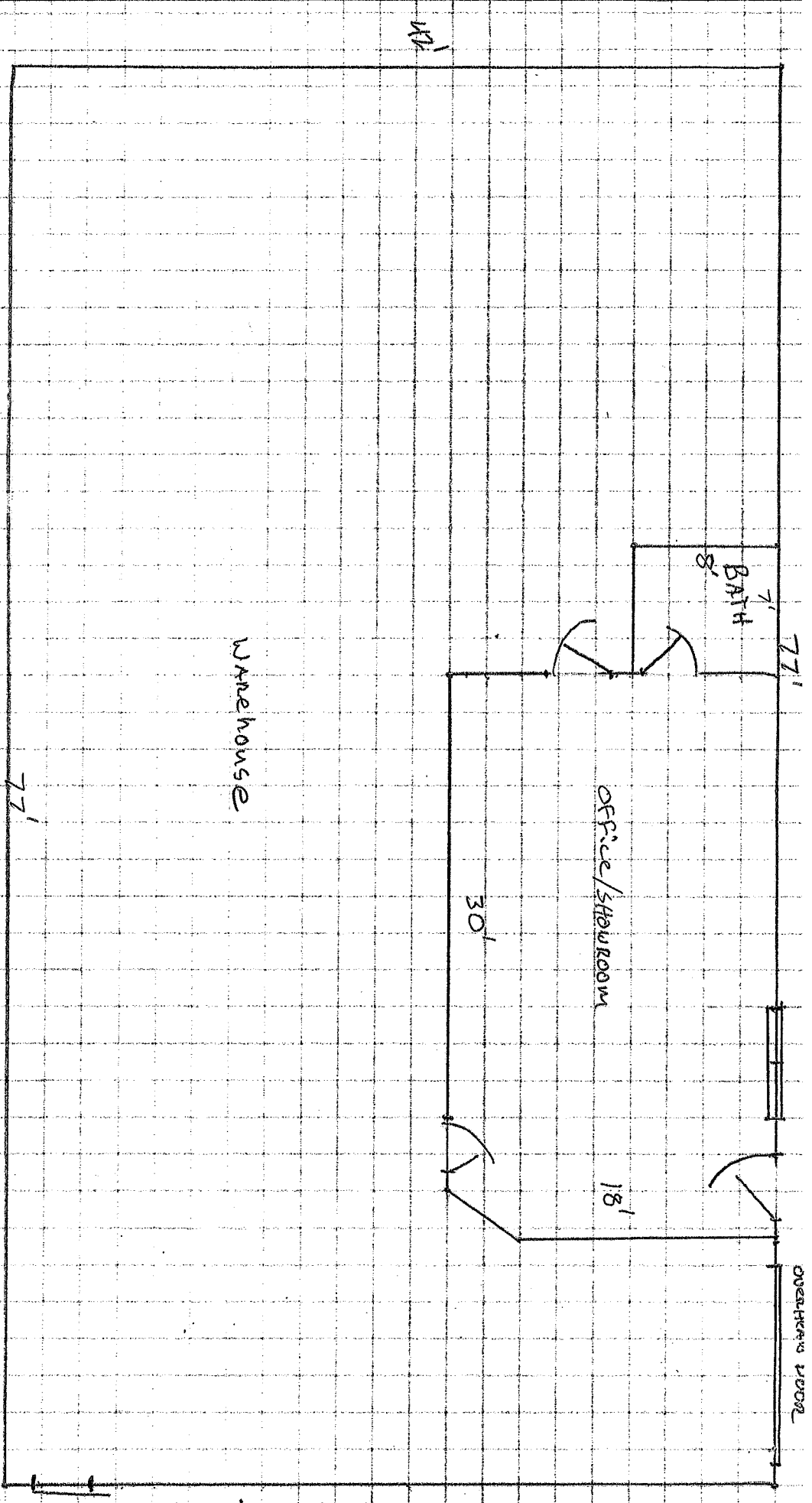
### AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION                           |
|-------|-----------|-----------|------------|---------------|---------------------------------------|
| 8874  | Available | 3,157 SF  | Gross      | \$11.00 SF/yr | 596 SF office and 2,561 SF warehouse. |

## 8874 PHOTOS



(2)



8874 Louisiana

APPROX 3,234.00 SQ. FT.

BATH + OFFICE 596

Warehouse 2,638 SQ. FT.

sliding door to 8876

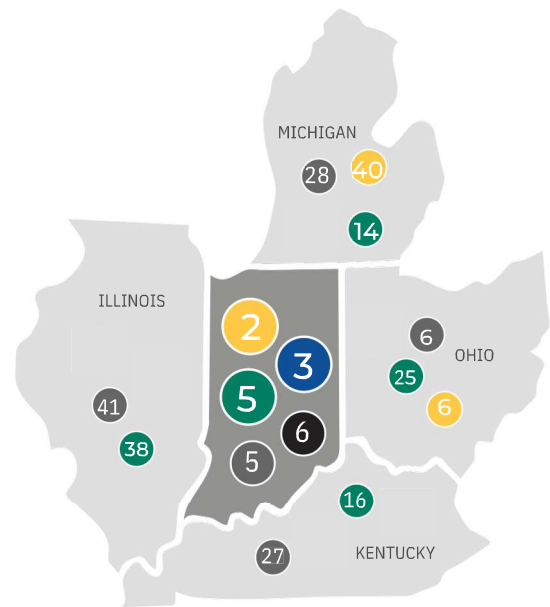
## RETAILER MAP



# 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**