

NEW CONSTRUCTION



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr
Available SF:	12,000 SF
Lease Type:	MG
Expenses:	Lawn, snow, utilities/janitorial
Building Size:	12,000 SF
Lot Size:	1.22 Acres
Zoning:	I-1

PROPERTY OVERVIEW

NOW LEASING the newest 12,000 SF building going up in the Crown East Business Park. Equipped with the following features: 1,920 SF of office with 4 offices, reception/open area, bathroom, storage closet and IT closet. 10,080 SF of warehouse with R19 insulation in the walls, R42 insulation in the ceilings, 200 AMP*, T8 lighting and 3-14'x14' overhead doors, 16' clear and fully fenced yard. Still time to select your own colors or floor plan. Tenants pay utilities, trash, snow removal, lawn maintenance and increase in taxes over base year. *480 AMP 3 Phase is available for an additional charge. Zoned I-1 Industrial. Occupancy available Spring 2023 or sooner if needed. **All photos represent completed building.

LOCATION OVERVIEW

Well located in Crown East Business Park. The building site is located between 110th and 113th Street on the south side of E 110th Street. This is an ideal location for retail, office, contractors as well as light industrial uses. ¼ mile west of the I-65/109th Avenue interchange and ¼ mile east of Broadway (S.R. 53). Near Beacon Hill shopping center anchored by Stack & Van Til Grocery store. Convenient to many restaurants, grocery, banks, the Crown Point Sports Complex and the historic downtown Crown Point Square and walking distance to the new Off Square Brewery. Delaware Street is planned for extension north at the future stoplight intersection of Delaware Parkway and 109th linking to AmeriPlex at the Crossroads. See attached PDF on Why Indiana! IEDC State marketing for all the great reasons to consider the move or expansion to this property.

This is not the actual floor plan but a copy of a smaller building for marketing only.

10,080 SF Warehouse

1,920 +/- Office

CONCRETE REQUIREMENTS AND SPECIFICATIONS:

IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

SHOULD ANY OF THE DETAILING INSTRUCTIONS SHOWN ON THE PLANS CONTRADICT ANY OF THE ABOVE, THE CONTRACTOR SHALL FOLLOW THE ABOVE.

SEALING JOINTS: INTERNATIONAL BUILDING CODE, 2006 WITH COMMENTS AND AMENDMENTS.

REINFORCED CONCRETE:
ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-05, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."

SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 318-05, "STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE STRUCTURES," AND ACI 308-10, "GUIDE TO REINFORCED CONCRETE."

WEATHER CONCRETING: AND ACI 308-10, "GUIDE TO REINFORCED CONCRETE."

ALL REINFORCING DETAILS SHALL CONFORM TO ACI 318-05, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES."

ALL REINFORCING SHALL BE EPOXY COATED OR GALVANNEAL STEEL.

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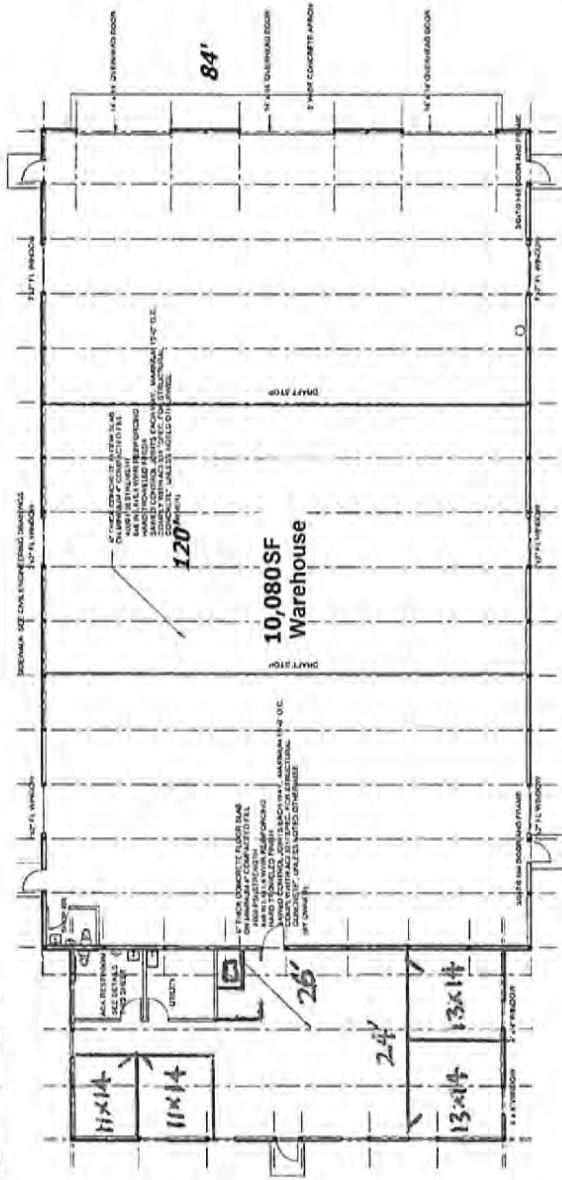
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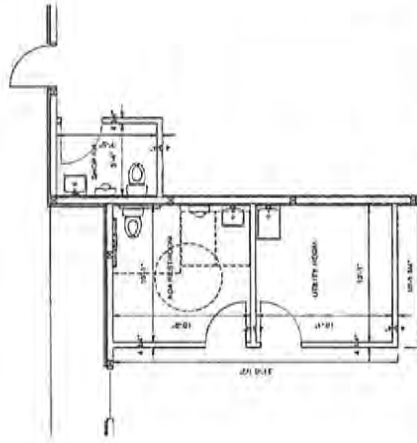
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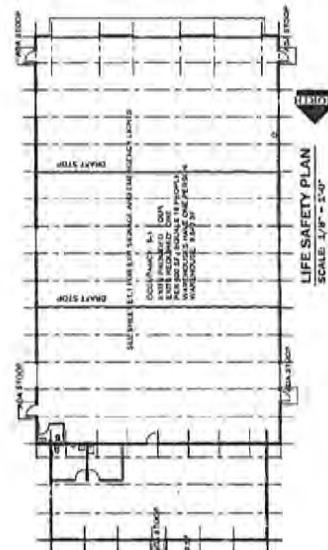
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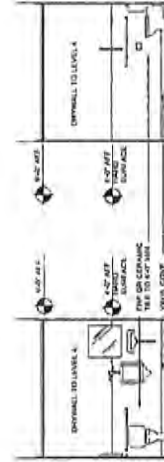
FLOOR PLAN
SCALE: 1/8" = 1'-0"



DETAIL FLOOR PLAN
SCALE: 3/4\"/>



LIFE SAFETY PLAN
SCALE: 1/8\"/>



RESTROOM INTERIOR ELEVATIONS
SCALE: 1/4\"/>

REVISIONS

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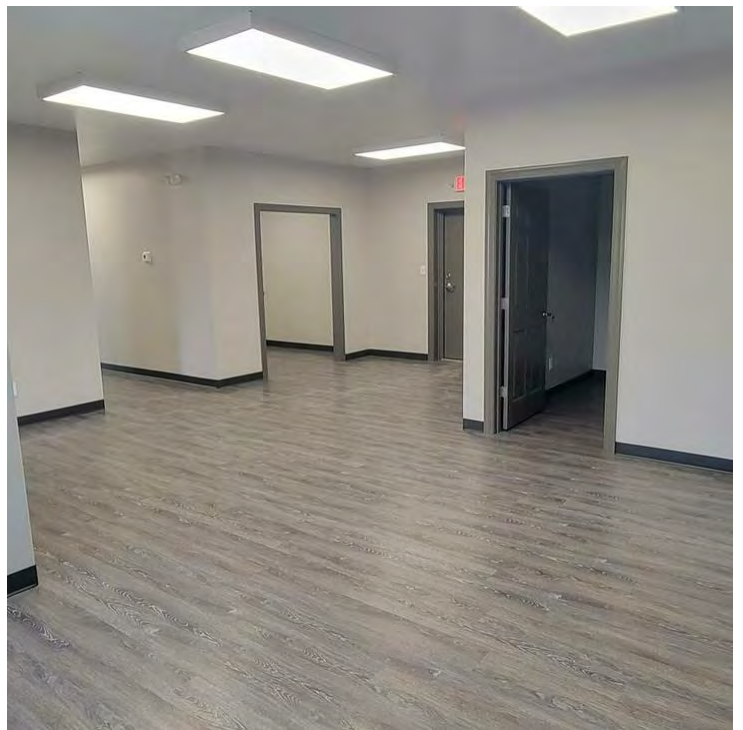
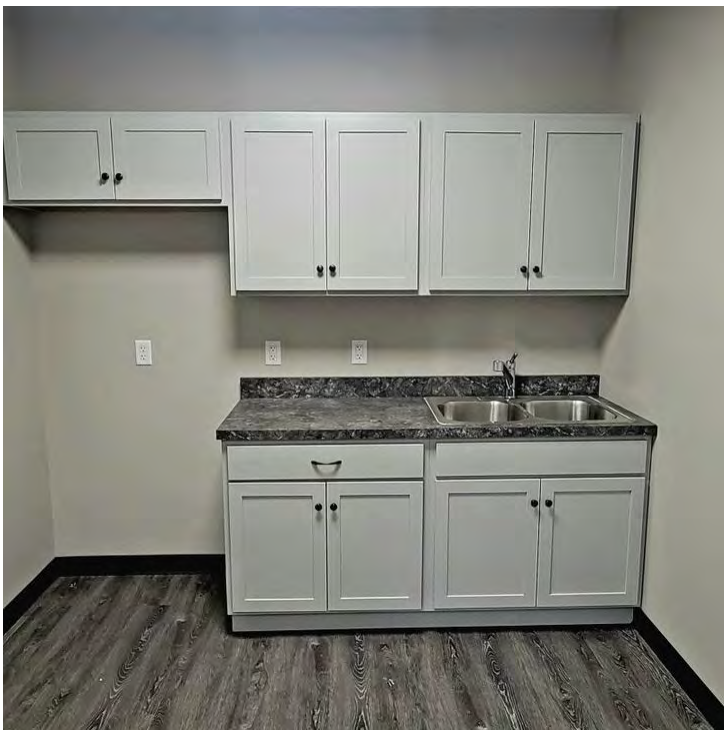
GORDON CLARK ARCHITECT AIA

NEW BUILDING FOR:
CROWN EAST WAREHOUSES LLC
515 EAST 110TH AVENUE
CROWN POINT, INDIANA
DATE: MARCH 23, 2010

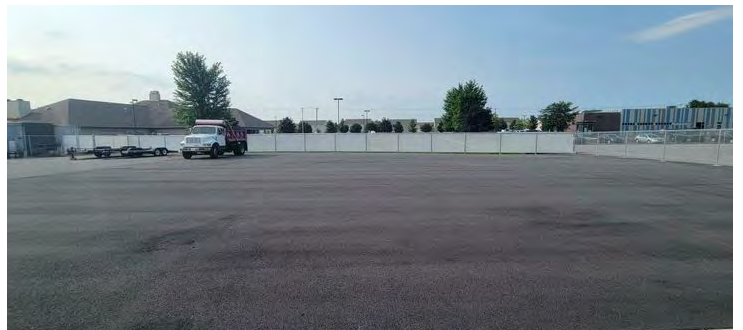


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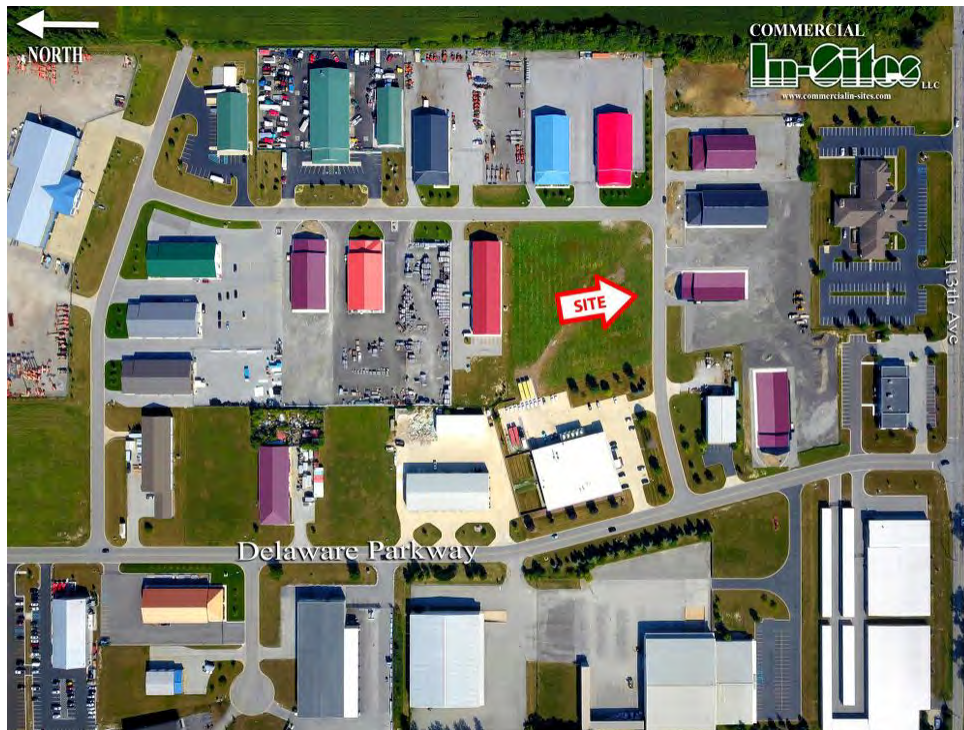
INTERIOR PHOTOS



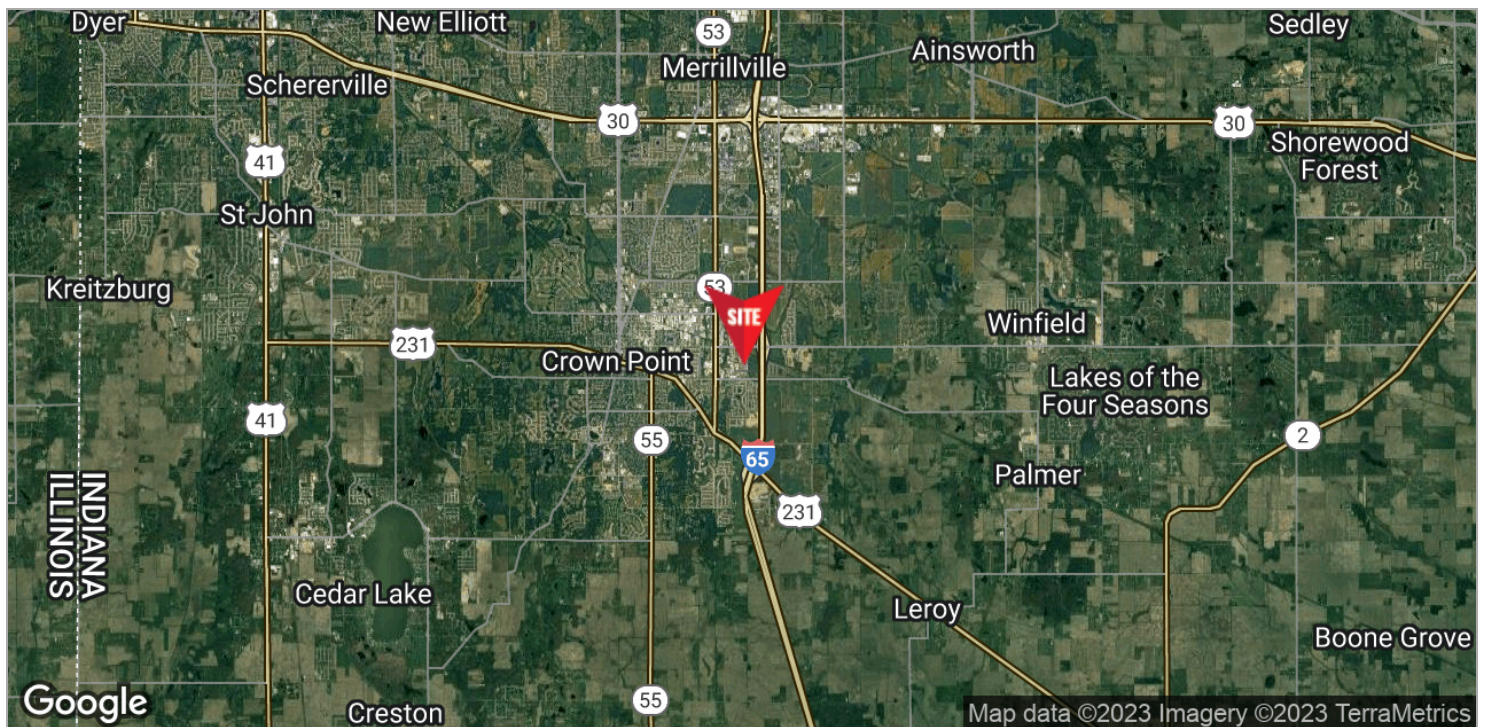
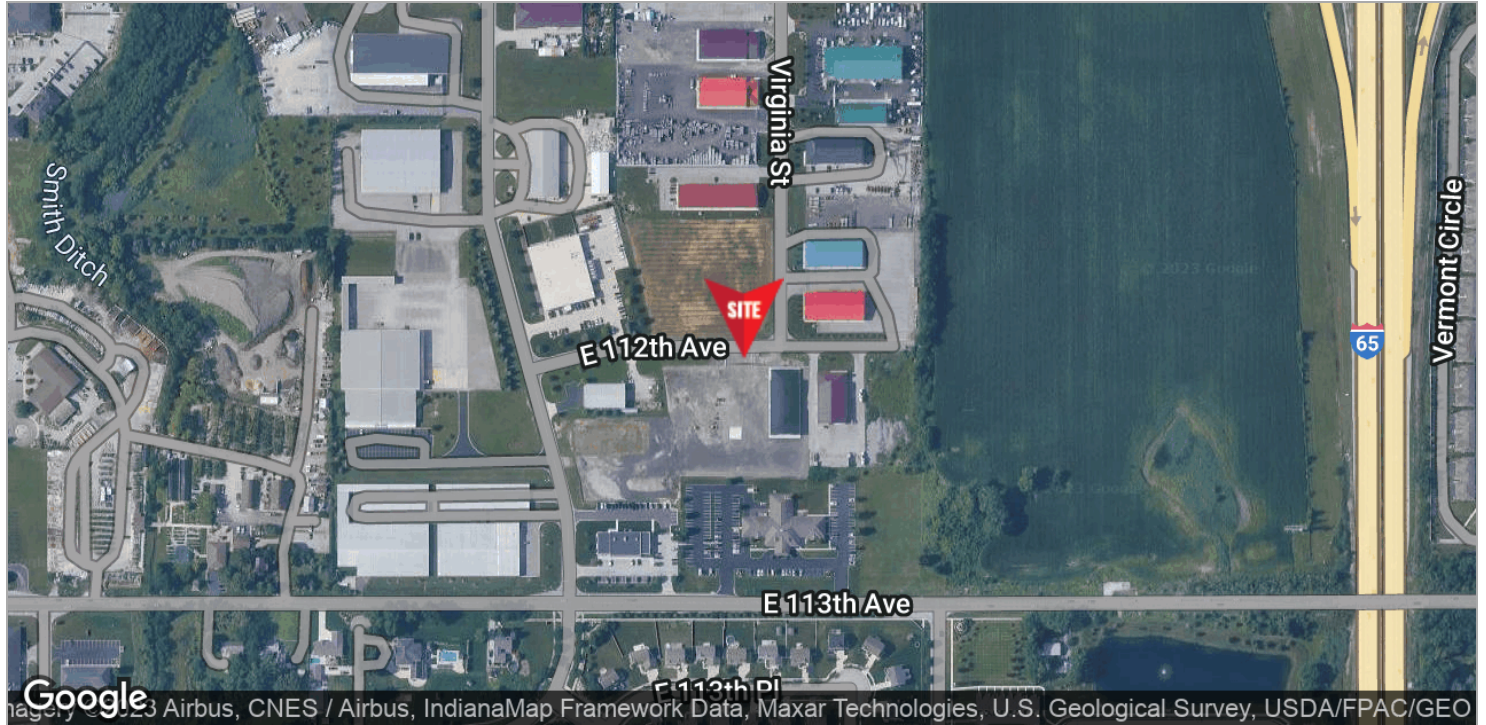
WAREHOUSE FENCED YARD PHOTOS



ADDITIONAL PHOTOS



LOCATION MAPS



For Information Contact:

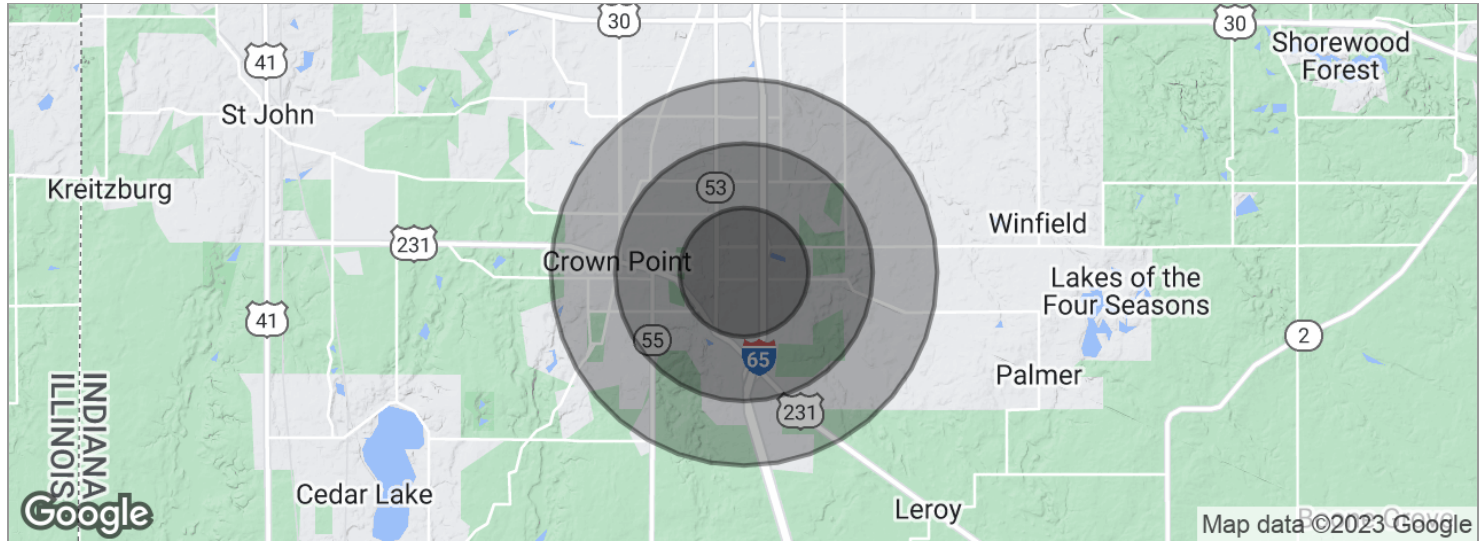
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DEMOGRAPHICS MAP



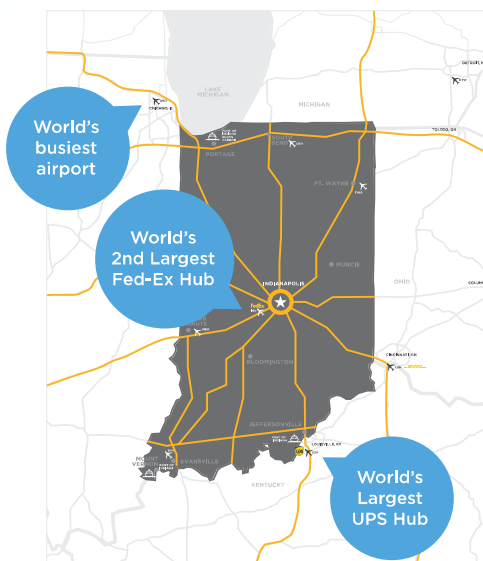
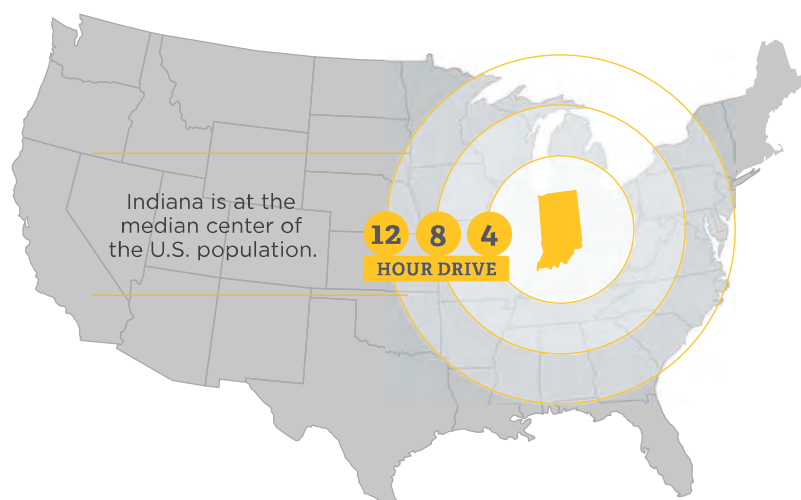
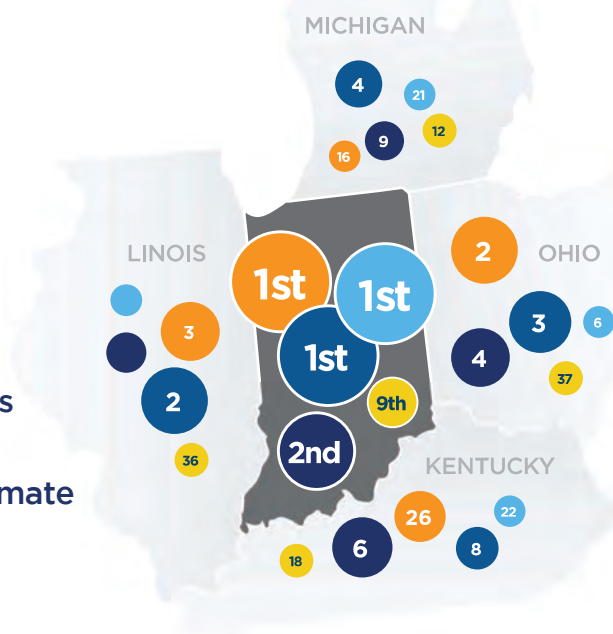
POPULATION	1 MILE	2 MILES	3 MILES
Total population	2,585	14,130	29,192
Median age	43.6	40.4	41.3
Median age (Male)	39.6	39.1	39.2
Median age (Female)	44.2	40.3	42.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	1,047	5,327	11,196
# of persons per HH	2.5	2.7	2.6
Average HH income	\$98,443	\$91,189	\$90,272
Average house value	\$215,036	\$215,307	\$214,764

* Demographic data derived from 2020 ACS - US Census

INDIANA Business Climate

Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1** **State Infrastructure**
(CNBC, 2022)
- 1** **Property Tax**
(Tax Foundation, 2022)
- 1** **Regional Workforce Development**
(Site Selection Magazine, 2022)
- 2** **Cost of Doing Business**
(America's Top States for Business, CNBC, 2022)
- 9** **State Business Tax Climate Index Score**
(Overall Rank, 2023)





Advantage Indiana

CORPORATE INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are capped at 3% in Indiana.

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

Individual Income Tax Rate: 1

MI: 21 | OH: 6 | KY: 21 | IL: 48

AAA **Indiana**
Bond Rating

Michigan: AA+ | Ohio: AAA | Kentucky: A+ | Illinois: BBB+
(Fitch, 2022)

UNEMPLOYMENT INSURANCE RATE: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

MI: 2.7% | OH: 2.7% | KY: 2.7% | IL: 3.525%

UI Tax for New Employers: \$238

MI: 4.25% | OH: 4.79% | KY: 5% | IL: 4.95%

WORKER'S COMPENSATION PREMIUM RATE RANK: 3rd

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 15th | OH: 12th | KY: 14th | IL: 28th

RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: YES | OH: YES | KY: NO | IL: NO

Indiana
Economic Development Corp[®]