



GARY LOGISTICS CENTER

Site Available For Lease

40-acre Development Site

Up to 540,000 SF Proposed

3615 W 25th Avenue | Gary, Indiana



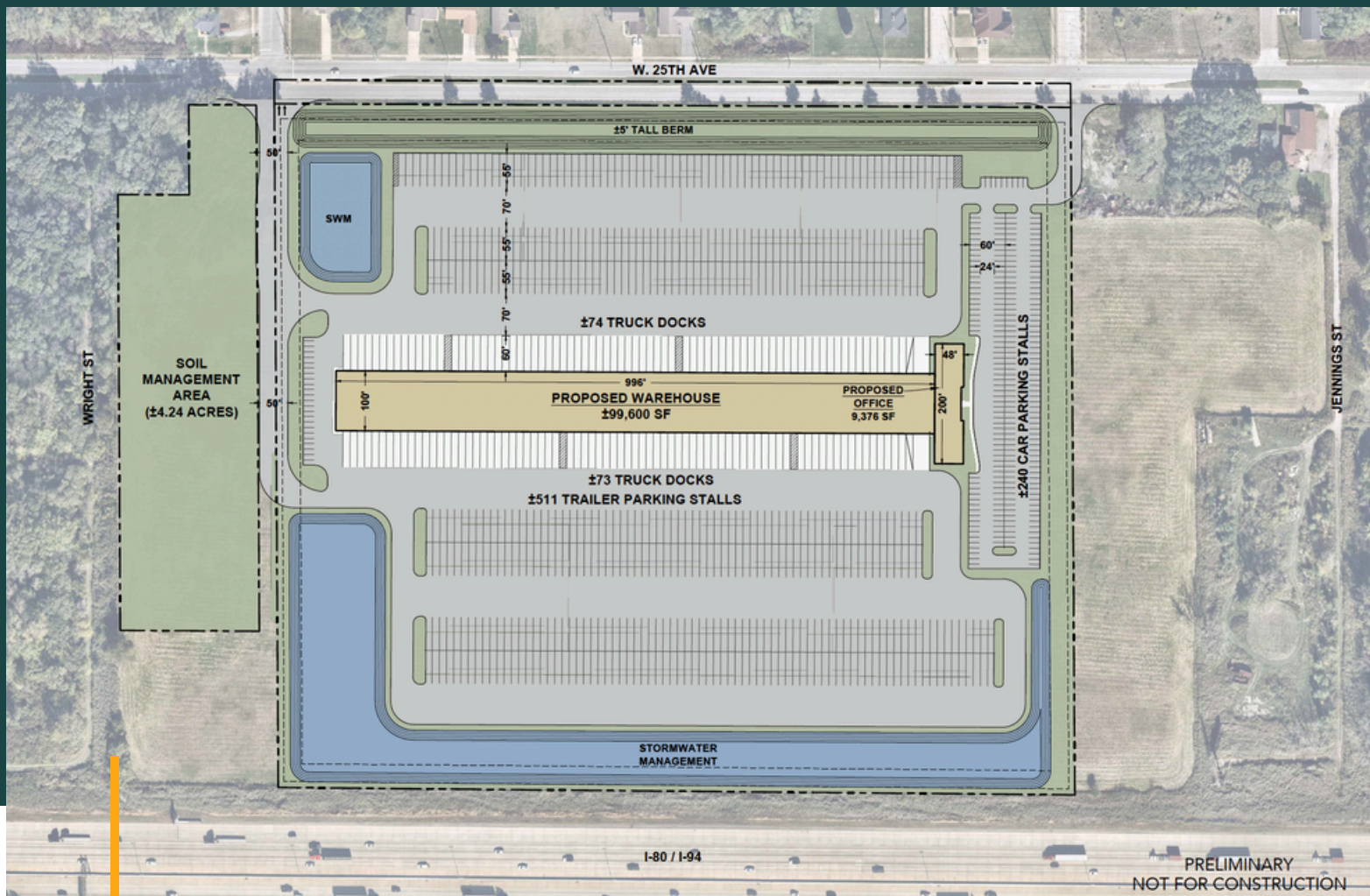


**540,800 SF Proposed
Cross-docked
Freight Facility**



SITE FEATURES

- Superior access to Interstate 80 via multiple interchanges
- Location close to Illinois border but in the pro-business environment in Northwest Indiana.
- Multiple building configurations proposed on 40-acre site
- Frontage with visibility along Interstate 80 (160,000 vehicles per day)
- Available State of Indiana 10-year Property Tax Abatement
- 8 Miles to Illinois State Line, 32 miles to Downtown Chicago



CONCEPTUAL DEVELOPMENT PLAN A

540,000 SF Class A Cross-Docked Distribution Facility



Building Size
± 108,376 SF



Car Parking
± 240 Stalls



Dock Doors
± 157 Exterior Doors



Sprinklers
ESFR



Ceiling Height
36' Clear Height



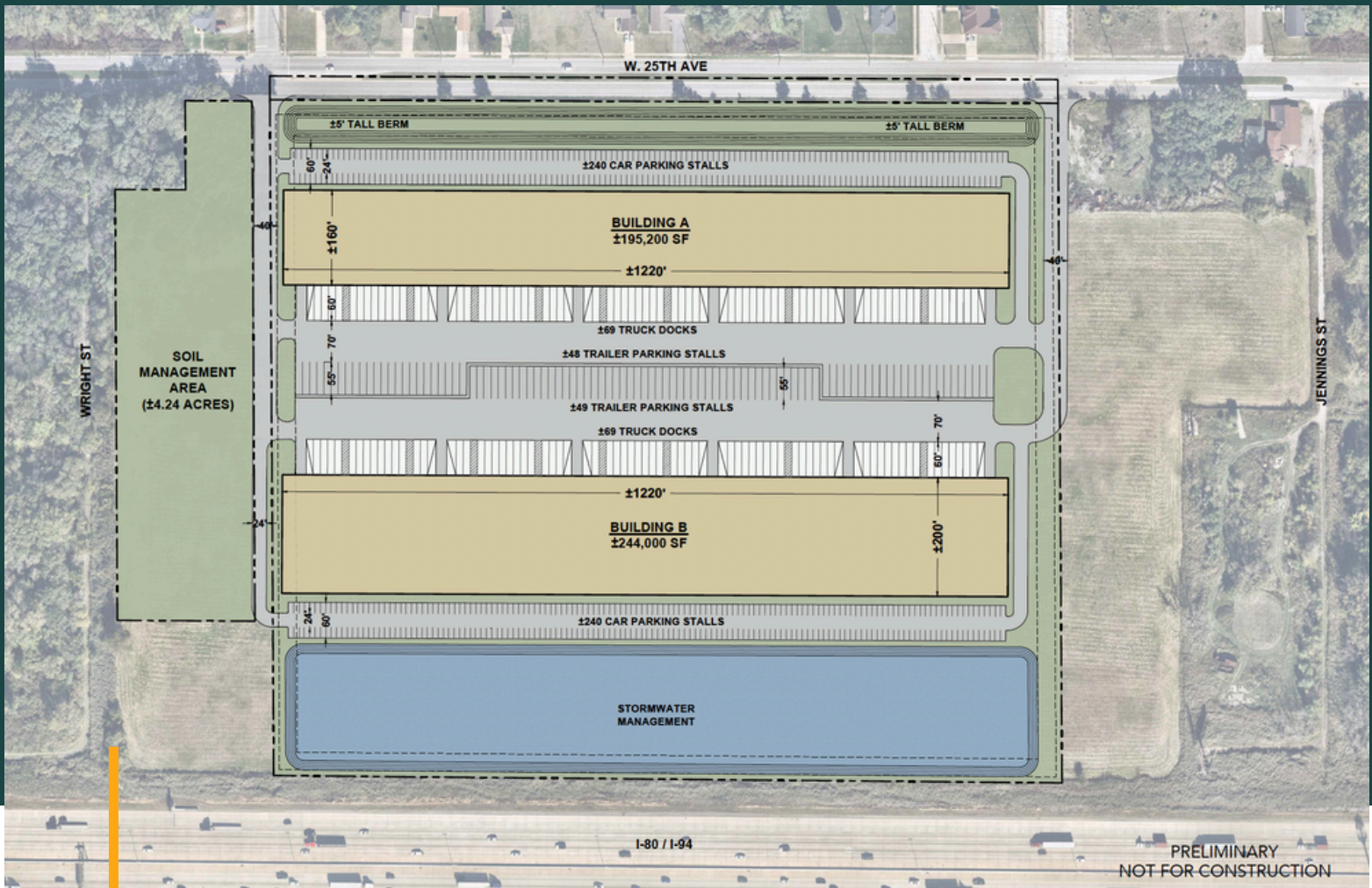
Dock Width
185'



Trailer Parking
± 511 Stalls



Office Size
To Suit



CONCEPTUAL DEVELOPMENT PLAN B

Dual Single-Loaded Class A Buildings

Building A



Building Size
± 195,200 SF



Dock Doors
± 69 Exterior Doors



Ceiling Height
36' Clear Height



Trailer Parking
± 48 Stalls



Car Parking
± 240 Stalls

Building B



Building Size
± 244,000 SF



Dock Doors
± 69 Exterior Doors



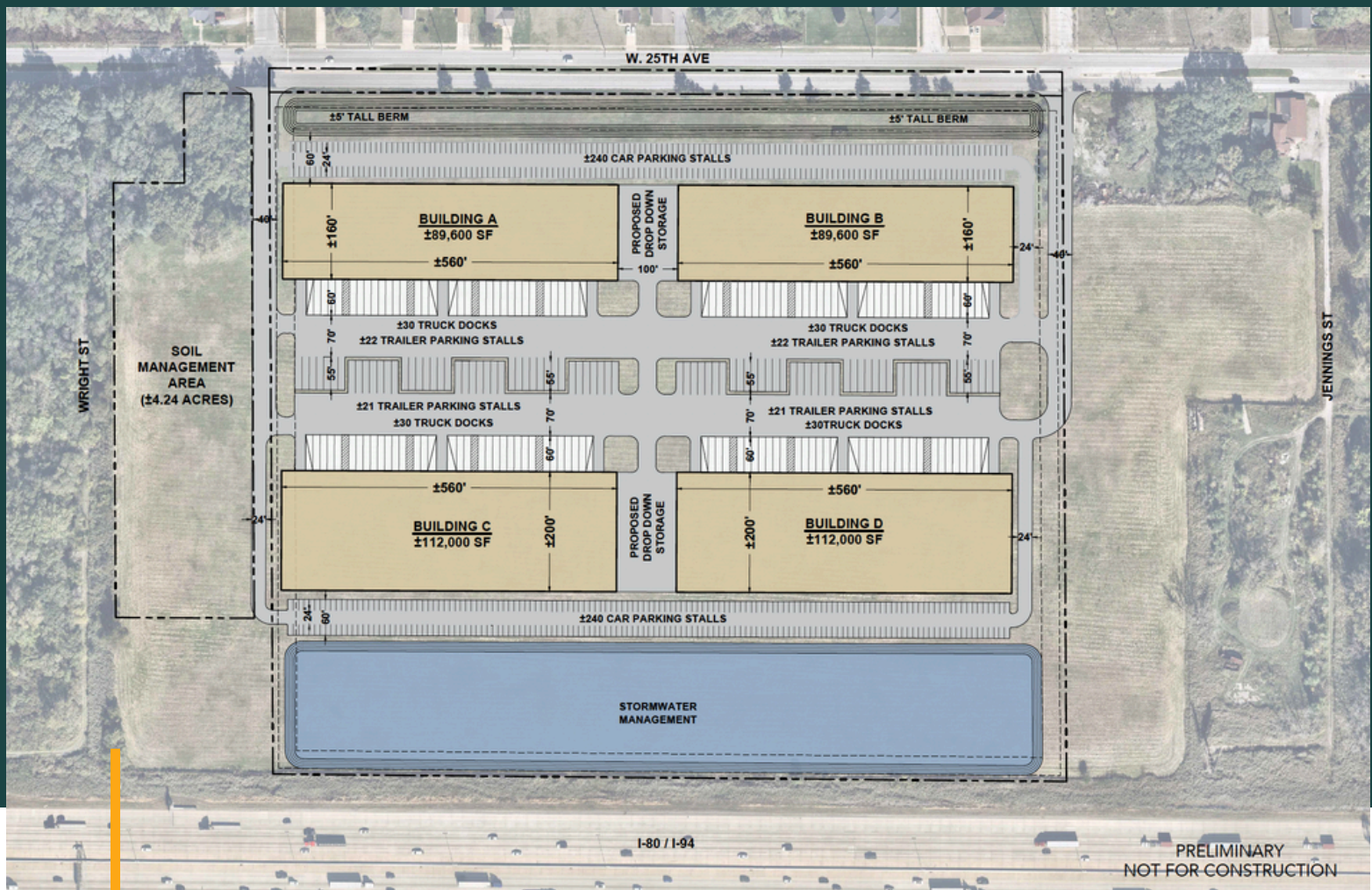
Ceiling Height
36' Clear Height



Trailer Parking
± 49 Stalls








Car Parking
± 240 Stalls



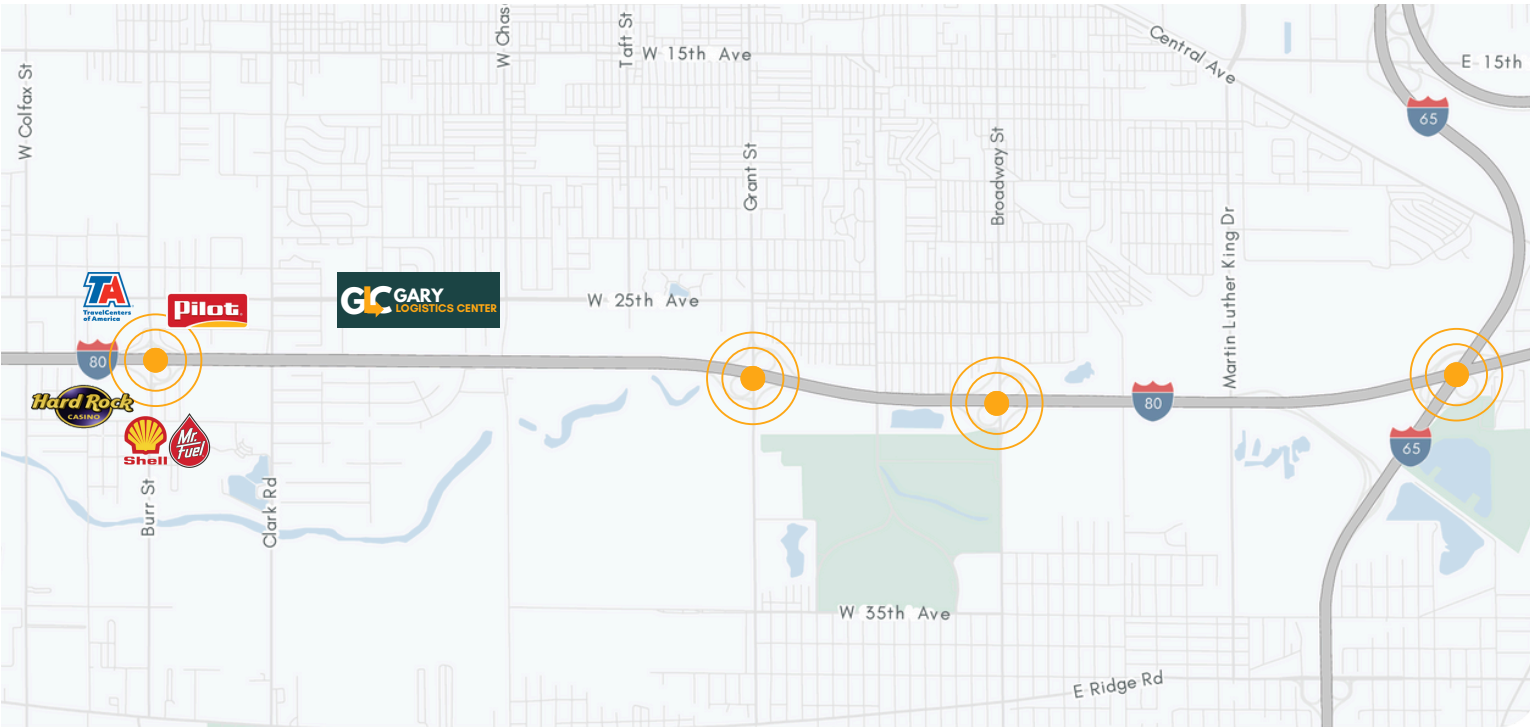
CONCEPTUAL DEVELOPMENT PLAN C

Four Single-Loaded Class A Buildings

	Building A	Building B	Building C	Building D
	Building Size ± 89,600 SF	Building Size ± 89,600 SF	Building Size ± 112,000 SF	Building Size ± 112,000 SF
	Dock Doors ± 30 Exterior Doors	Dock Doors ± 69 Exterior Doors	Dock Doors ± 69 Exterior Doors	Dock Doors ± 69 Exterior Doors
	Ceiling Height 36' Clear Height	Ceiling Height 36' Clear Height	Ceiling Height 36' Clear Height	Ceiling Height 36' Clear Height
	Trailer Parking ± 22 Stalls	Trailer Parking ± 49 Stalls	Trailer Parking ± 21 Stalls	Trailer Parking ± 49 Stalls
	Car Parking ± 120 Stalls	Car Parking ± 120 Stalls	Car Parking ± 120 Stalls	Car Parking ± 120 Stalls

LOCATION & ACCESSIBILITY

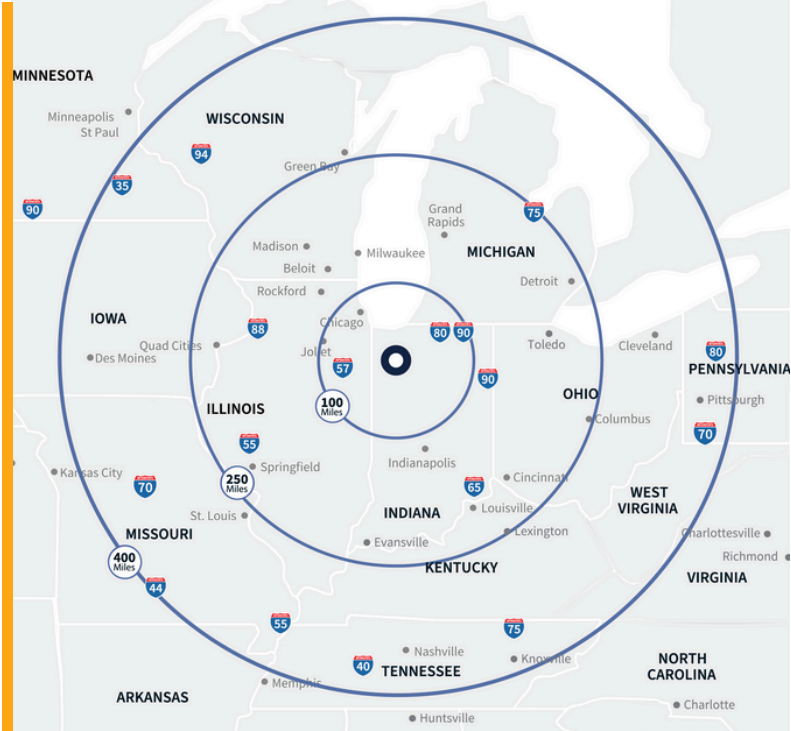
MULTIPLE INTERSTATE 80 INTERCHANGES



Mileage Chart

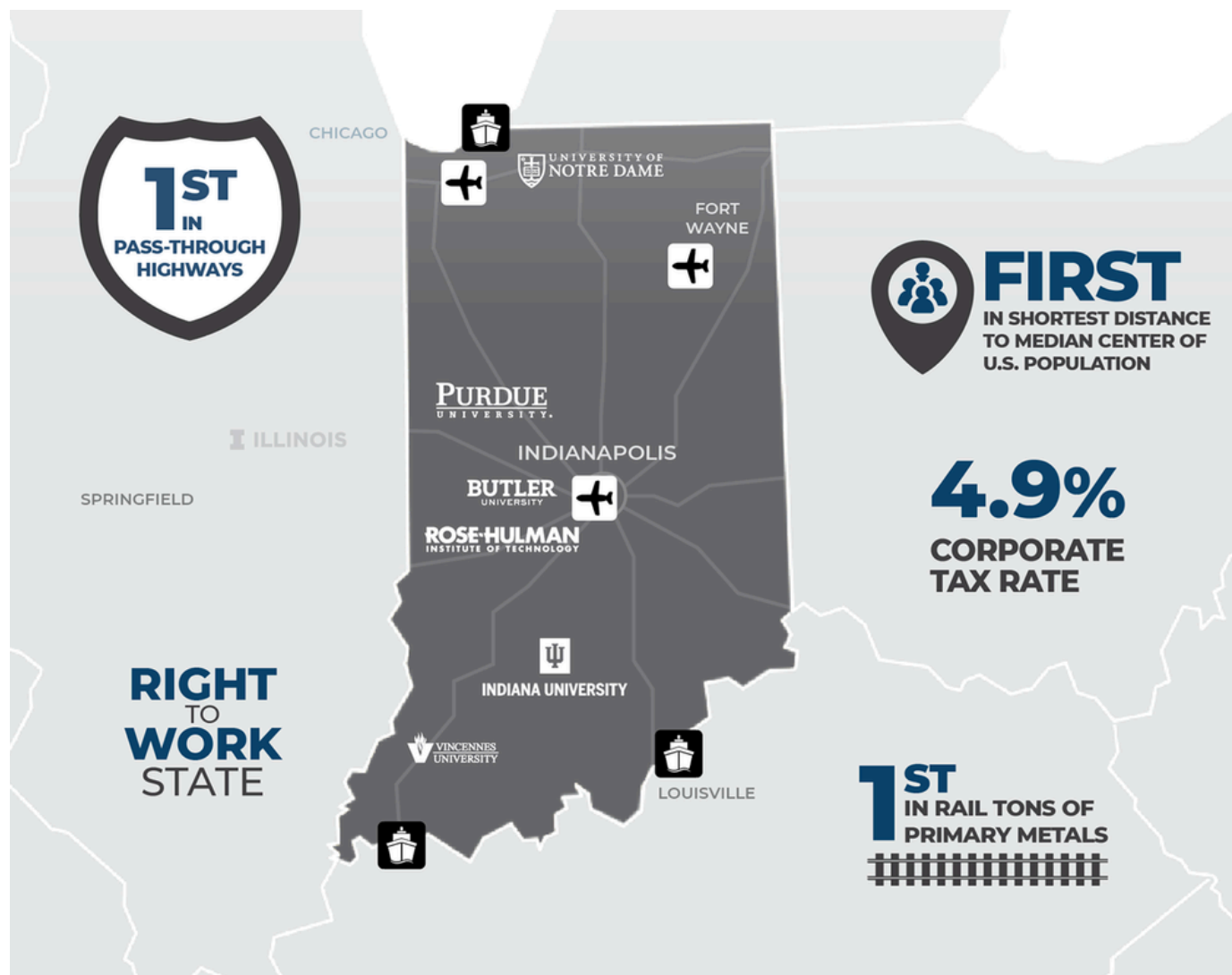
Interstate 80/94	1.8 miles
Gary/Chicago International Airport	4.0 miles
Interstate 90	4.6 miles
Interstate 65	4.8 miles
City of Gary, Indiana	4.8 miles
Port of Indiana	8.7 miles
Chicago, IL	32 miles
Chicago Midway Int'l Airport	40 miles
Indianapolis, IN	152 miles

Within a One-Day Drive



INDIANA BUSINESS CLIMATE

IDEAL FOR GROWTH



Indiana Ranks

\$650

Billion in Goods

Moves Through Indiana Annually

5th

In Class I
Railroads

6th

Largest
Cargo Airport
Nationwide

2nd

Largest FedEx
Air Hub
Worldwide

iedc.in.gov



Scott Duerkop
312.952.0260
scott.duerkop@cushwake.com

Conor Mullady
312 228 3122
conor.mullady@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor Cushman & Wakefield makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor Cushman & Wakefield accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2025. Cushman & Wakefield. All rights reserved.