



80-acre Business Park Available for Industrial Build-to-Suit

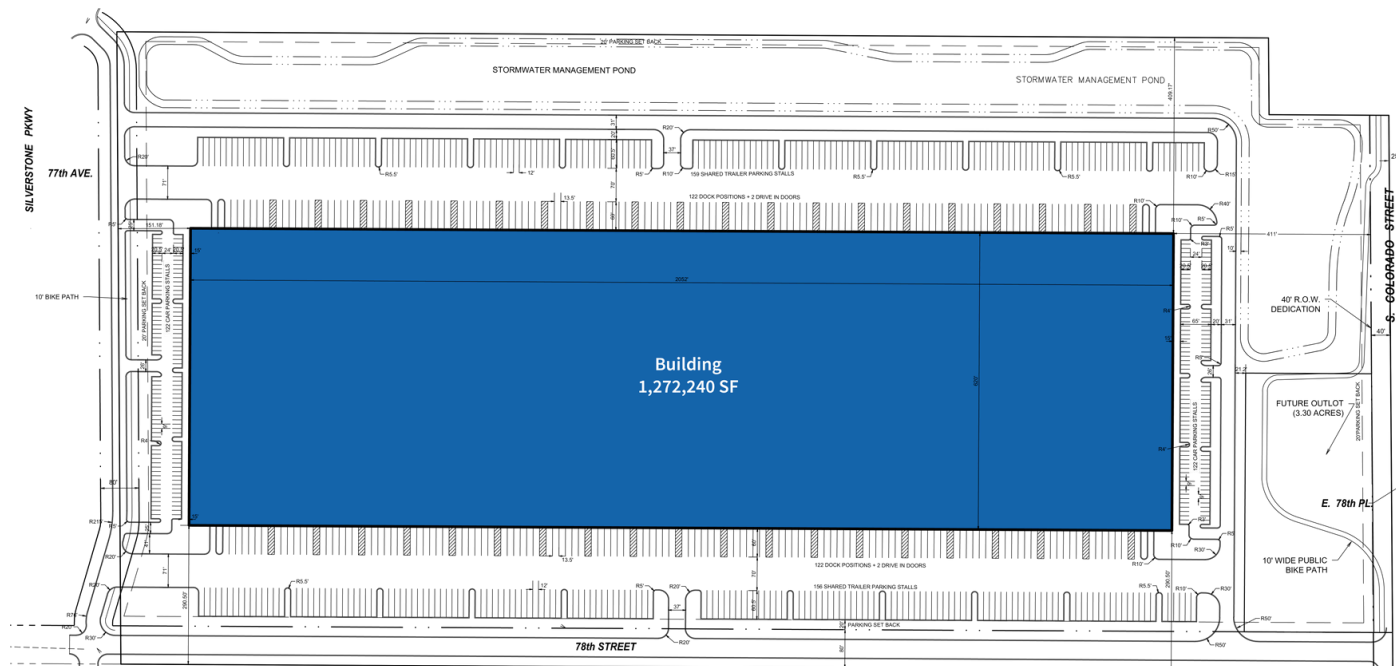


HIGHLIGHTS

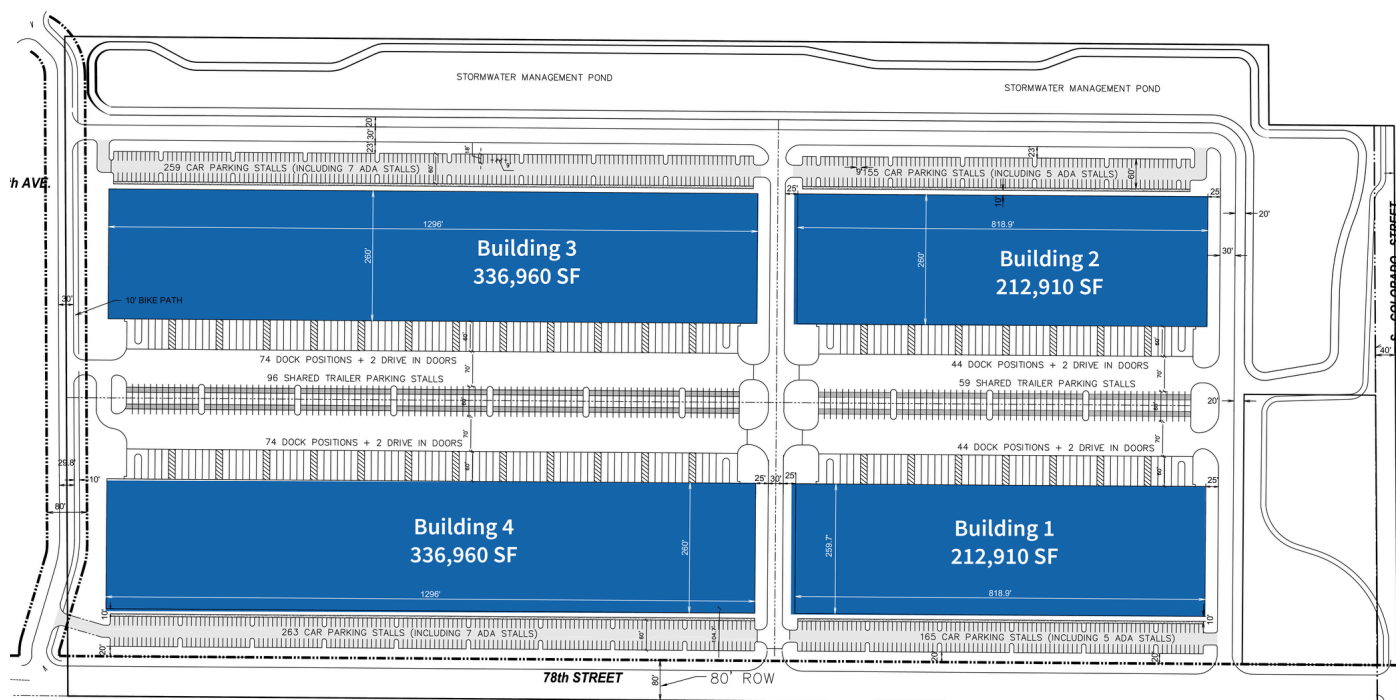
- Premier Build-to-Suit opportunity
- Close proximity to I-65
- Located in rapidly expanding NW Indiana
- Industrial submarket
- Adjacent retail power center offers abundant dining, hospitality and shopping amenities
- Class A construction
- Favorable State of Indiana Business incentives
- 10-year Indiana State property tax abatement



SITE PLAN - SINGLE BUILDING CONCEPT



SITE PLAN - MULTI-BUILDING CONCEPT





Mileage Chart

Interstate 65	1.5 miles	Gary/Chicago International Airport	18 miles
Interstate 80/94	8 miles	Indiana Dunes National Lakeshore	24 miles
Illinois State Line	12 miles	City of Chicago City Limits	30 miles
Interstate 90	12 miles	Chicago Midway Airport	48 miles
Port of Indiana	18 miles	Downtown Chicago	50 miles
		Chicago O'Hare Airport	65 miles
		Indianapolis, IN	140 miles



Retail

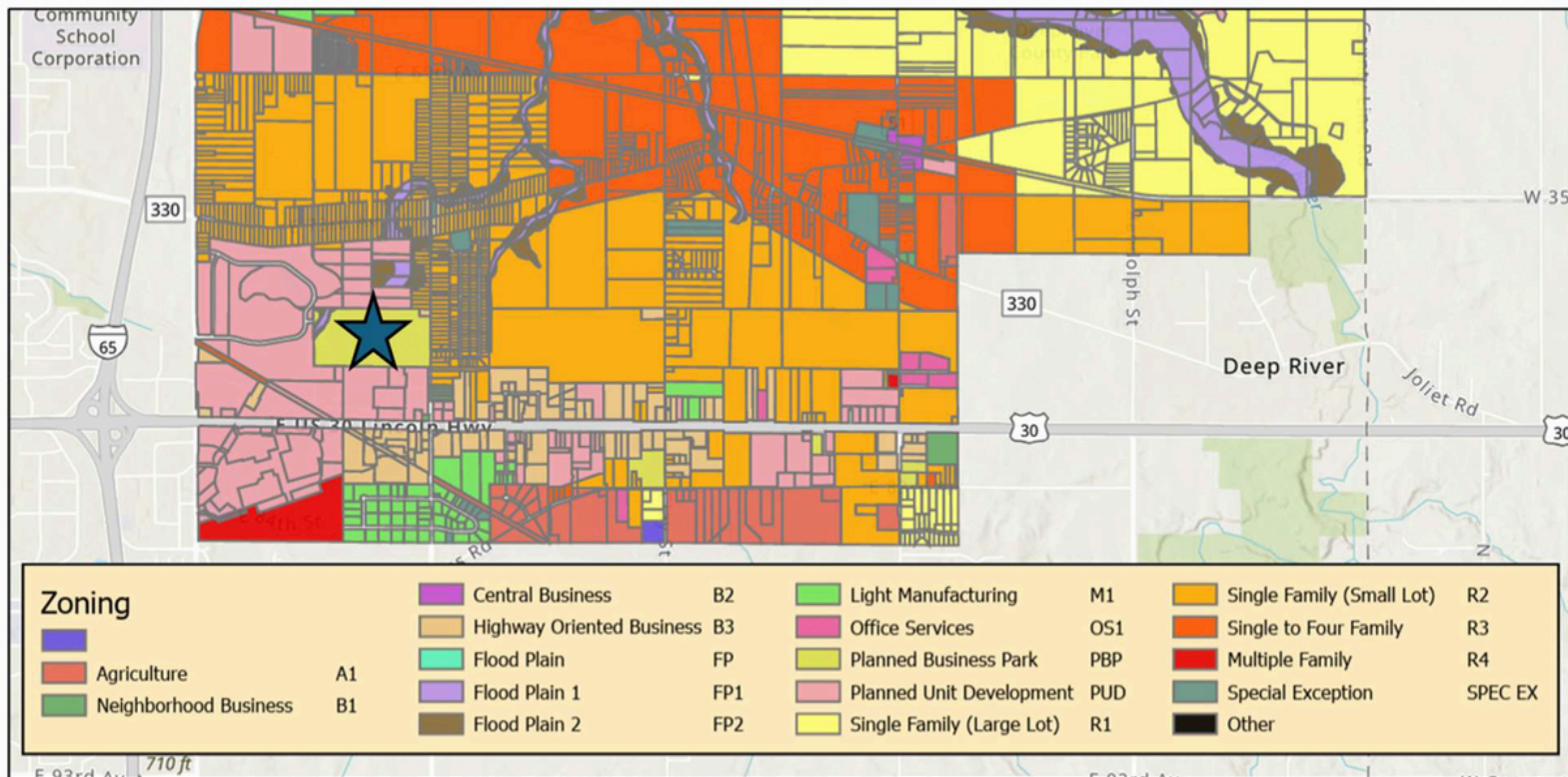
1. Sam's Club
2. Walmart Supercenter
3. Merrillville Plaza
4. Costco Wholesale
5. Southlake Mall
6. The Home Depot
7. Target
8. CarMax

Dining

1. Mission BBQ
2. Olive Garden Italian
3. Chick-fil-A
4. BC Osaka
5. Bob Evans
6. Wu's House
7. El Poblano Mexican
8. The Original Grand Park
Cafe & Pizza
9. Gamba Ristorante
10. Portillo's Merrillville
11. IHOP
12. Culver's
13. Outback Steakhouse
14. Starbucks
15. Cooper's Hawk Winery
& Restaurant
16. BJ's Restaurant & Brewhouse
17. LongHorn Steakhouse
18. Red Lobster
19. Panera Bread

Hotels

1. Hilton Garden Inn Merrillville
2. Home2 Suites by Hilton Merrillville
3. Staybridge Suites Merrillville
4. Holiday Inn Express & Suites
5. Baymont by Wyndham Merrillville
6. Hampton Inn Merrillville
7. Fairfield Inn & Suites by Marriott
Merrillville



BUSINESS-READY

- Property is already zoned as PBP (Planned Business Park)



**#1 State
Infrastructure**
(CNBC, 2022)

#1 Property Tax
(Tax Foundation, 2022)

**#1 Regional
Workforce
Development**
(Site Selection Magazine, 2022)

**#1 Property Tax
Index Rank**
(Overall Rank 2023)

**#2 Cost of Doing
Business**
(America's Top States for
Business, CNBC, 2022)

**#9 State Business
Tax Climate
Index Score**
(Overall Rank 2023)



**4.9% Corporate
Income Tax**

**3% Competitive
Tax Rates**

**3.23% Individual
Income Tax**

2.5% UI Rates



**Indiana is a right
to work state**

AAA Indiana
Bond Rating



Scott Duerkop
312.952.0260
scott.duerkop@cushwake.com



Conor Mullady
312.228.3122
conor.mullady@jll.com

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