



MERRILLVILLE COMMERCE CENTER



## BUILD-TO-SUIT SITES UP TO 1.5M SF

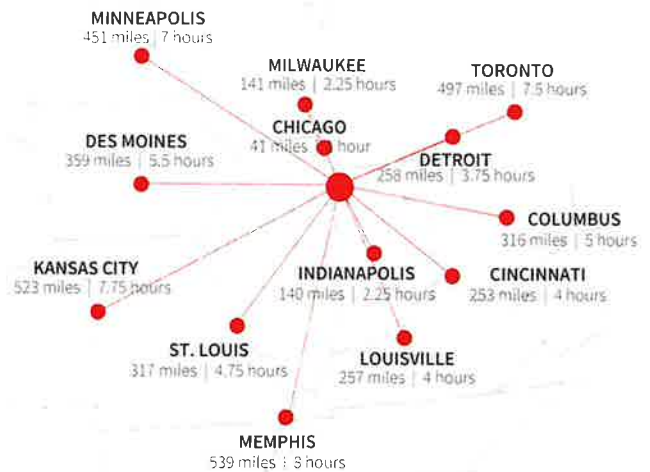
Bounded by Broadway, East 93rd Avenue & Georgia Street | Merrillville, IN 46410

### Site Specifications

- 5-acre to 87-acre sites available to accommodate 30,000 to 806,000 buildings totaling 1.5M SF
- Sites fully engineered and permitted for expedited construction delivery
- Single-load and cross dock configurations available
- Up to 50' clear height allowed without variance
- 75 megawatt electrical capacity with dual feeds ideal for: production, manufacturing, distribution/fulfillment or data center uses
- Land sites available for purchase subject to offer

### Location Features

- Low Lake County real estate taxes, personal property tax and utility rebates available
- Proximity to I-65 for access to Chicago and major Midwest markets
- Sizable local labor force
- Located in well-established AmeriPlex at the Crossroads business park
- Local amenities including hotels, restaurants and grocery



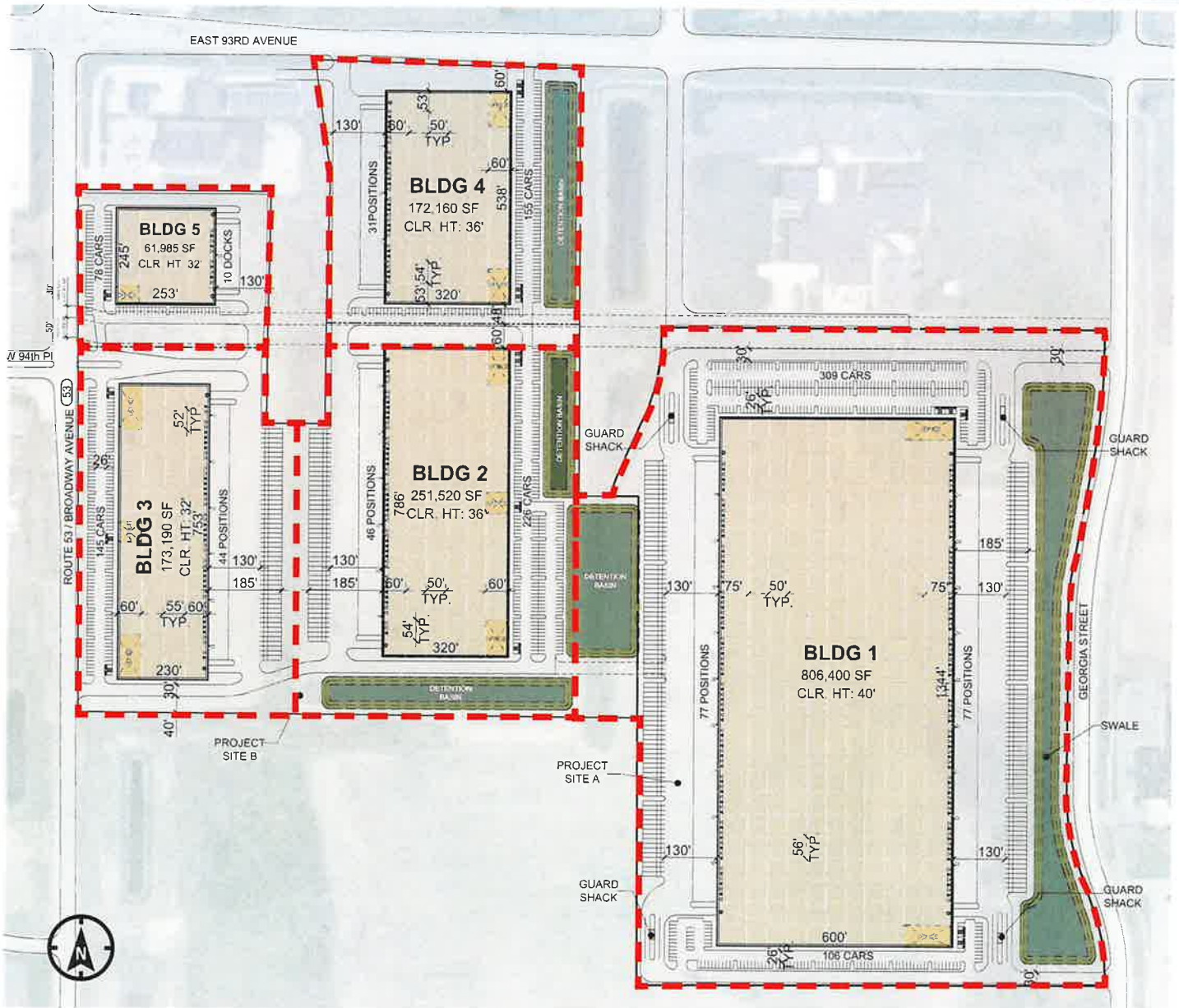
MERRILLVILLECOMMERCECENTER.COM

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# Conceptual Development Plan



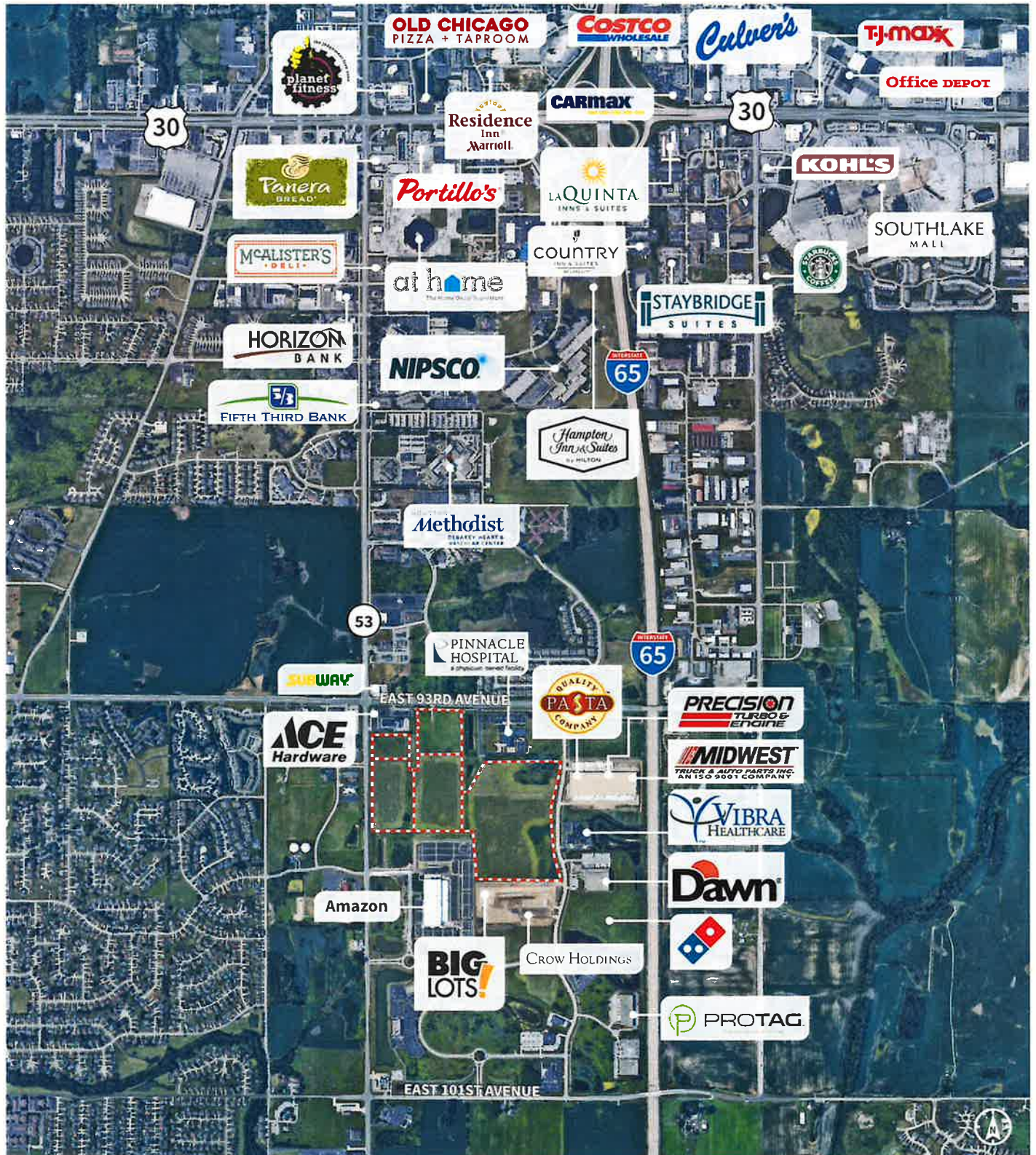
	<i>Building 1</i>	<i>Building 2</i>	<i>Building 3</i>	<i>Building 4</i>	<i>Building 5</i>
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<b>ACREAGE</b>	±45 AC	±15 AC	±11.5 AC	±10.5 AC	±4.5 AC
<b>AVAILABLE SF</b>	±806,400 SF	±251,520 SF	±173,190 SF	±172,160 SF	± 61,985 SF
<b>OFFICE</b>	To suit	To suit	To suit	To suit	To suit
<b>CLEAR HEIGHT</b>	40'	36'	32'	36'	32'
<b>EXTERIOR DOCKS</b>	154	46	44	31	10
<b>DRIVE-IN DOORS</b>	4	2	2	2	2
<b>CAR PARKING</b>	415	226	145	155	78
<b>TRAILER PARKING</b>	171	45	49	N/A	N/A

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# Amenities & Local Users

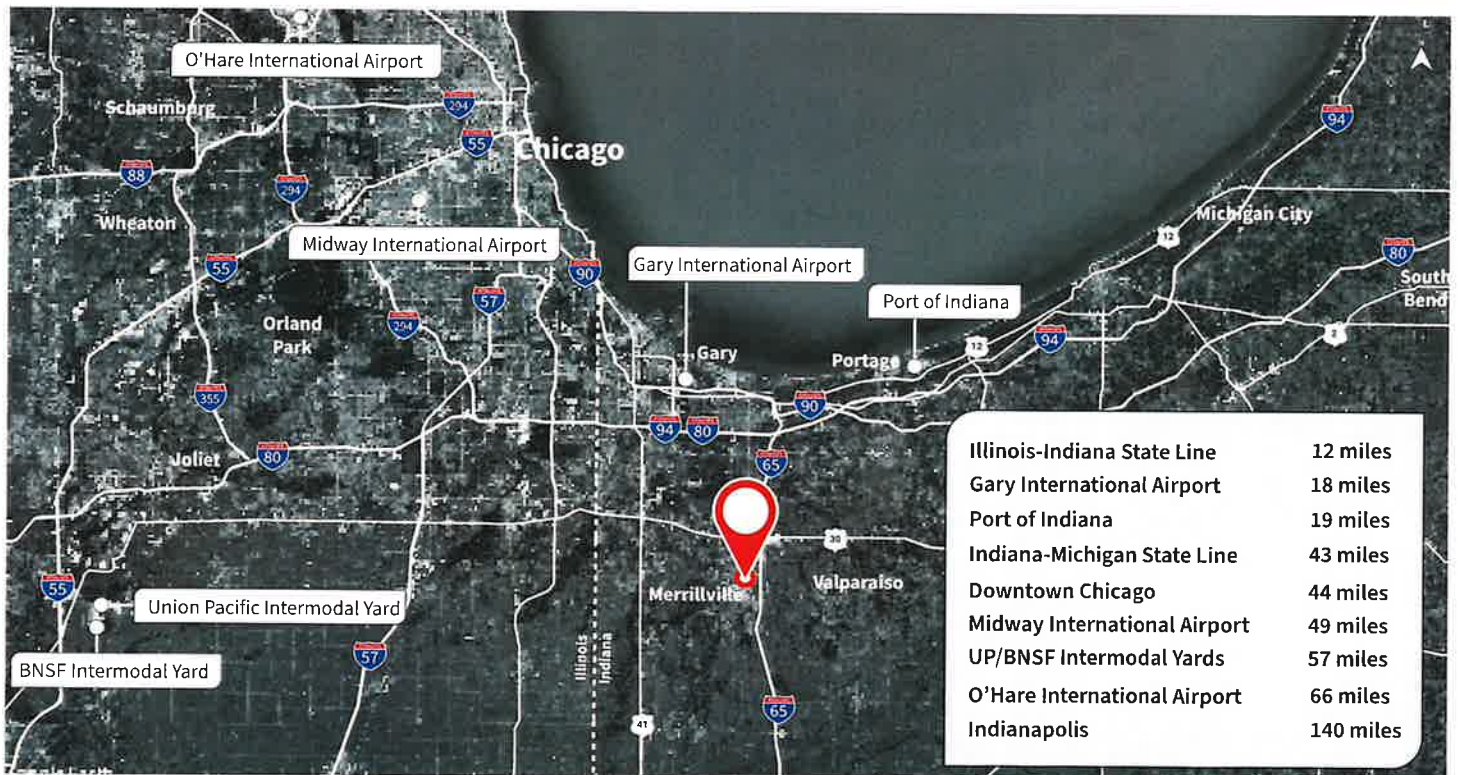


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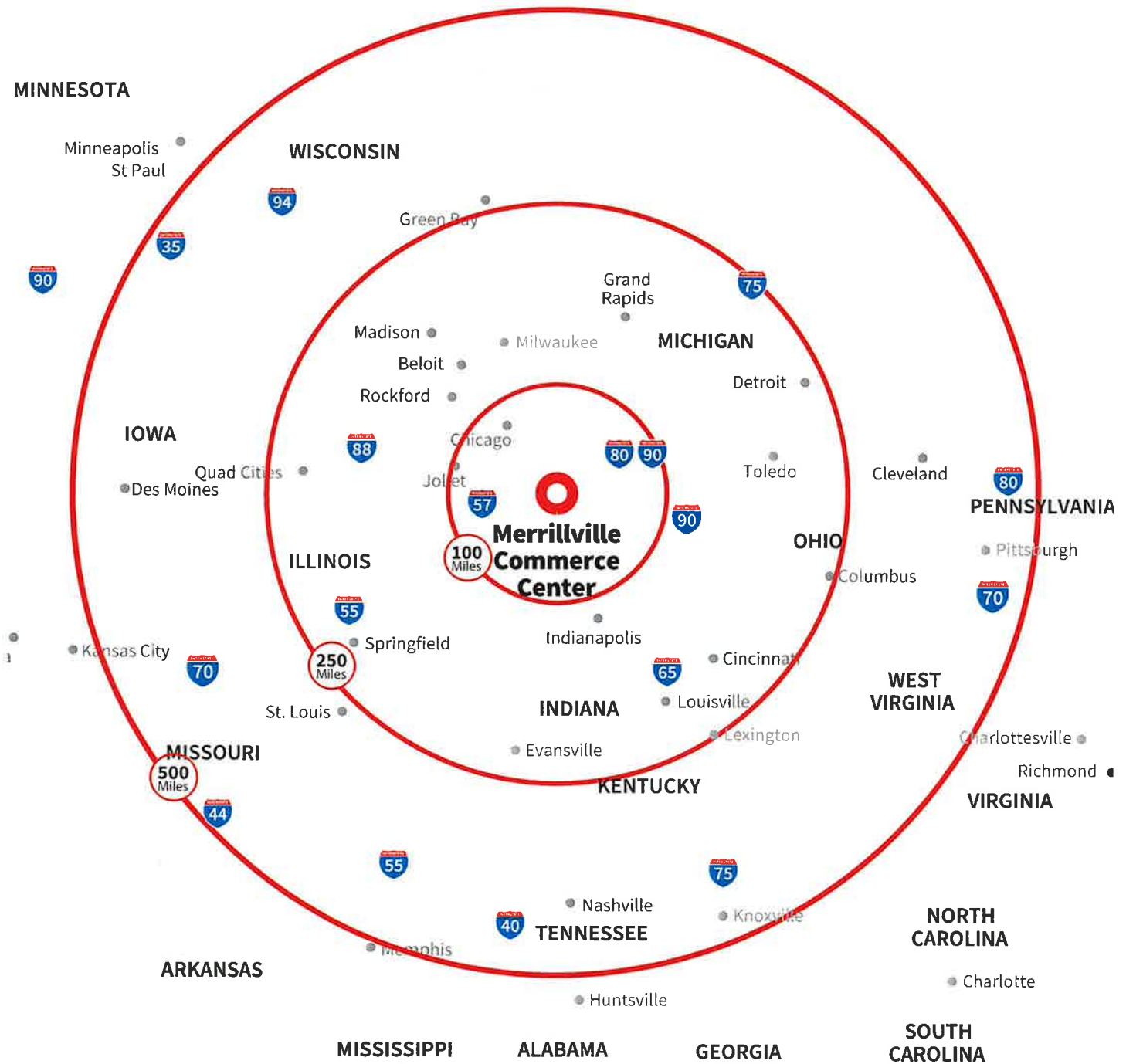
# Regional Access



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# One Day Drive Time



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**1 State Infrastructure**  
(CNBC, 2022)

**1 Property Tax**  
(Tax Foundation, 2022)

**1 Regional Workforce Development**  
(Site Selection Magazine, 2022)

**2 Cost of Doing Business**  
(Americas Top States for Business, CNBC, 2022)

**9 State Business Tax Climate Index Score**  
(Overall Rank 2023)



## 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: 3.23%

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

## Property Tax Index Rank: 1

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

## AAA Indiana Bond Rating

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

## UI RATES: 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: \$257 | OH: \$243 | KY: \$300 | IL: \$525

## WORKER'S COMPENSATION PREMIUM RATE RANK: 3

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

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

## RIGHT TO WORK: YES

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

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