



Offering Summary

Lease Rate:	\$7.15 PSF NNN
NNN's:	Approx. \$0.62
Available SF:	150,000 - 399,000 SF
Anticipated Delivery:	December 2023
Year Built:	2023
Clear Height:	32-Feet
Drive-in-Doors:	BTS
Electric/Power:	3,000 AMP
Parking:	166 spaces (0.75/1,000 SF)
Market:	NW Indiana (Chicago MSA)

Property Highlights

- Brand new 399,000 SF manufacturing/distribution/warehouse facility for lease in Northwest Indiana, directly along the Indiana/Illinois border
- The buildings features rail access to all class 1 railroads via the Indiana Harbor Belt Railroad
- Existing zoning accommodates for virtually any user
- Several local economic incentive available in addition to the aggressive Indiana business climate
- New commuter rail station located just four (4) blocks from the property
- 166 surface level parking spaces on-site (0.75 spaces / 1,000 SF)
- 20 docks and two (2) overhead doors
- **10 year, 100% property tax abatement**

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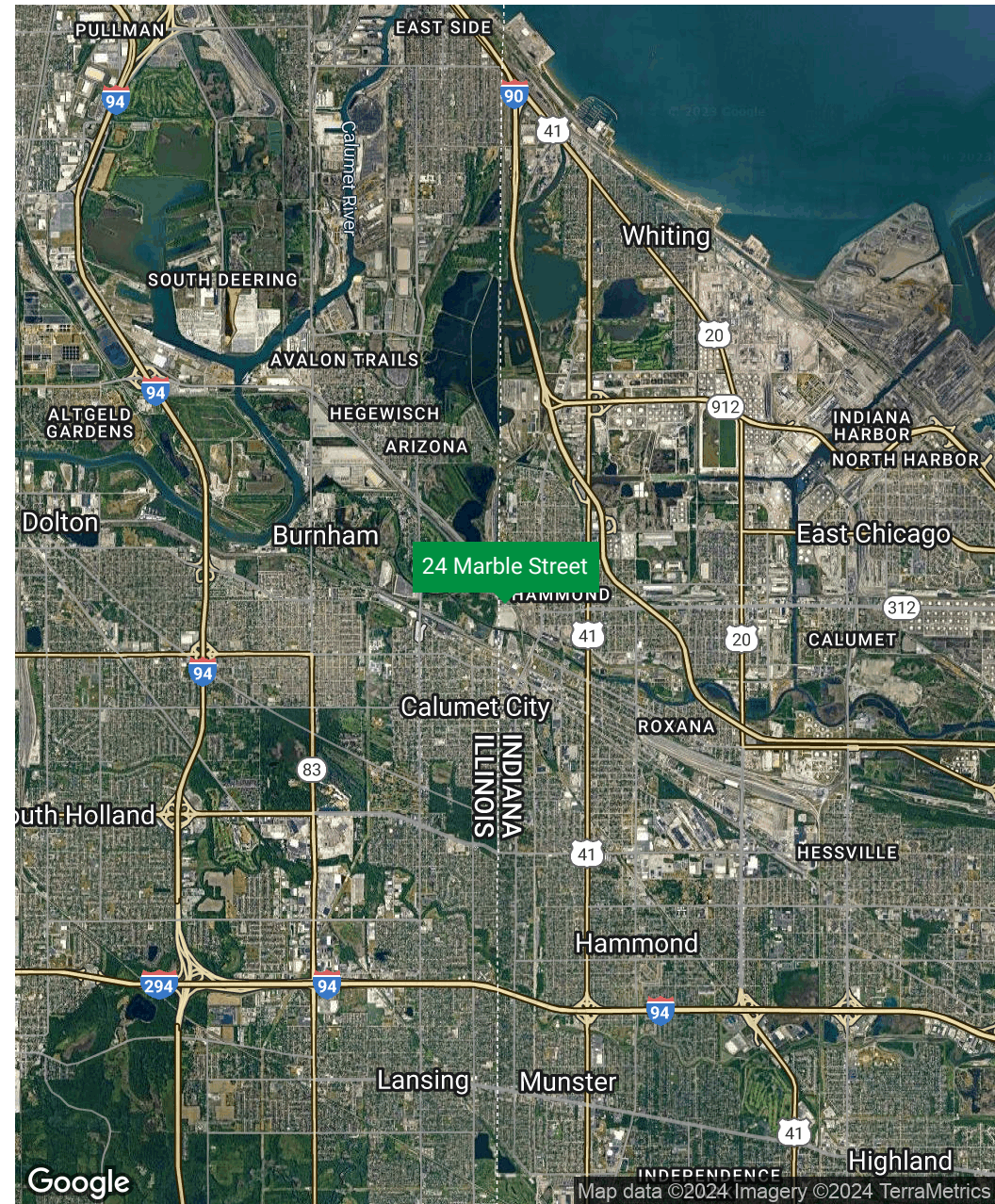
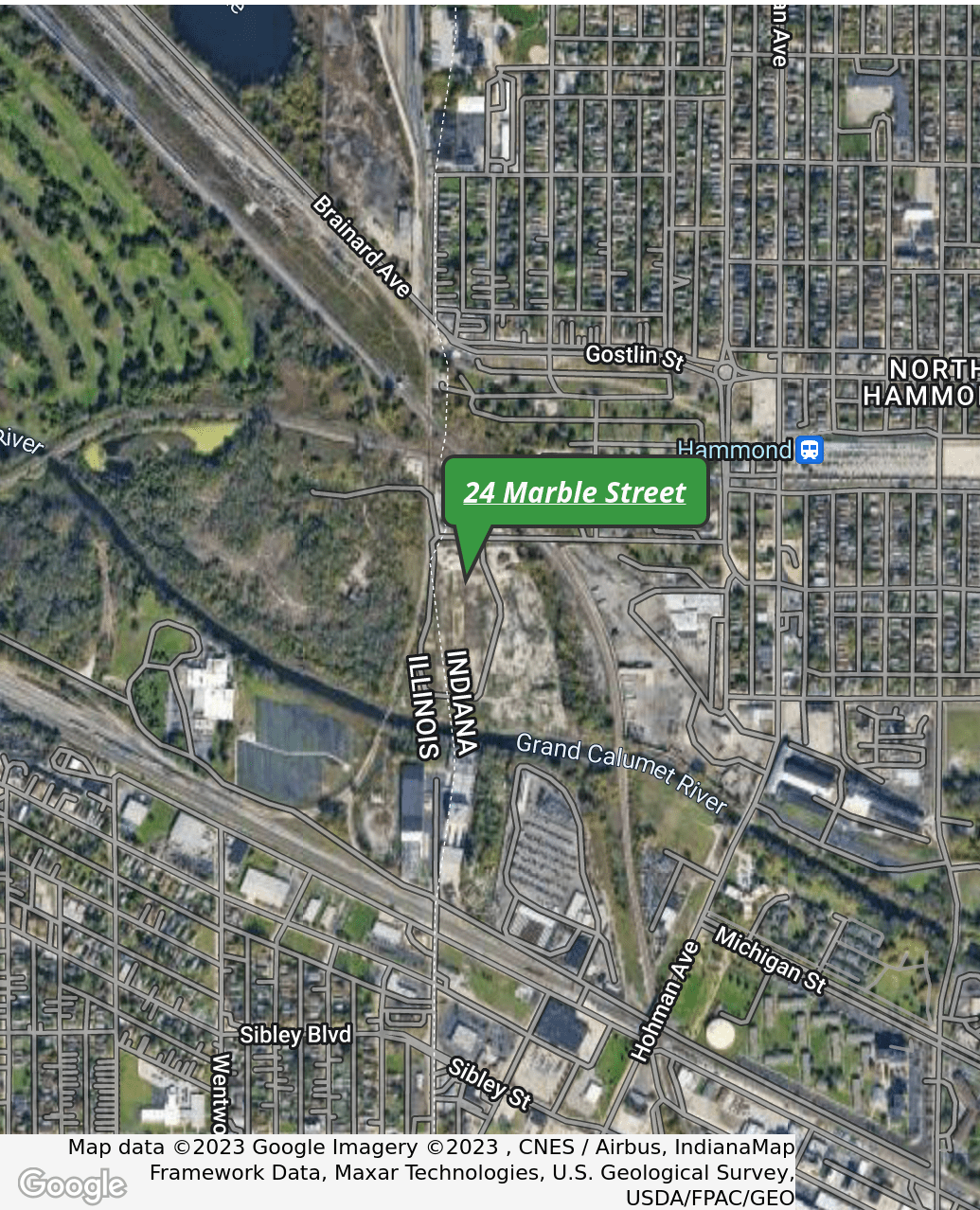
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LOCATION MAP



Map data ©2023 Google Imagery ©2023 , CNES / Airbus, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Google

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INDIANA VS. ILLINOIS BUSINESS COST COMPARISON		
Taxes & Factors	INDIANA	ILLINOIS
Corporate Income Tax Rate (a)	5.75% 5.5% by 2019 5.25% by 2020 4.9% by 2021	9.5% (7.0% + 2.5% replacement tax)
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor
Individual Income Tax Rate	3.23%	4.95%
Local Average Individual Income Tax Rate (b)	1.56%	None
Sales Tax Rate	7.0%	6.25%
Local Average Sales Tax Rate (c)	None	2.48%
2019 Tax Foundation Property Tax Index Rank	2	45
Inventory Tax	No	No
Unemployment Insurance Tax - New Employer Rate	2.5%	3.225%
Unemployment Insurance Tax - Wage Base	\$9,500	\$12,960
Workers' Compensation Premium Rate Rank	2	30
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$0.87	\$1.80
Mean Hourly Wage (d)	\$22.32	\$28.08
Cost of Living Index	95.2	100.6
Right To Work	Yes	No
State Rankings	INDIANA	ILLINOIS
U.S. News & World Report <i>2018 Best States for Long-Term Fiscal Stability</i>	2	50
CNBC <i>America's Top States for Business 2018 - Infrastructure</i>	2	22
Forbes <i>The Best States for Business 2018 - Regulatory Environment</i>	3	39
Area Development <i>Top States for Doing Business 2018 - Favorable Utility Rates</i>	3 (tie)	Not Ranked in Top 10
CNBC <i>America's Top States for Business 2018 - Business Friendliness</i>	4	47
Chief Executive <i>2018 Best & Worst States for Business</i>	5	48
Area Development <i>Top States for Doing Business 2018 - Overall Coast of Doing Business</i>	5 (tie)	Not Ranked in Top 10
Tax Foundation <i>2019 State Business Tax Climate Index</i>	10	36
S&P Global State Credit Rating <i>General Obligation or ICR</i>	AAA	BBB-

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ADDITION PROPERTY INFORMATION



BUSINESS COST COMPARISON - MIDWEST										
Taxes & Factors	INDIANA	ILLINOIS	IOWA	KENTUCKY	MICHIGAN	MINNESOTA	MISSOURI	NEBRASKA	OHIO	WISCONSIN
Corporate Income Tax Rate (a)	5.75% 5.5% by 2019 5.25% by 2020 4.9% by 2021	9.5% (7.0% + 2.5% replacement tax)	6% - 12%	5.0%	6.0%	9.8%	6.25%	5.58% - 7.81%	0% - 0.26%	7.9%
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor	Single Sales Factor	Single Sales Factor	Single Sales Factor	Single Sales Factor	Sales, Property & Payroll Equally Weighted	Single Sales Factor	Gross Receipts Tax (Commercial Activity Tax)	Single Sales Factor
Individual Income Tax Rate	3.23%	4.95%	.36% - 8.98%	5.0%	4.25%	5.35% - 9.85%	1.5% - 5.4%	2.46% - 6.84%	0% - 4.997%	4%-7.65%
Local Average Individual Income Tax Rate (b)	1.56%	None	0.22%	2.08%	1.7%	None	0.5%	None	2.5%	None
Sales Tax Rate	7.0%	6.25%	6.0%	6.0%	6.0%	6.875%	4.225%	5.5%	5.75%	5.0%
Local Average Sales Tax Rate (c)	None	2.48%	0.82%	None	None	0.55%	3.86%	1.39%	1.4%	0.44%
2019 Tax Foundation Property Tax Index Rank	2	45	39	35	22	31	7	40	13	21
Inventory Tax	No	No	No	Yes (Offset by tax credit)	Partial	No	No	No	No	No
Unemployment Insurance Tax - New Employer Rate	2.5%	3.225%	1.0%	2.7%	2.7%	Industry Average	Industry Average	1.25%	2.7%	3.05% - 3.25%
Unemployment Insurance Tax - Wage Base	\$9,500	\$12,960	\$29,900	\$10,200	\$9,000	\$32,000	\$12,500	\$9,000	\$9,500	\$14,000
Workers' Compensation Premium Rate Rank	2	30	22	19	15	24	25	26	16	41
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$0.87	\$1.80	\$1.64	\$1.51	\$1.38	\$1.67	\$1.68	\$1.70	\$1.40	\$2.02
Mean Hourly Wage (d)	\$22.32	\$28.08	\$21.89	\$21.66	\$25.16	\$27.24	\$22.99	\$21.34	\$23.35	\$22.70
Cost of Living Index	95.2	100.6	97.7	93.4	90.6	102.0	90.7	100.6	91.7	100.3
Right To Work	Yes	No	Yes	Yes	Yes	No	No	Yes	No	Yes

(a) The corporate income tax rate decreases are effective July 1 of each year noted.
 (b) The effective local income tax rate is calculated by taking the mean of the income tax rate in the most populous city and the capital city.
 (c) City, county and municipal rates vary. These rates are weighted by population to compute an average local tax rate.
 (d) QCEW 2017 - Statewide, Total all industries, Private, All establishment sizes, Average Annual Pay/2000.
 Source: Tax Foundation (9/2018); Federation of Tax Administrators (State Apportionment of Corporate Income, 1/2018); Oregon Dept. of Consumer & Business Services (Oregon Workers' Compensation Premium Rate Ranking, 10/2018); Various state unemployment insurance agencies; ADP FastFacts; PayrollTaxes.com; Bureau of Labor Statistics - Quarterly Census of Employment & Wages (9/2018); Emsi 2018.3 (Using CBEA Cost of Living data); National Right To Work Legal Defense Foundation; Area Development (9/2018); Chief Executive (5/2018); CNBC (7/2018); Forbes (11/2018); U.S. News (2/2018); S&P Global Ratings (4/2018).
 Reviewed 01/02/2023

Property Overview

Up to 399,000 SF available for lease at the brand new (2023) industrial distribution/warehouse located at 24 Marble Street in Hammond, Lake County, Indiana. The brand new facility will be constructed in 2023 and offers prospective Tenants an opportunity to join a highly accessible property in an excellent location, 20 miles southeast of Downtown Chicago. Located directly along the Indiana/Illinois border, the property provides Tenants direct access to the Indiana Harbor Belt Rail Road, featuring unique, yet convenient distribution access to one (1) of the country's busiest railroads. The building location is approximately four (4) blocks south of the new commuter rail station, less than one (1) mile south of Interstate-90, and approximately three (3) miles north of Interstate-94/Interstate-80. The convenient location not only provides easy access for employees, however also offers Tenants direct distribution access to O'Hare International Airport and Midway Airport. Additionally, the property features 32' clear height, unlimited power (upon Tenant request), 20 docks, two (2) overhead doors, 166 surface level parking spaces (0.75 spaces/1,000 SF) and several local economic incentives in the aggressive Indiana business climate. Lastly, the property is also within two (2) miles of the Walmart and FedEx distribution facilities representing the desire by credit tenants to lease space in the sub-market.

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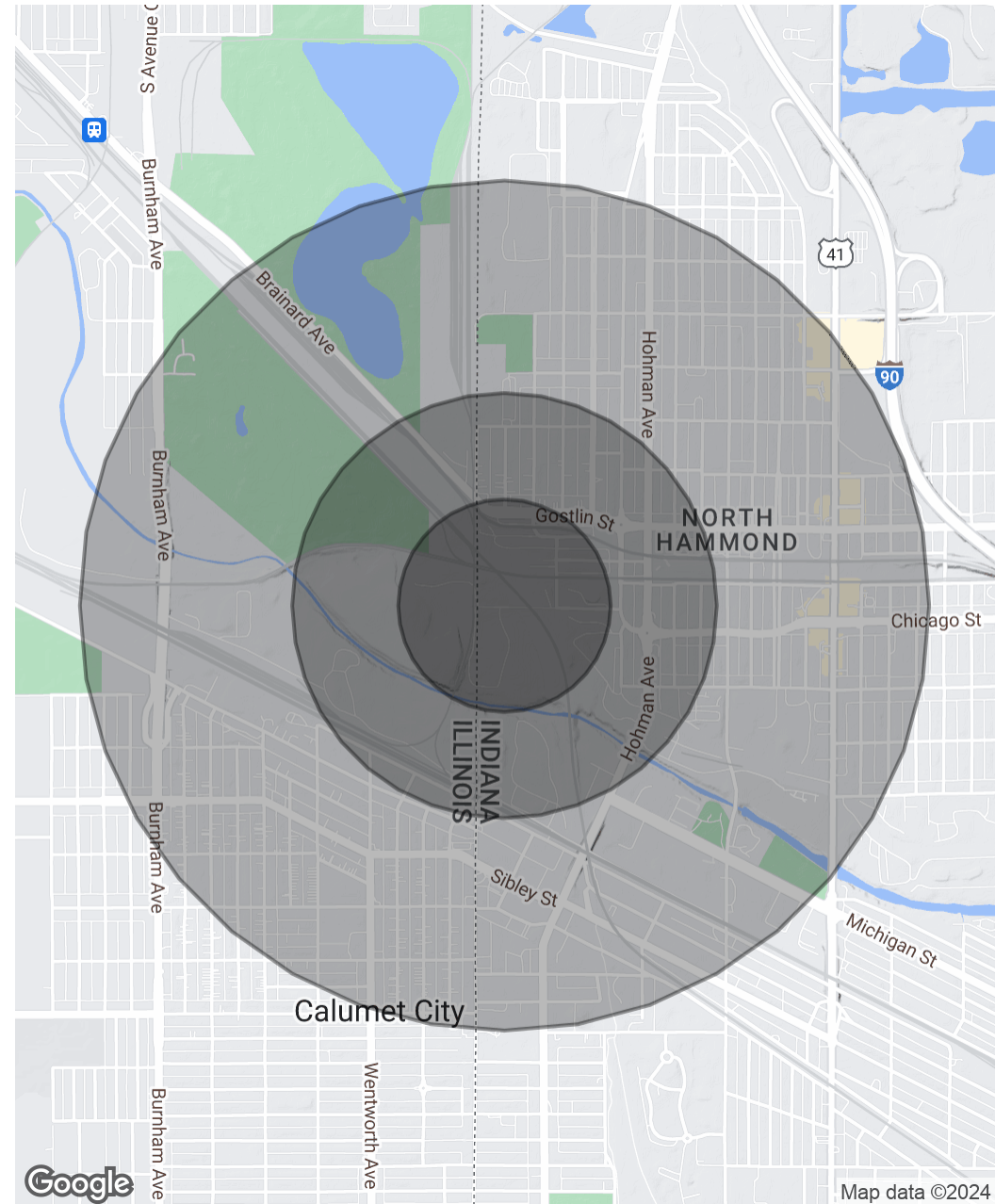
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	487	2,563	11,574
Average Age	33.8	38.4	36.3
Average Age (Male)	39.0	39.4	34.7
Average Age (Female)	32.1	37.3	37.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	186	1,175	5,156
# of Persons per HH	2.6	2.2	2.2
Average HH Income	\$50,323	\$47,022	\$42,221
Average House Value	\$87,810	\$71,289	\$74,684

Race	0.25 Miles	0.5 Miles	1 Mile
% White	25.3%	36.8%	38.4%
% Black	25.3%	30.5%	30.0%
% Asian	0.0%	0.0%	0.2%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.2%	0.4%
% Other	47.6%	29.0%	28.0%

* Demographic data derived from 2020 ACS - US Census



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