



261,638 SF

Class A Industrial space for sublease

Brand new and available for immediate occupancy



9602 Georgia St.

Merrillville, IN 46307

Location

- Dual access points to Interstate 65
- Proximity to Interstate 65 and Interstate 80

Advantages and amenities

- Turnkey opportunity for a recently completed Class A warehouse/distribution center
- Recently finished office areas
- Rare availability of gated lot with security shed and with 98 trailer-position capacity

Property specifications

- Turnkey distribution center
- New 2022 construction
- 261,638 SF
- 3,280 SF office
- 13 acres
- 32' clear height
- 40 exterior docks
- 2 drive-in doors
- 52' x 50' column spacing
- 98 trailer stalls
- 227 car stalls (expandable)
- ESFR sprinklers
- Energy efficient LED lighting
- Sublease through January 2030
- Lease rate: Subject to Offer



JLL

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Managing Director
Chicago, IL

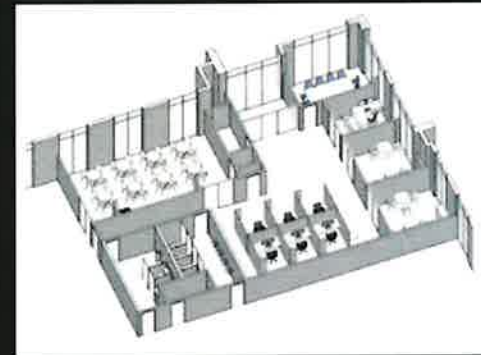
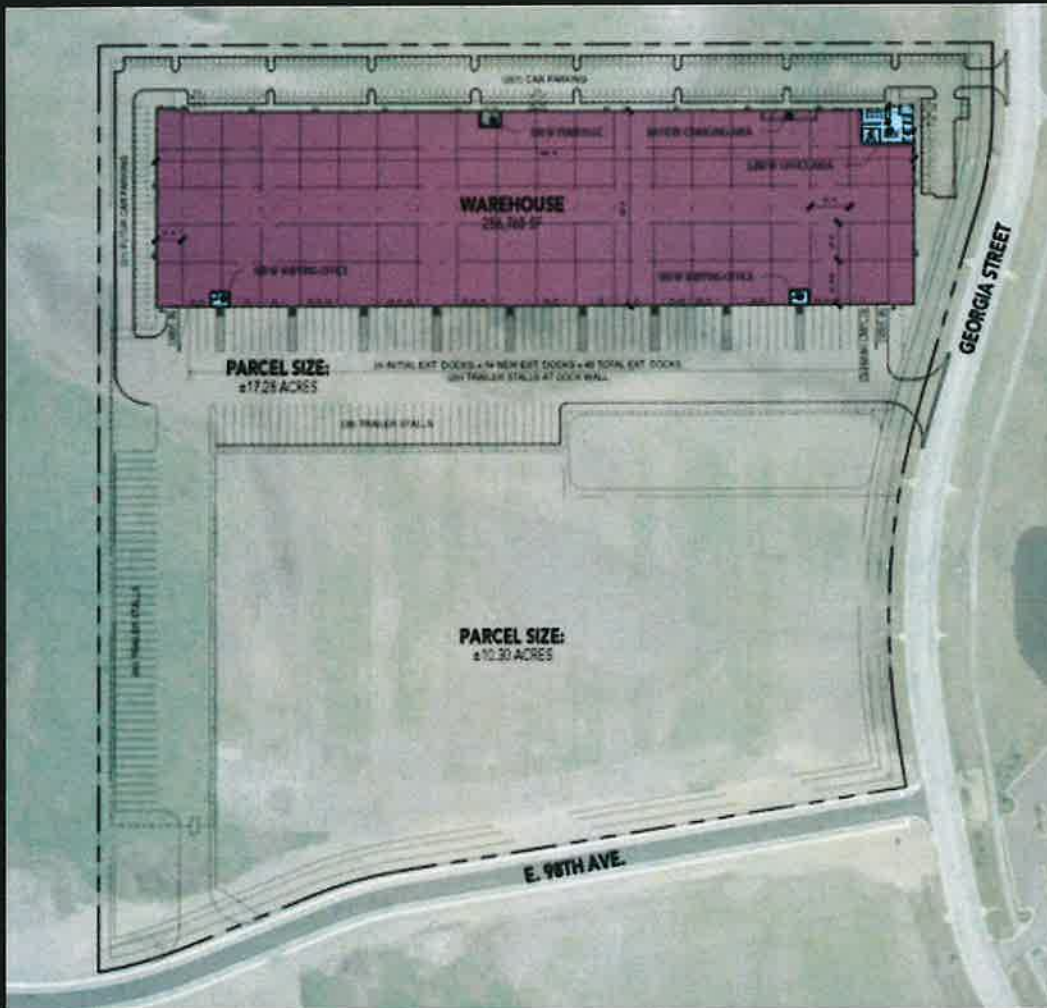
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261,638 SF

Industrial space for sublease | Office and site plan



9602 Georgia St. - 261,638 SF

13 acres | 32' clear height | 40 exterior docks

2 drive-in doors | 98 trailer stalls | 227 car stalls (expandable)

Newly finished office - 3,280 SF

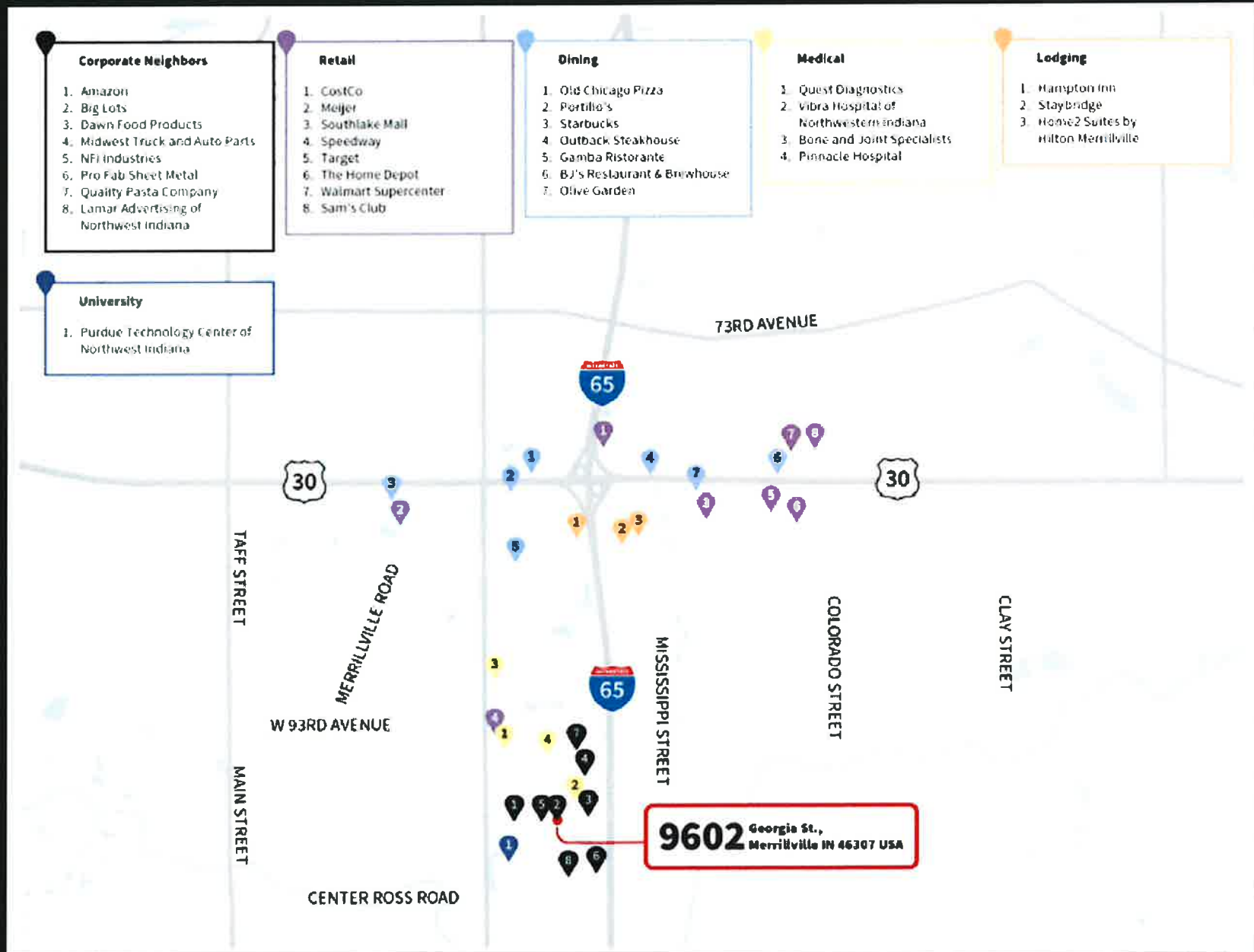
261,638 SF

Industrial space for sublease | Regional access



261,638 SF

Industrial space for sublease | Neighbors and amenities



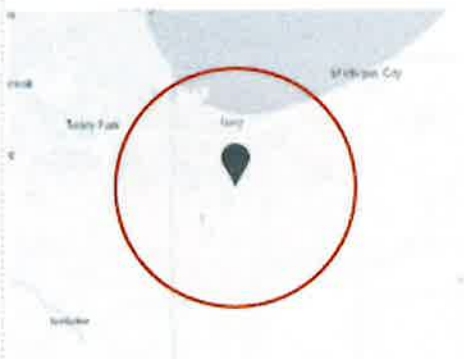
261,638 SF

Industrial space for sublease | Local demographics



Industrial Labor Profile

9602 Georgia St., Merrillville IN - 20 mile radius

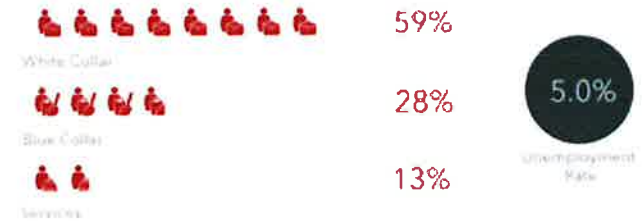


Total Population (Est.)	960,523
3 Year Projected Population Annual Growth Rate	+0.0%
Ages 25 to 34	126,527
Ages 35 to 49	176,748
Total Labor Force	462,421
Unemployment Rate	5.0%
Warehouse Target Demographics	412,143

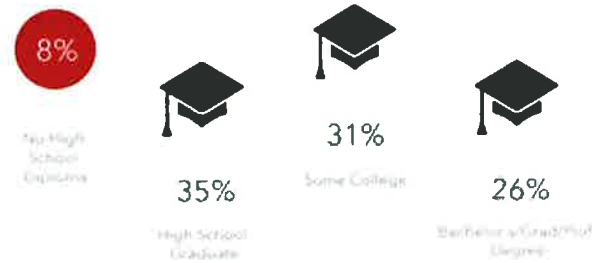
KEY FACTS



EMPLOYMENT



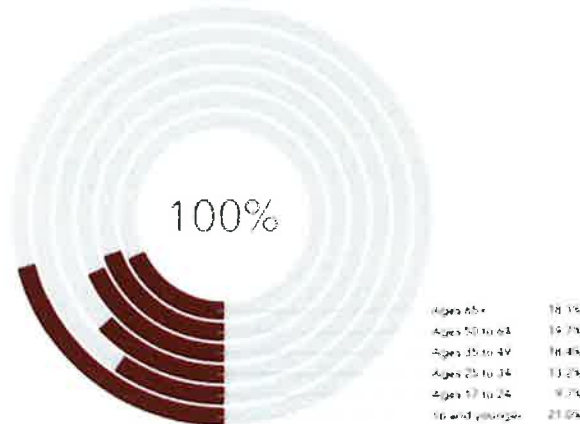
EDUCATION



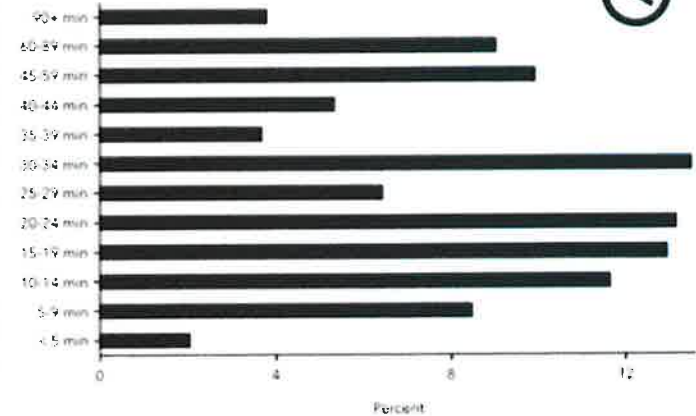
INDUSTRY CONCENTRATION



AGE STRATIFICATION



AVERAGE TRAVEL TIME TO WORK



261,638 SF

Industrial space for lease | Site photos



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Sam Durkin
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Northwest Indiana Crossings II | 9602 Georgia St

261,638 SF of 5-Star Industrial Space Available in Crown Point, IN



FEATURES

Clear Height	32'
Drive-In Bays	2
Exterior Dock Doors	40
Cross Docks	Yes
Standard Parking Spaces	268

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	261,638 SF	Negotiable	Upon Request	Industrial	-	Now

PROPERTY OVERVIEW

Dual access points to Interstate 65






Proximity to Interstate 65 and Interstate 80

WAREHOUSE FACILITY FACTS

Building Size	261,638 SF
Lot Size	13.00 AC
Year Built	2022
Construction	Reinforced Concrete
Sprinkler System	ESFR
Zoning	Industrial

TRANSPORTATION

TRANSIT/SUBWAY


Gary Metro Center Station 	(South Shore Line)	26 min drive	17.0 mi
Miller (Gary) Station 	(South Shore Line)	23 min drive	14.9 mi
Clark Road (Gary) Station 	(South Shore Line)	27 min drive	17.6 mi
East Chicago Station 	(South Shore Line)	39 min drive	28.6 mi
Ogden Dunes (Portage) Station 	(South Shore Line)	29 min drive	19.6 mi

COMMUTER RAIL


Blue Island - Vermont Street Station Commuter Rail (Rock Island District, Metra Electric Lines)




53 min drive 35.5 mi

Robbins Station Commuter Rail (Rock Island District Line) 


52 min drive 35.0 mi

Prairie Street Station Commuter Rail (Rock Island District Line) 

53 min drive 35.8 mi

Midlothian Station Commuter Rail (Rock Island District Line) 

51 min drive 34.5 mi

123rd Street Station Commuter Rail (Rock Island District Line) 

54 min drive 36.3 mi

 AIRPORT

Chicago Midway International Airport

67 min drive

43.5 mi

 FREIGHT PORT

Port Milwaukee

167 min drive

129.4 mi

 RAILROAD

EMDE WAREHOUSE AND PROCESSING-GARY-IN

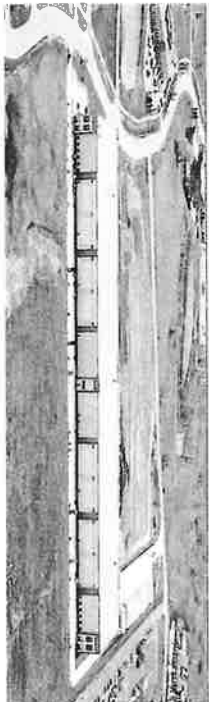
26 min drive

16.5 mi

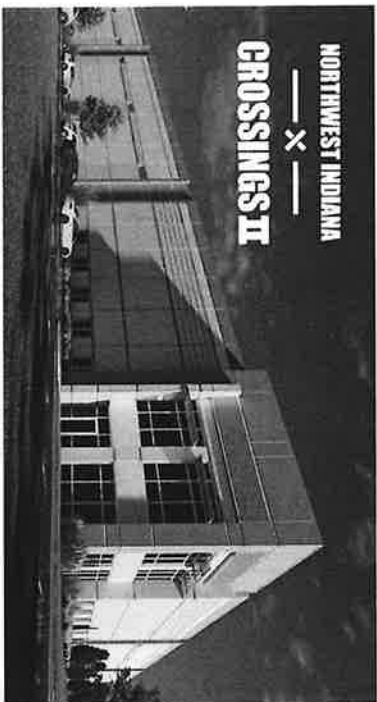
MAP OF 9602 GEORGIA ST CROWN POINT, IN 46307



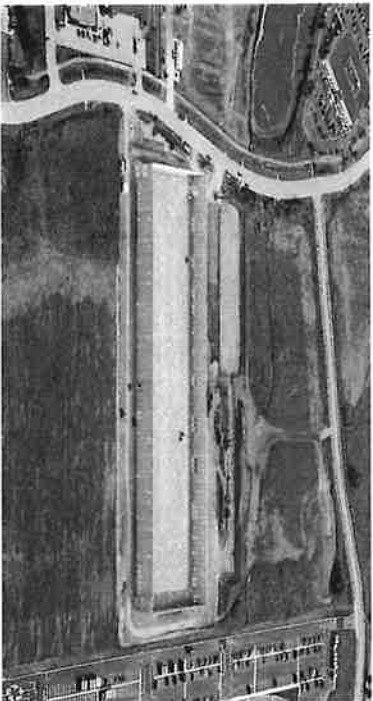
ADDITIONAL PHOTOS



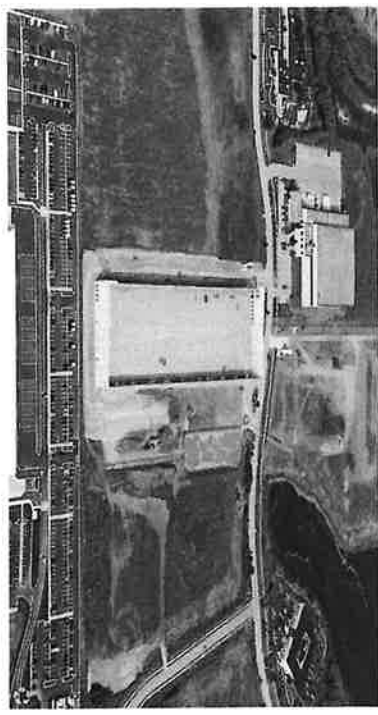
Picture2



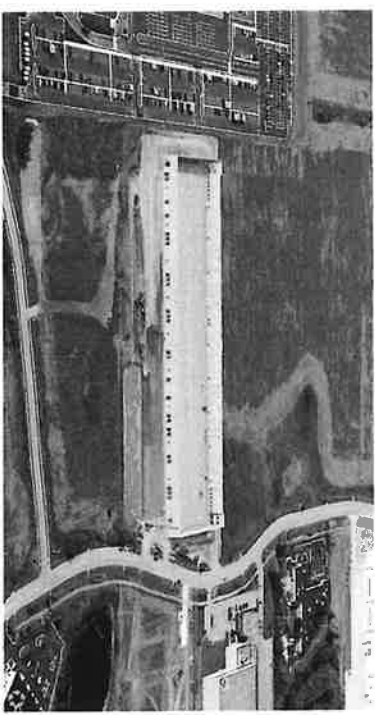
Primary Photo



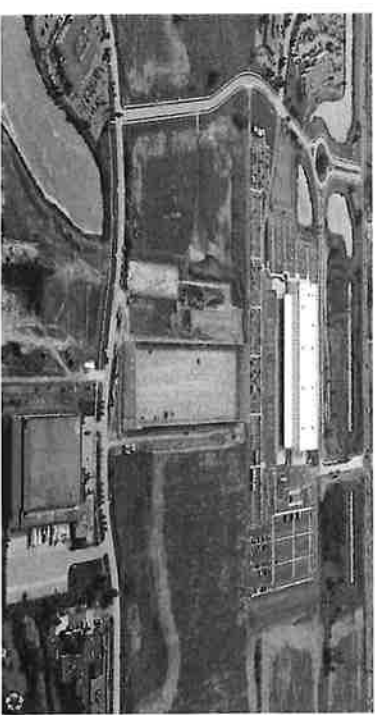
Aerial



Aerial



Aerial



Aerial

Listing ID: 28490199

Date Created: 5/15/2023

Last Updated: 6/7/2023

Address: 9602 Georgia St, Crown Point, IN

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