



UP TO 1,380,000 SF AVAILABLE

BUILDING 1

263,846 SF

9997 MISSISSIPPI ST.

**Q1 2023
DELIVERY**

BUILDING 2

1,001,162 SF

9820 MISSISSIPPI

(EXPANDABLE TO 1,380,000 SF)

**Q3 2023
DELIVERY**

BUILDING 3

574,560 SF

**Q4 2023
DELIVERY**

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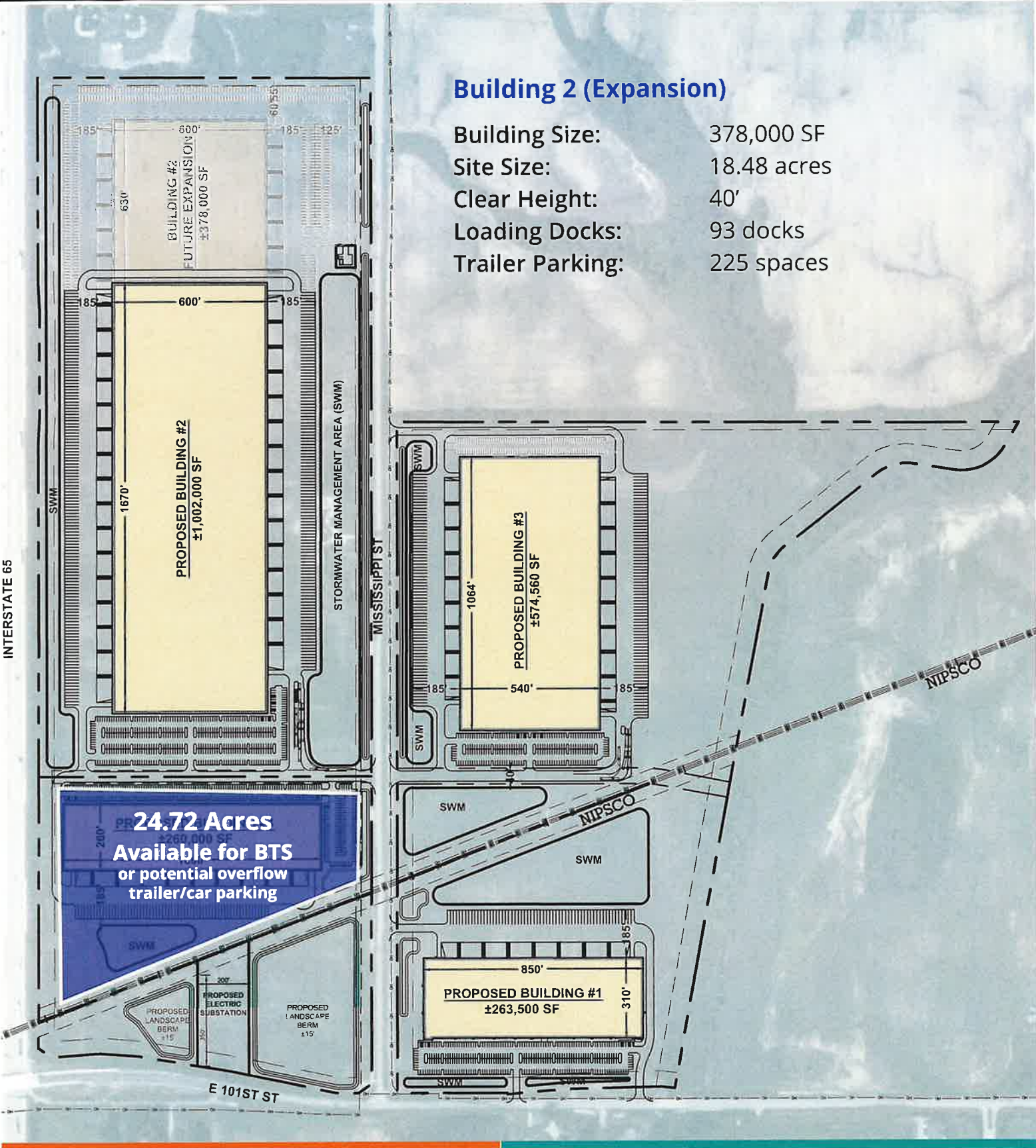
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Building 2 (Expansion)

Building Size:	378,000 SF
Site Size:	18.48 acres
Clear Height:	40'
Loading Docks:	93 docks
Trailer Parking:	225 spaces

INTERSTATE 65

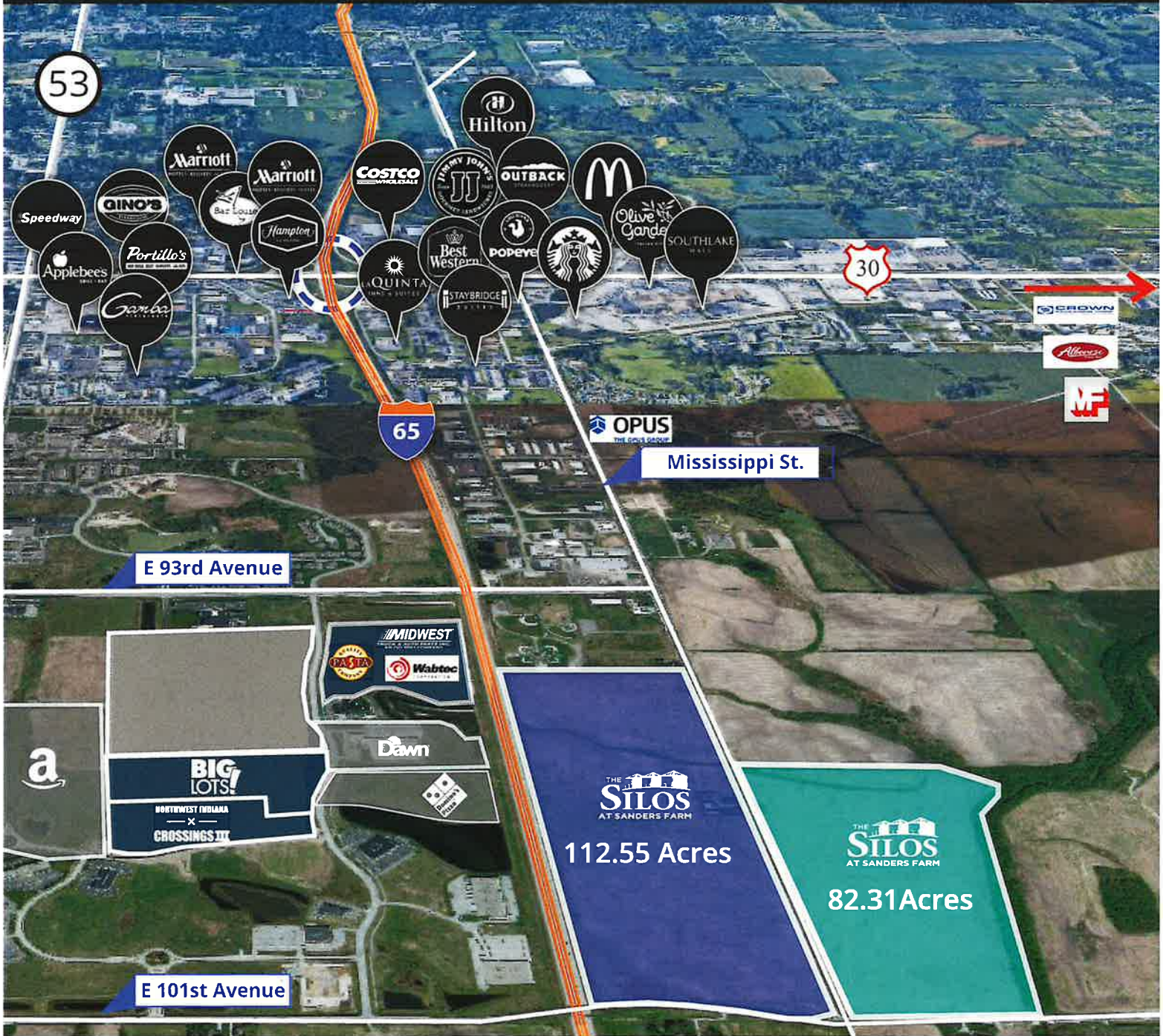
MISSISSIPPI ST

NIPSCO

E 101ST ST



ACCESS MAP & AREA AMENITIES



Business Park Highlights

The Silos at Sanders Farm is a 195-acre, master-planned class A business park located in the exploding Northwest Indiana submarket. Located only 40 miles from Chicago, The Silos can accommodate users from 75,000 to 1.4M square feet. With more than 3,700 linear feet of frontage along I-65 and access to multiple interstates via the 4-way interchange at US Route 30, the park is truly a prime midwest distribution location and home to corporate neighbors such as:

- Amazon
- Purdue Technology Center
- Prefab Sheetmetal
- Lamar
- Midwest Truck and Auto
- Quality Pasta
- Wabtec (formerly GE Transportation)
- Big Lots
- Fortified Packaging
- Domino's
- Dawn Food Products
- Modern Forge Indiana
- Crown Packaging
- Albanese Candy

INSIDE
INDIANA
2021

Compiled by the Indiana Economic Development Corporation

BEST STATE TAX CLIMATE INDEX

Michigan 14th
Kentucky 19th
Illinois 36th
Ohio 39th

9th

THE TAX FOUNDATION 2021 STATE BUSINESS TAX CLIMATE INDEX

BEST STATES FOR LONG-TERM FISCAL STABILITY

6th

27th Michigan
41st Ohio
45th Kentucky
50th Illinois

US NEWS & WORLD REPORT, 2019

22nd
39th 5th 26th
33rd

Best States For Regulatory Environment

FORBES, 2019

2nd 6th 21st 35th 48th

Indiana Ohio Kentucky Michigan Illinois

Property Tax Index Rank

THE TAX FOUNDATION, 2021

15th
12th
14th
28th 3rd

Workers' Comp Premium Rate Rank

OREGON DEPT. OF CONSUMER & BUSINESS SERVICES 2021

AAA

AA+ AA A BBB-

Indiana Ohio Michigan Kentucky Illinois

Bond Rating

STANDARD & POOR'S, 2021

27th
34th 4th 8th

Cost of Doing Business

CNBC AMERICA'S TOP STATES FOR BUSINESS, 2019

#1 State Infrastructure

CNBC STATE INFRASTRUCTURE RANKING 2019

MICHIGAN #14
KENTUCKY #19
ILLINOIS #36
OHIO #34

BEST STATE TAX CLIMATE INDEX

9th

Michigan 14th
Kentucky 19th
Illinois 36th
Ohio 39th

THE TAX FOUNDATION 2021 STATE BUSINESS TAX CLIMATE INDEX

ONE DAY DELIVERY MAP



A Transportation & Shipping Hub



Chicagoland is home to the largest switching terminal in the U.S. and six of the seven Class 1 rail lines



O'Hare International and Indianapolis International airports represent the 4th and 6th highest volume air freight ports in the U.S.

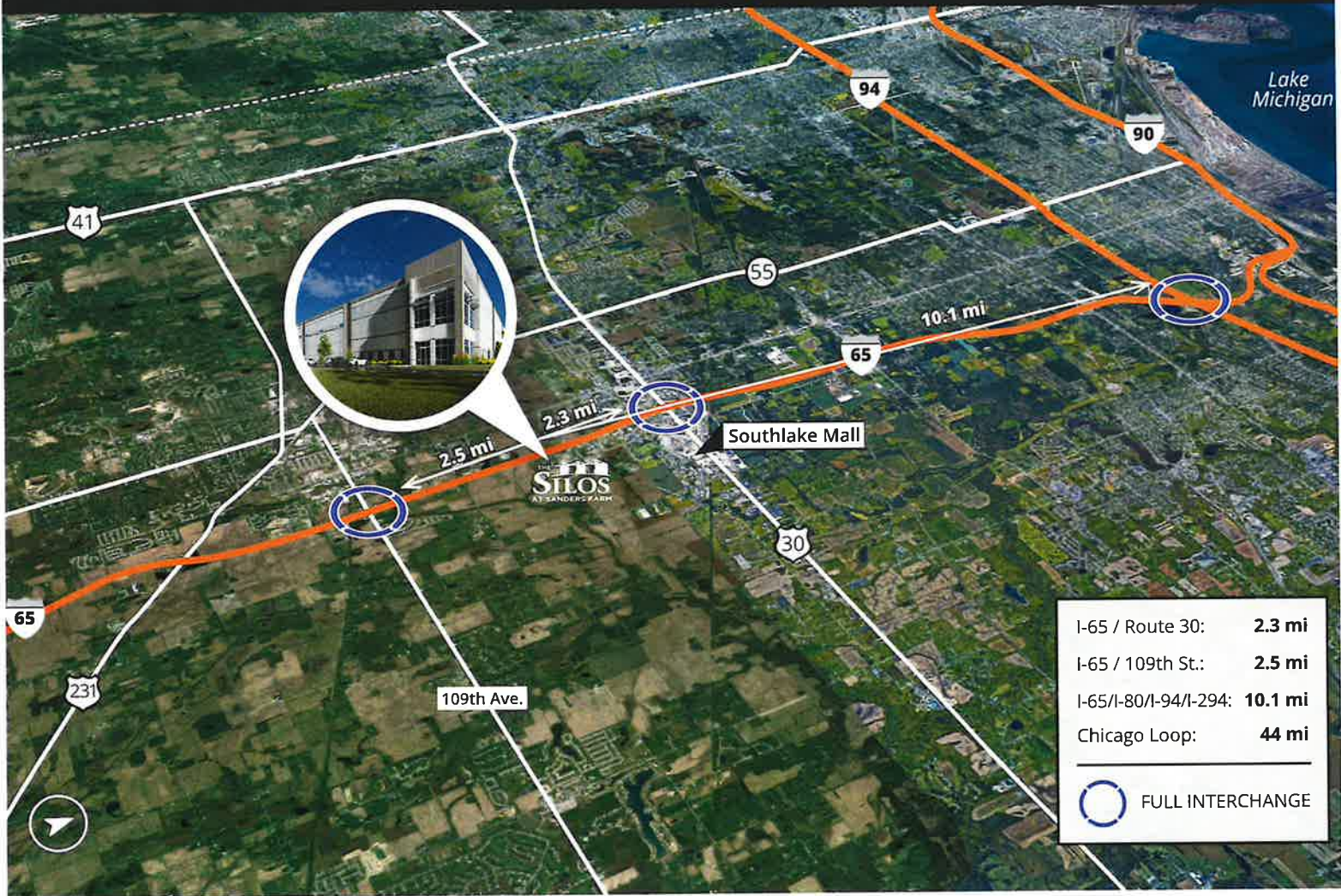


Indiana is the national leader in pass-through interstates and first in shortest distance to the median center of U.S. population

NORTHWEST INDIANA & CHICAGO MAP



AREA MAP



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**AVISON
YOUNG**

THE
SILOS
AT SANDERS FARM

Developed by:

CROW HOLDINGS
INDUSTRIAL

avisonyoung.com

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