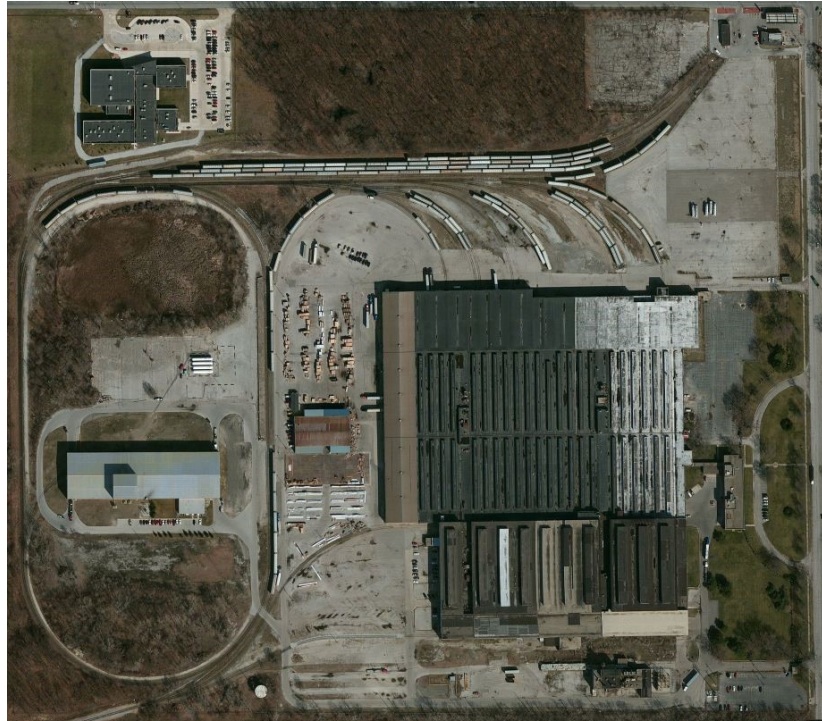


FOR LEASE

# 700 CHASE ST

Gary, IN 46404



## OFFERING SUMMARY

Lease Rate:	Negotiable
Lease Term:	NNN
Net Charges:	\$1.25
Building Size:	1,032,000 SF
Available SF:	40,000 - 240,000 SF
Lot Size:	49.6 Acres
Year Built:	1950
Zoning:	M-2 Industrial

## PROPERTY OVERVIEW

There is 40,000 SF - 240,000 SF available with 2 docks, interior rail, 480V 3 phase electrical, and a parts room. The sprinkler is a wet system - ground level fire tank with 300,000 gallons. There is ISP access - long haul lit fiber less than 1 mile away, north of property. The construction of the building is masonry, block, and metal siding on steel frame. The floors are 6"-8" reinforced concrete, rated 5,000 LBS./SQ FT. The security for the property includes perimeter fence, secondary fence with guards and a closed circuit monitoring system.

The following cranes are in the available space - two 10 ton cranes, two 15 ton cranes, three 25 ton cranes, two 30 ton cranes, one 36 ton cranes, two 40 ton cranes, and five 50 ton cranes.

## LOCATION OVERVIEW

- 2 Miles from I-90
- 2.9 Miles from I 80-94
- 5.8 Miles from I-65
- 8.5 Miles from IL/IN Border
- 30 Miles from Chicago IL

## PROPERTY HIGHLIGHTS

- LED Light
- 43' Ceiling Height

### MCCOLLY BENNETT COMMERCIAL ADVANTAGE

850 Deer Creek Drive, 2nd Floor  
Schererville, IN 46375  
P: 219.736.0014  
mccollycre.com

**LORI TUBBS**  
PARTNER  
312.446.7059

[lori.tubbs@mccolly.com](mailto:lori.tubbs@mccolly.com)

**JESSICA BURKE**  
BROKER  
630.776.5156

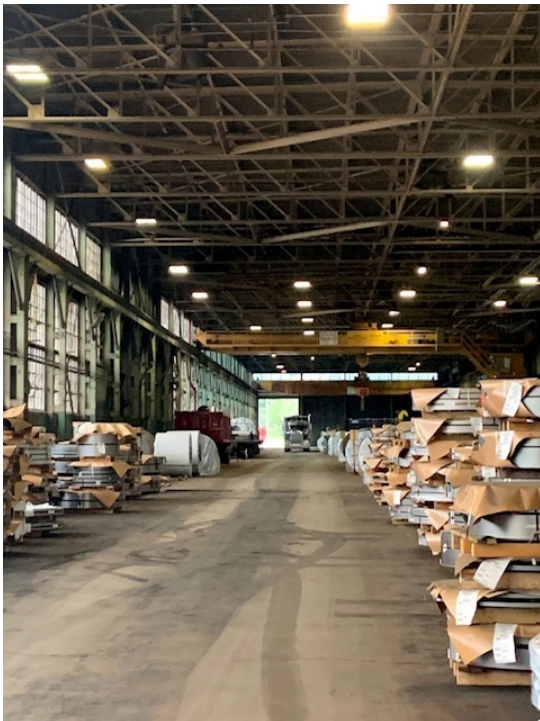
[jessica.burke@mccolly.com](mailto:jessica.burke@mccolly.com)

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

FOR LEASE

# 700 CHASE ST

Gary, IN 46404



**MCCOLLY BENNETT  
COMMERCIAL ADVANTAGE**

850 Deer Creek Drive, 2nd Floor  
Scherville, IN 46375  
P: 219.736.0014  
mccollycre.com

**LORI TUBBS**  
PARTNER  
312.446.7059

[lori.tubbs@mccolly.com](mailto:lori.tubbs@mccolly.com)

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

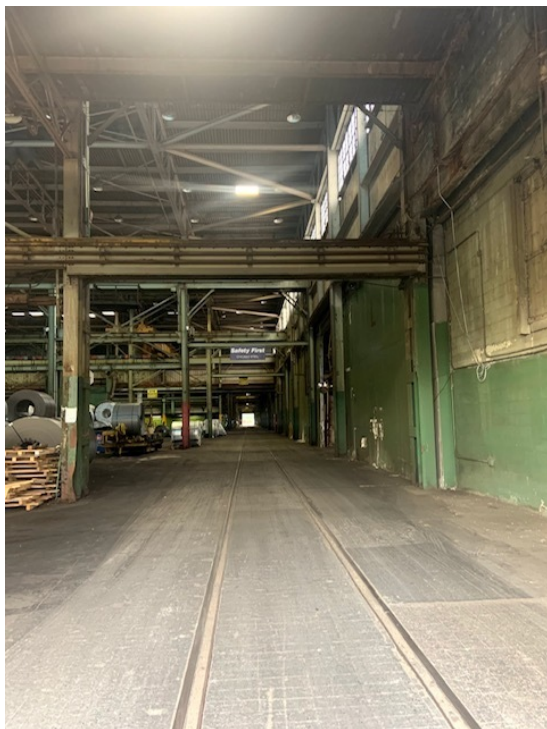
**JESSICA BURKE**  
BROKER  
630.776.5156

[jessica.burke@mccolly.com](mailto:jessica.burke@mccolly.com)

FOR LEASE

# 700 CHASE ST

Gary, IN 46404



**MCCOLLY BENNETT  
COMMERCIAL ADVANTAGE**

850 Deer Creek Drive, 2nd Floor  
Scherverville, IN 46375  
P: 219.736.0014  
mccollycre.com

**LORI TUBBS**  
PARTNER  
312.446.7059

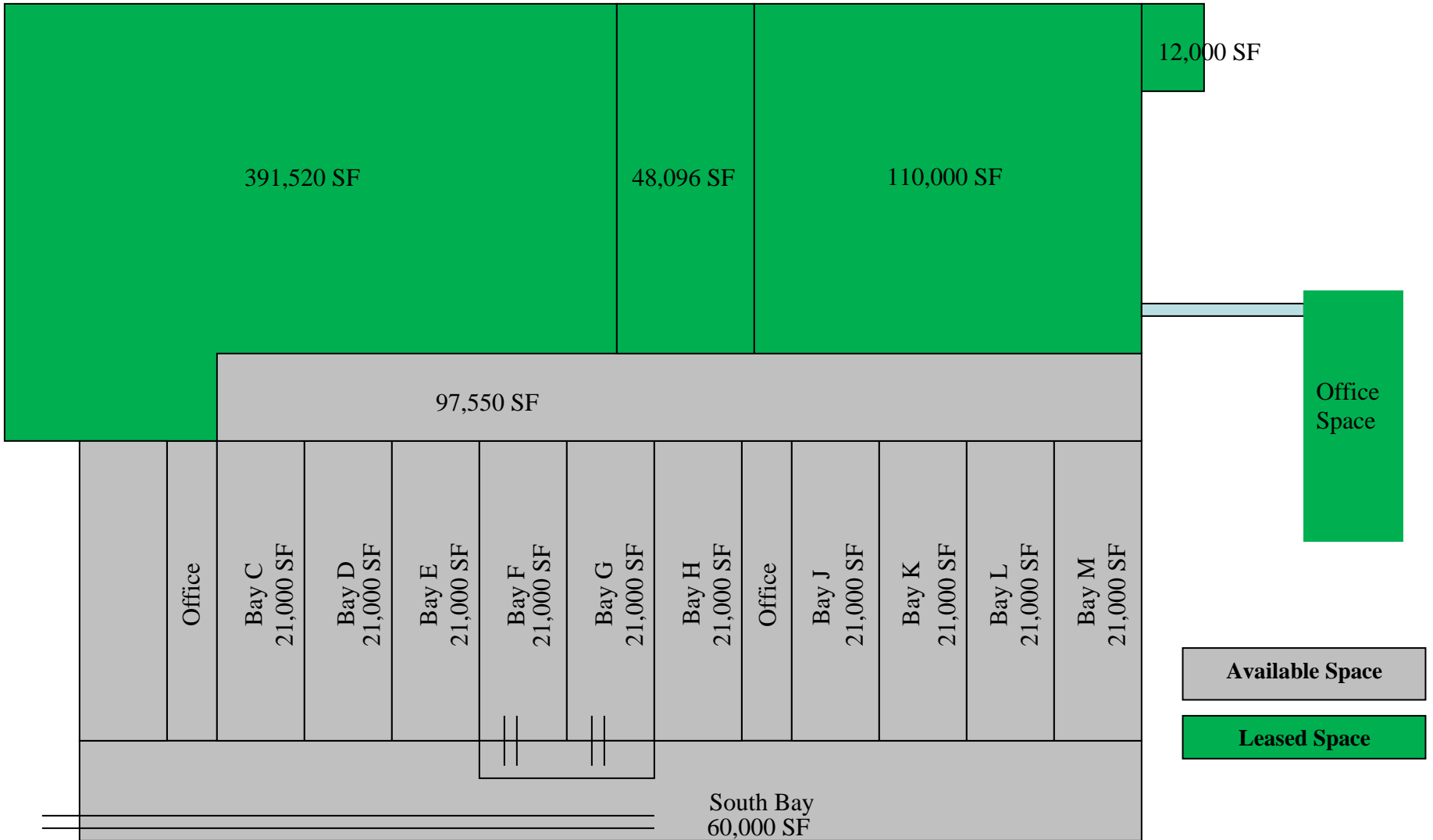
[lori.tubbs@mccolly.com](mailto:lori.tubbs@mccolly.com)

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

**JESSICA BURKE**  
BROKER  
630.776.5156

[jessica.burke@mccolly.com](mailto:jessica.burke@mccolly.com)

# 700 Chase



FOR LEASE

# 700 CHASE ST

Gary, IN 46404

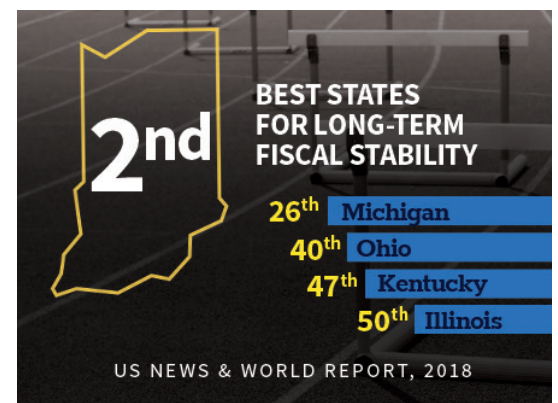
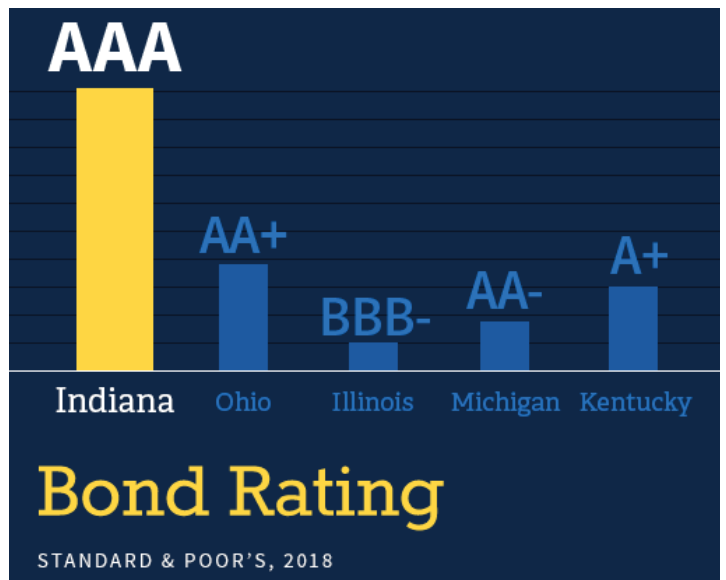
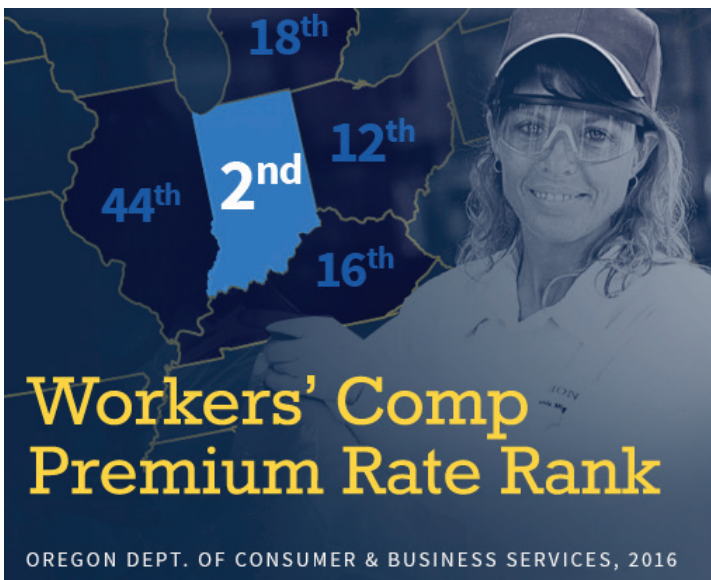


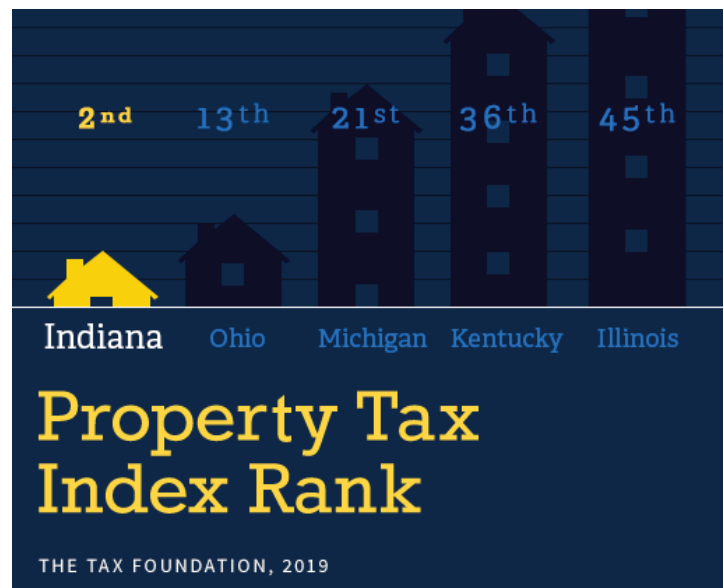
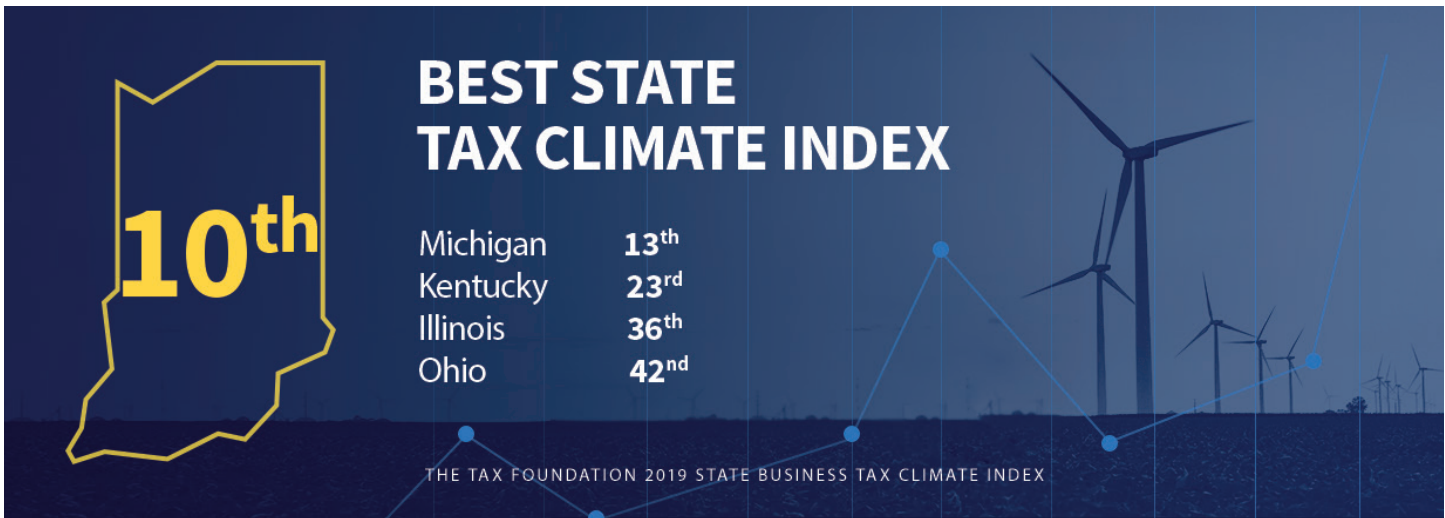
**MCCOLLY BENNETT  
COMMERCIAL ADVANTAGE**  
850 Deer Creek Drive, 2nd Floor  
Schererville, IN 46375  
P: 219.736.0014  
mccollycre.com

**LORI TUBBS**  
PARTNER  
312.446.7059  
lori.tubbs@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

**JESSICA BURKE**  
BROKER  
630.776.5156  
jessica.burke@mccolly.com





TAXES & FACTORS	INDIANA	Illinois	Kentucky	Michigan	Ohio
Corporate Income Tax Rate (a)	5.75%	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

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 2017 - Statewide, Total-all industries, Private, All establishment sizes, Average Annual Pay/2080

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, 10/2016). Various state unemployment insurance agencies. ADP FastFacts. PayrollTaxes.com. Bureau of Labor Statistics - Quarterly Census of Employment & Wages (9/2018). Emsi 2018.3 (using C2ER Cost of Living data). National Right To Work Legal Defense Foundation. Area Development (9/2018). Chief Executive (5/2018). CNBC (7/2018). Forbes (11/2017). US News (2/2018). S&P Global Rating (4/2018). NASBO - The Fiscal Survey of States (12/2017).