

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,790,000
Price / SF:	\$57.36
Building Size:	48,640 SF
Lease Rate:	\$8.00 SF/yr
Lease Type:	Modified Gross
Available SF:	5,000 SF
Lot Size:	1.2 Acres
Zoning:	I-1
Taxes:	\$53,852.18

PROPERTY OVERVIEW

Multi-Tenant office/warehouse/industrial building. This is a pre-engineered steel frame industrial building. One (1) unit available with 5,000 SF. This site has 190' of frontage along the south side of Main Street. The complex was built in 1997 and consists of (2) 24,340 +/- SF buildings. Some units have additional second floor offices and mezzanine amenities. 200 AMP 3 Phase electric in some units and dual 800 Amp 3 Phase in large center units. Also available for lease for \$8.00/SF. Tenant to pay utilities and janitorial.

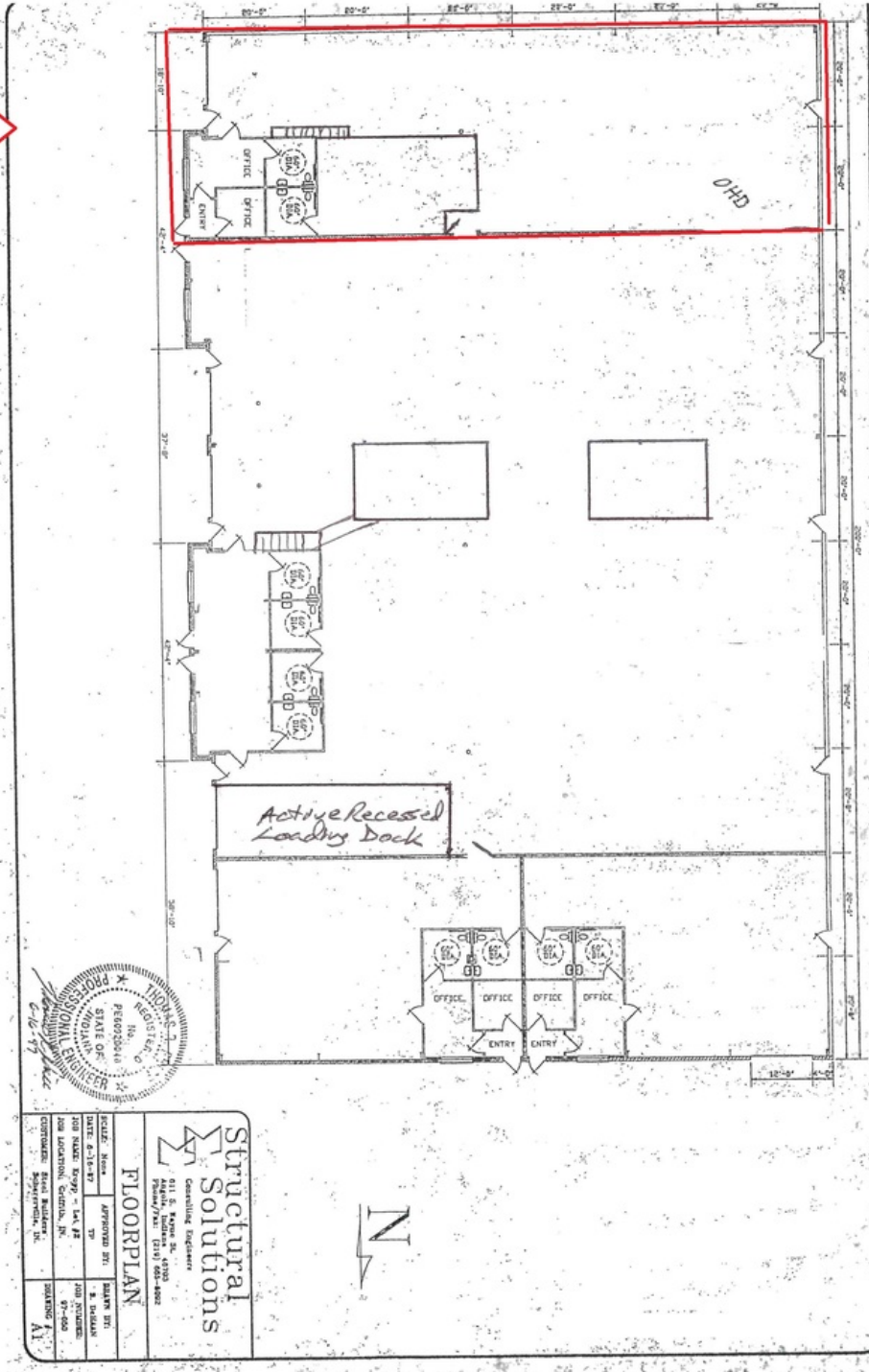
LOCATION OVERVIEW


Located on the south side of Main Street in the Gatlin Industrial Park which is located in the Griffith Central Business District. 1 block east of Colfax Street. 3 miles east of Indianapolis Boulevard. 3 3/4 miles south of I-80/94. 5 1/2 miles east of the Illinois/Indiana border. Convenient location to get anywhere in Lake County. Approximately 30 miles southeast of Chicago.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



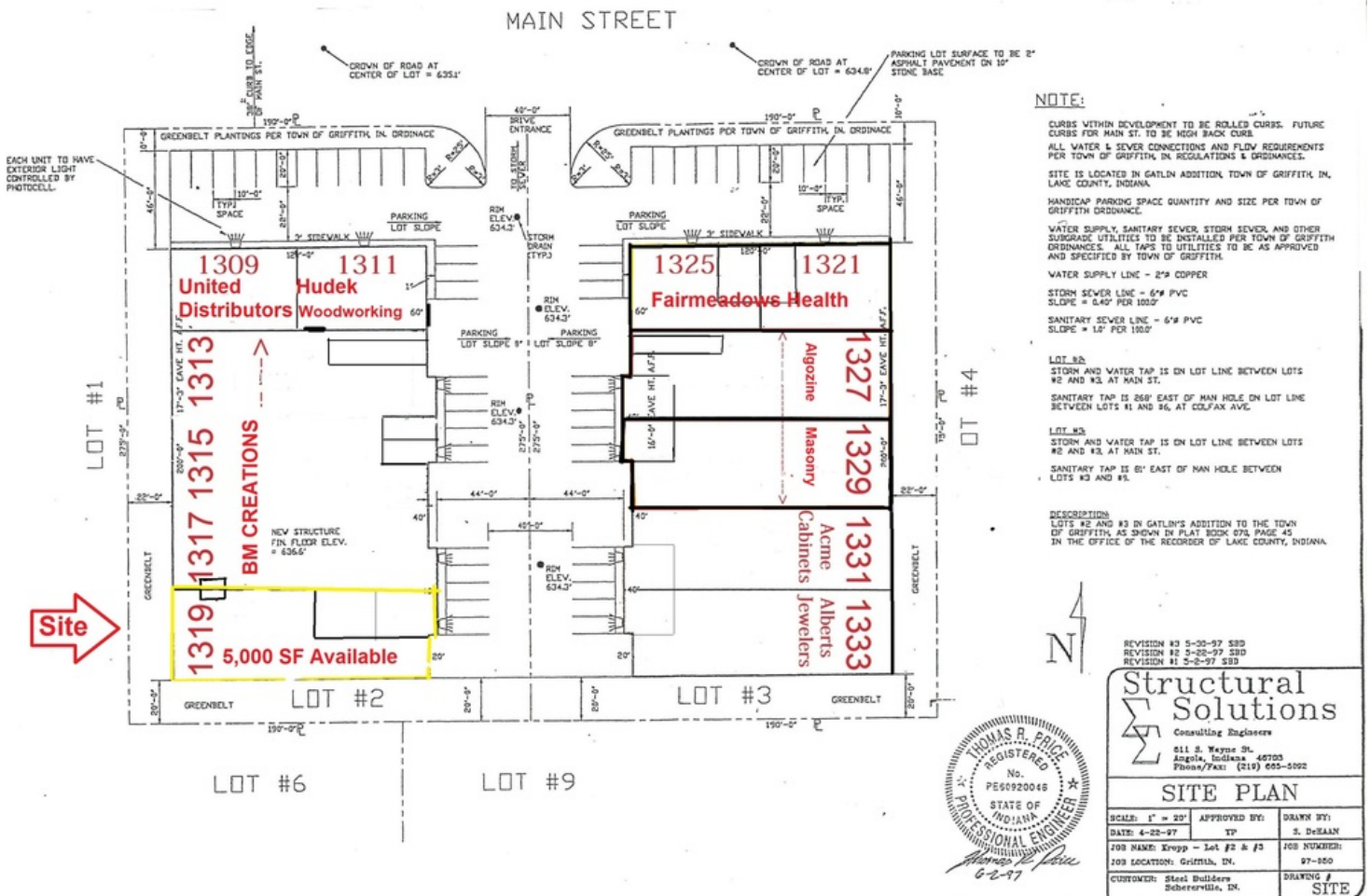


Structural Solutions
 Consulting Engineers
 011 S. Moore St.
 Anderson, Indiana, 46002-4822
 Phone: 765.673.1111

SCALE: None	APPROVED BY:	DATE: 6-13-19
208 N. Main St., Griffith, IN 46319	TS	
CONTRACT: 1904000001	DATE: 6-13-19	1:44 PM
CONTRACTOR: Shawerick, Inc.	DATE: 6-13-19	07:00

FLOORPLAN

FLOOR PLANS



GIS IMAGE



1309-1333 Gatlin Dr
Web Print: 07/19/2018

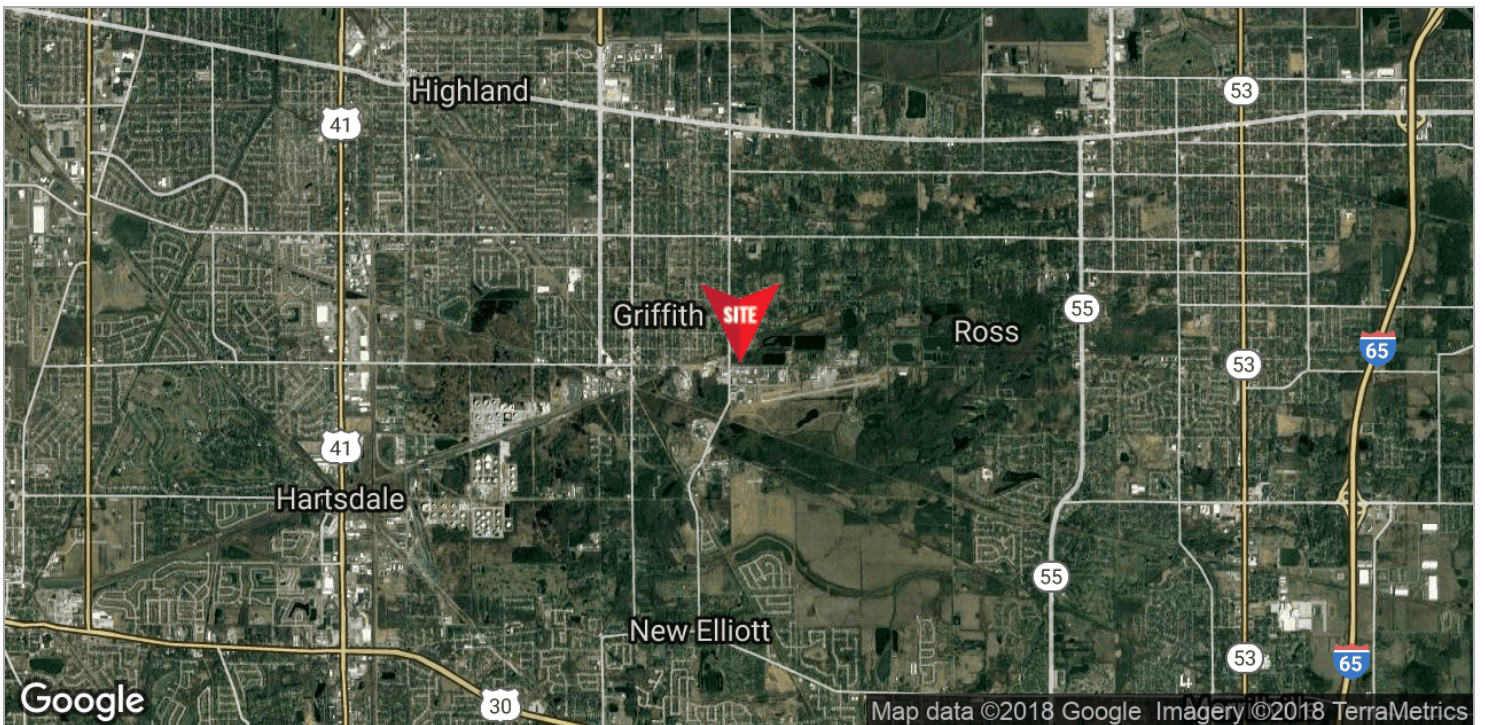
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



0 94 188 Feet

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LOCATION MAPS



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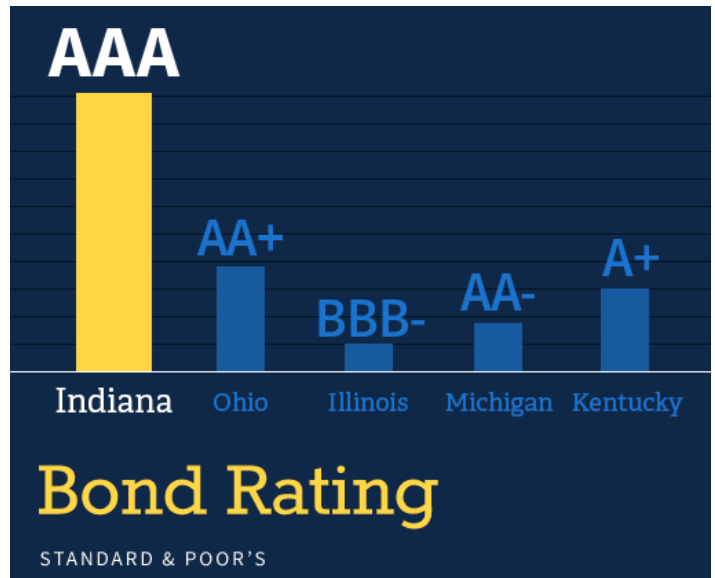
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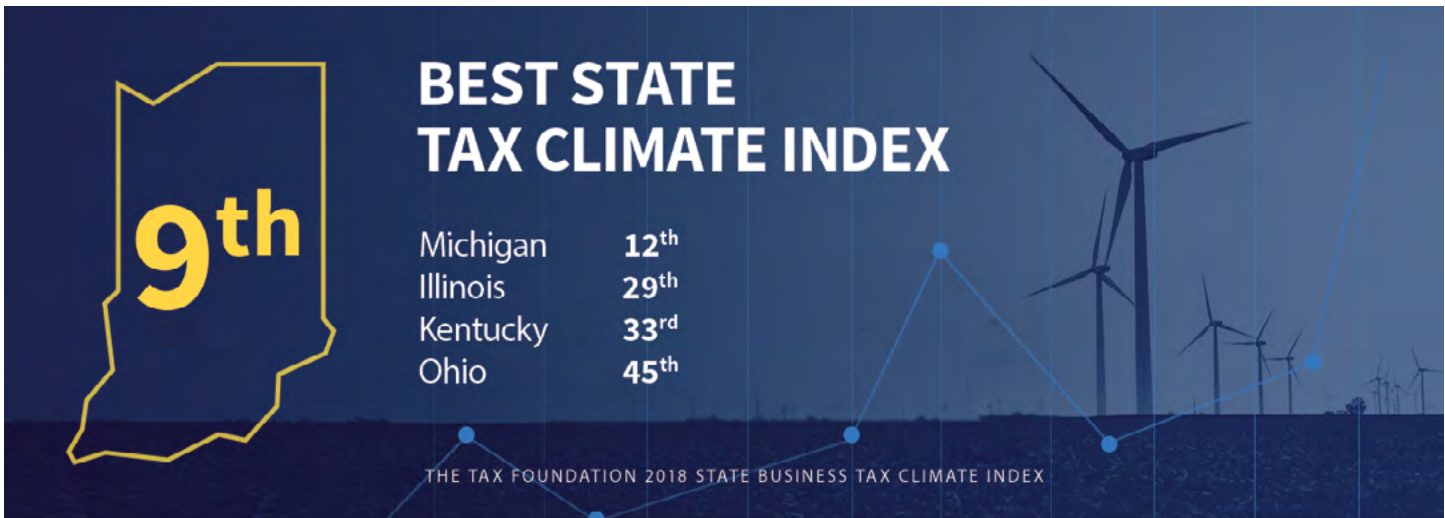


AREA: GRIFFITH- Gatlin Ind Pk on Main St/ N
Photos by PRECISION AERIAL
Compliments of...

COMMERCIAL

**OAK RIDGE PRAIRIE
COUNTY PARK**





TAXES & FACTORS	INDIANA	Illinois	Kentucky	Michigan	Ohio
Corporate Income Tax Rate (a)	6.0%	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 (b)	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	\$21.51	\$27.32	\$21.13	\$24.38	\$22.65
Cost of Living Index	96.4	111.8	93.9	96.6	98.7
Right To Work	YES	No	Yes	YES	No

(a) 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.

(b) QCEW 2016 - Statewide, Total-all industries, Private, All establishment sizes, Average Annual Pay/2080

Source: Tax Foundation (10/2017). Federation of Tax Administrators (State Apportionment of Corporate Income, 1/2017). Oregon Dept. of Consumer & Business Services (Oregon Workers' Compensation Premium Rate Ranking, 10/2016). Various state unemployment insurance agencies. ADP FastFacts. PayrollTaxes.com. Bureau of Labor Statistics - Quarterly Census of Employment & Wages (9/2017). Emsi 2017.3 (using C2ER Cost of Living data). National Right To Work Legal Defense Foundation. Area Development (9/2017). Chief Executive (5/2017). CNBC (7/2017). Forbes (11/2017). U.S. News (2/2018).