

**AVISON
YOUNG**

For Lease | 154,010 SF
9401 Georgia Street, Merrillville, IN

NORTHWEST INDIANA
— X —
CROSSINGS



S U M M E R 2 0 2 1 D E L I V E R Y

154,010

AVAILABLE SF

32'

CLEAR HEIGHT

30

POTENTIAL EXTERIOR
DOCKS

47

TRAILER PARKING
STALLS

For more information, please contact:

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SITE PLAN



64,878 Cars per Day

 I-65 signage opportunity

 Clerestory windows on all building sides

 Strong incentives & tax abatement package

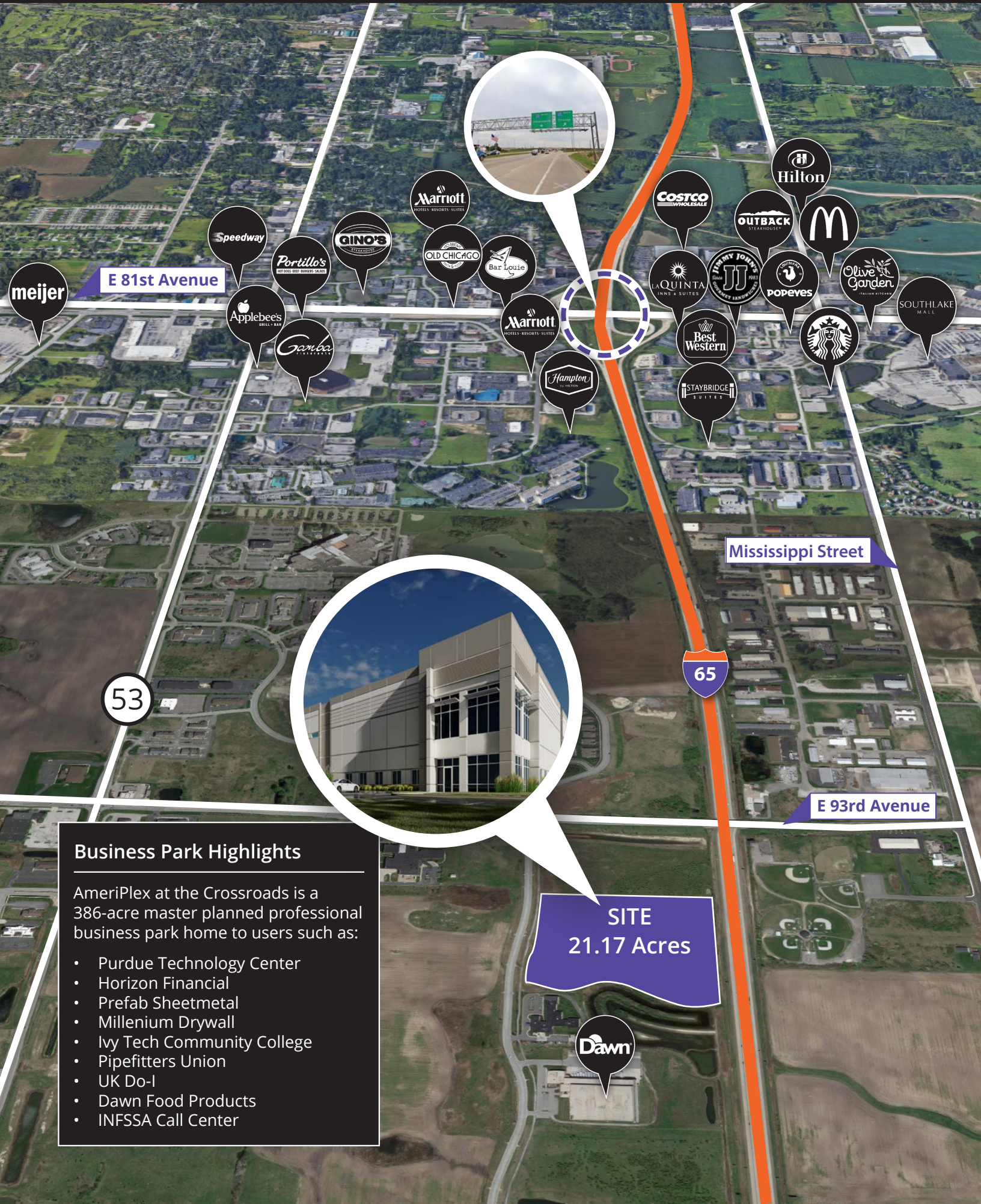
 Lower costs on unemployment insurance, workers comp, and hourly wages

Building Highlights

Total Building SF:	279,348 SF
Preleased SF:	125,338 SF
Office SF:	To Suit
Ceiling Height:	32' Clear
Paving Construction:	100% Concrete
Truck Court:	185 Feet
Sprinkler System:	ESFR

Available Space Highlights

Space Available:	154,010, SF
Docks:	Up to 30 Exterior
Drive-In Doors:	2 DID
Bay Size:	52' X 50'
Loading Bay:	60'
Trailer Parking:	47 stalls (expandable)
Car Parking:	Up to 204 cars



E 81st Avenue

Mississippi Street

E 93rd Avenue

53

65

SITE
21.17 Acres

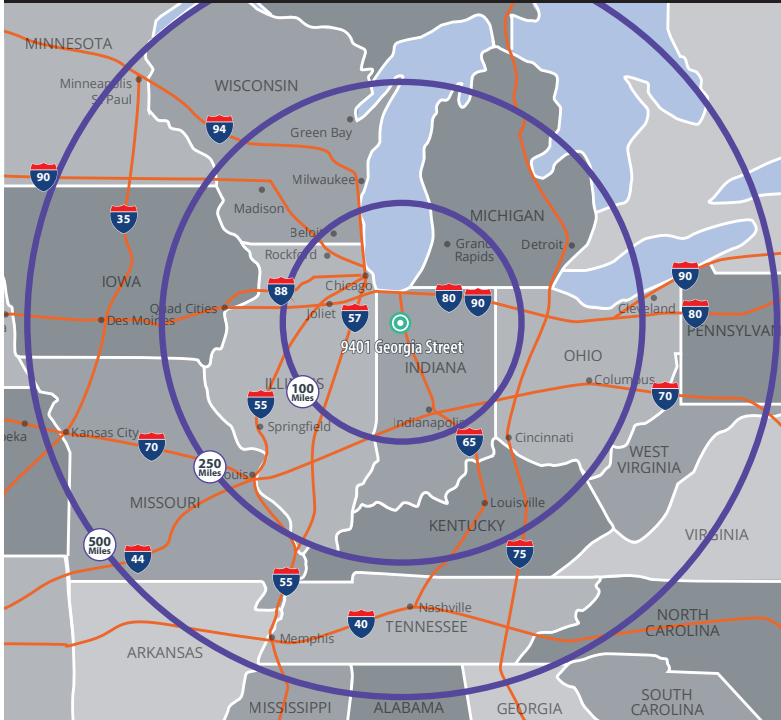
Dawn

Business Park Highlights

AmeriPlex at the Crossroads is a 386-acre master planned professional business park home to users such as:

- Purdue Technology Center
- Horizon Financial
- Prefab Sheetmetal
- Millenium Drywall
- Ivy Tech Community College
- Pipefitters Union
- UK Do-I
- Dawn Food Products
- INFSSA Call Center

ONE DAY DELIVERY MAP



A Transportation & Shipping Hub



Chicagoland is home to the largest switching terminal in the U.S. and six of the seven Class 1 rail lines

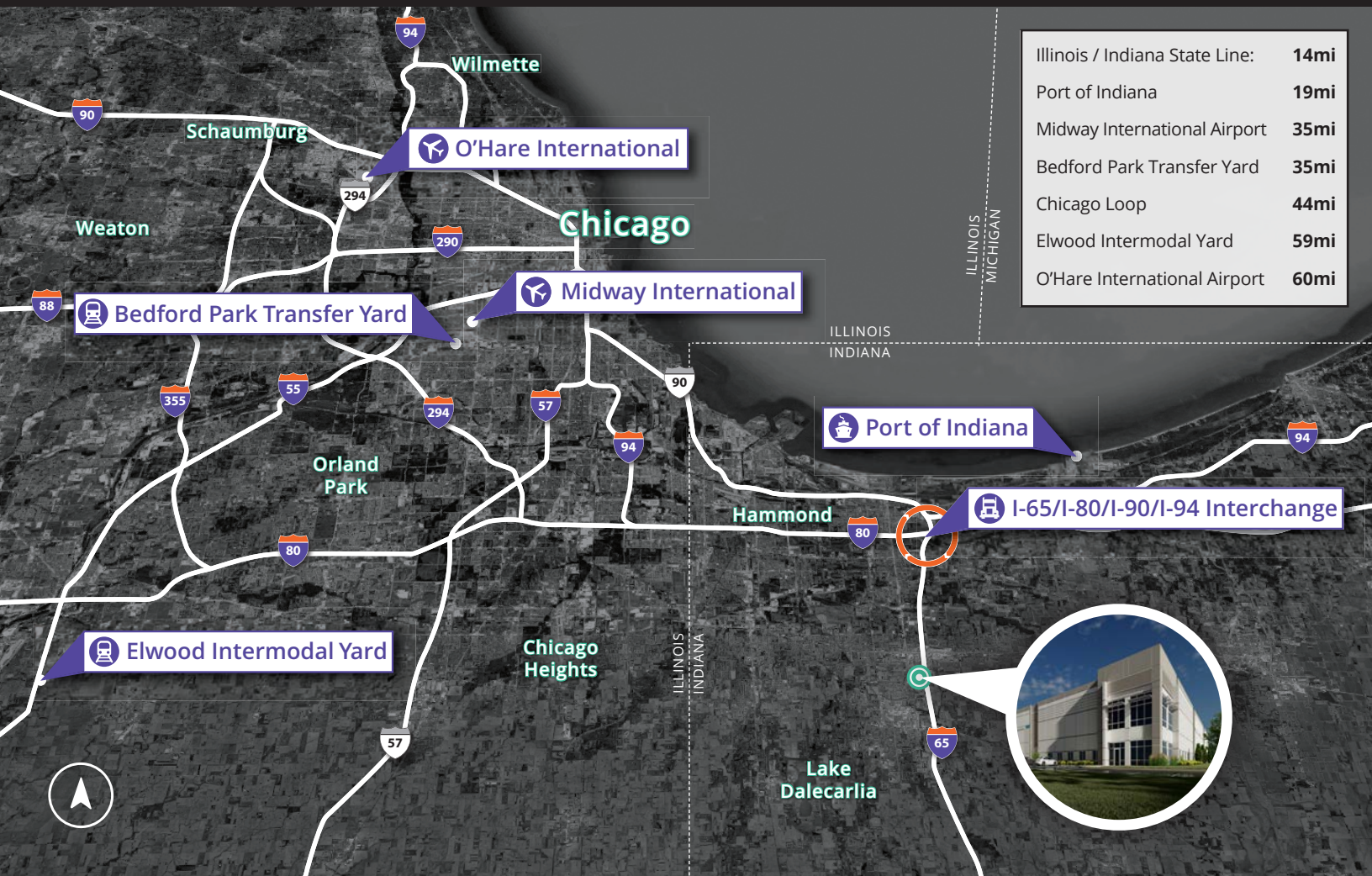


O'Hare International and Indianapolis International airports represent the 4th and 6th highest volume air freight ports in the U.S.



Indiana is the national leader in pass-through interstates and first in shortest distance to the median center of U.S. population

NORTHWEST INDIANA & CHICAGO MAP



INSIDE
INDIANA
2020

Compiled by the Indiana Economic Development Corporation

BEST STATE TAX CLIMATE INDEX

Michigan 12th
Kentucky 24th
Illinois 35th
Ohio 38th

10th

THE TAX FOUNDATION 2020 STATE BUSINESS TAX CLIMATE INDEX

2nd

BEST STATES FOR LONG-TERM FISCAL STABILITY

26th Michigan
40th Ohio
47th Kentucky
50th Illinois

US NEWS & WORLD REPORT, 2018

22nd 26th 33rd 39th

5th

Best States For Regulatory Environment

FORBES, 2019

2nd 9th 24th 36th 40th

Indiana Ohio Michigan Kentucky Illinois

Property Tax Index Rank

THE TAX FOUNDATION, 2019

15th 16th 19th 30th

2nd

Workers' Comp Premium Rate Rank

OREGON DEPT. OF CONSUMER & BUSINESS SERVICES 2018

AAA

Indiana Ohio Michigan Kentucky Illinois

Bond Rating

STANDARD & POOR'S, 2020

27th 34th 8th

4th

Cost of Doing Business

CNBC AMERICA'S TOP STATES FOR BUSINESS, 2019

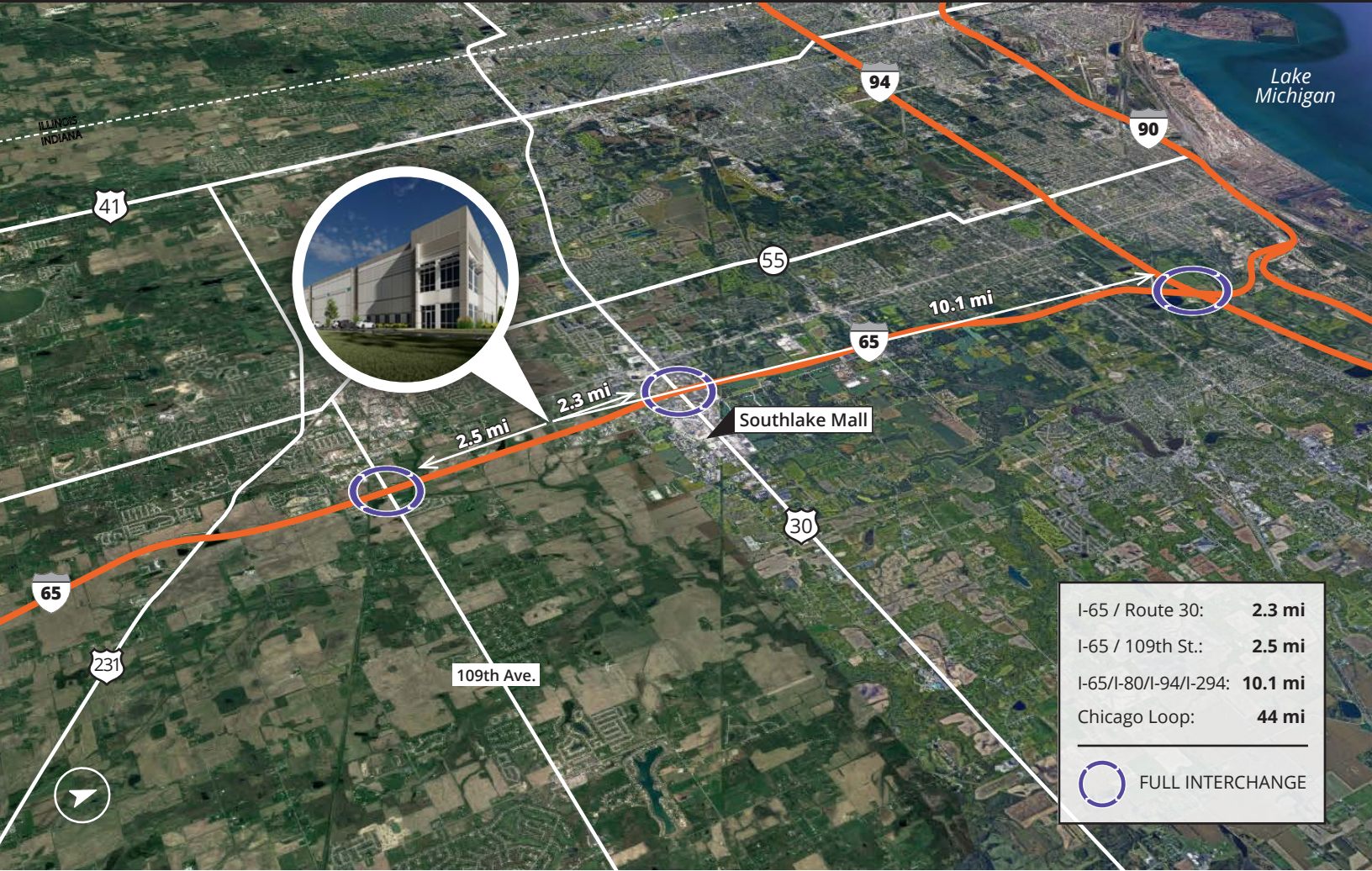
#1 State Infrastructure

MICHIGAN **#33** KENTUCKY **#2** ILLINOIS **#16** OHIO **#4**

CNBC STATE INFRASTRUCTURE RANKING 2019

TAXES & FACTORS	INDIANA	Illinois	Kentucky	Michigan	Ohio
Corporate Income Tax Rate (a)	5.25%	9.50%	4-6%	6.0%	0-0.26%
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor	Sales, Property, & Payroll with Sales Double-Weighted	Single Sales Factor	Gross Receipts Tax (known as: Commercial Activity Tax)
Individual Income Tax Rate (a)	3.23%	4.95%	2% - 6%	4.25%	0% - 4.997%
Local Average Individual Income Tax Rate (a)	1.56%	NONE	2.08%	1.70%	2.25%
Local Average & Sales Tax Rate	7.00%	6.25%	6.00%	6.00%	5.75%
Unemployment Insurance Tax Rate times (x) State Wage Base	\$237.50	\$447.12	\$275.40	\$243.00	\$243.00
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$1.05	\$2.23	\$1.52	\$1.57	\$1.45
Mean Hourly Wage (b)	\$22.32	\$28.08	\$21.66	\$25.16	\$23.35
Cost of Living Index	95.2	100.6	93.4	90.6	91.7
Right To Work	YES	No	Yes	YES	No

AREA MAP



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Developed by:

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