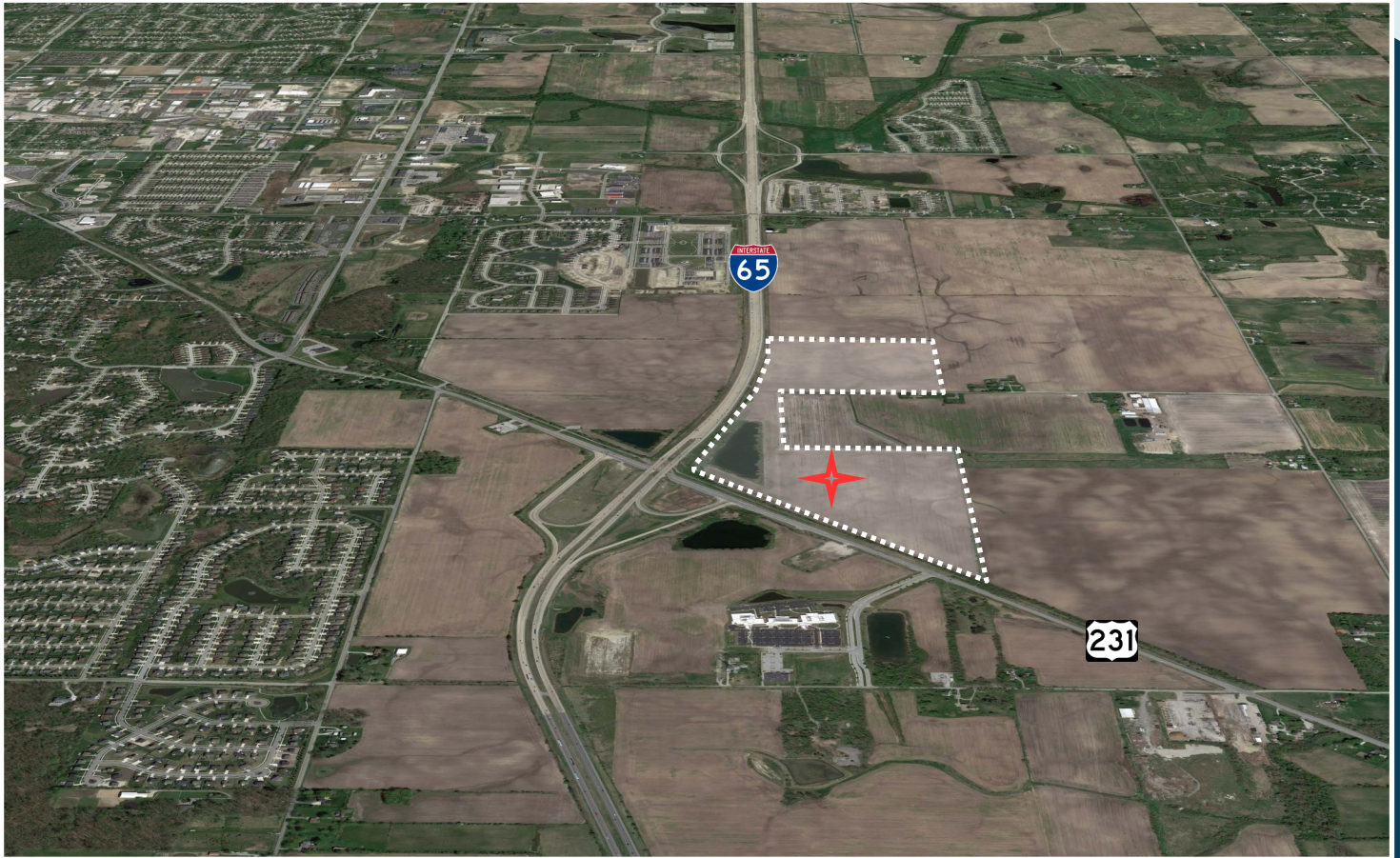


231 CORPORATE CENTER

Crown Point, Indiana

For Sale, Lease & Build to Suit



Location Highlights:

- 45 miles to Chicago Midway International Airport
- 20 miles to Gary /Chicago International Airport
- 65 miles to O'Hare International Airport
- 20 miles to Port of Indiana
- 12 miles to Interstate 94
- 14 miles to Interstate 90

MPP, LLC

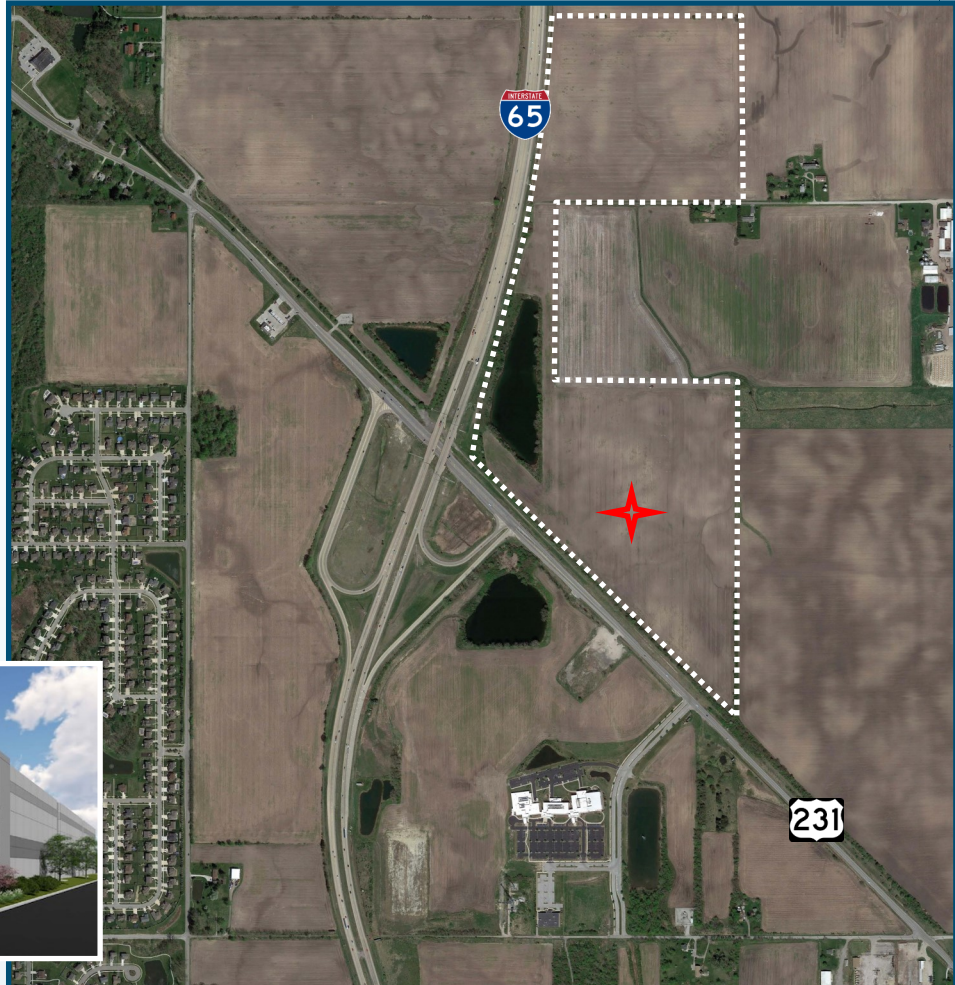




Located 45 miles southeast of Chicago, the 231 Corporate Center is located in the growing Community of Crown Point, Indiana. The site sits immediately adjacent to I65 and State Road 231 for convenient interstate access.

INFRASTRUCTURE

- CITY LAKE MICHIGAN WATER CAPACITY
- CITY SEWER TREATMENT CAPACITY
- NIPSCO GAS UTILITY
- NIPSCO ELECTRIC UTILITY
- COMCAST DATA/COMM UTILITY
- AT&T DATA/COMM UTILITY
- I65 INTERCHANGE ACCESS
- CROWN POINT COMMUNITY SCHOOLS
- INDIANA UNIVERSITY NORTHWEST
- PURDUE UNIVERSITY NORTHWEST
- DEVELOPMENT READY COMMUNITY
- PROXIMITY TO I94, I65, & I90 INTERSTATE HIGHWAYS

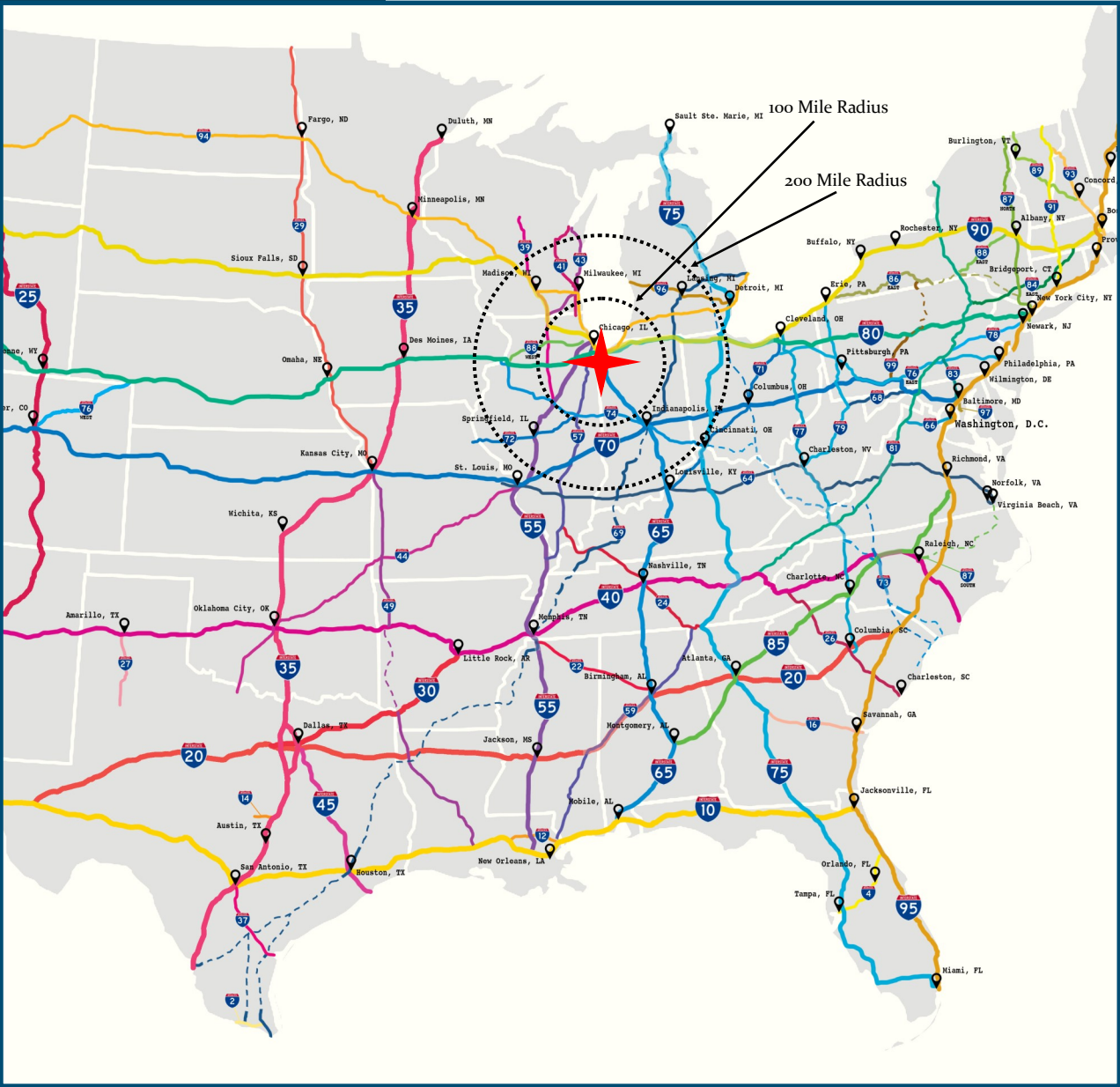


DEVELOPMENT READY INCENTIVES

- LOCAL TAX ABATEMENT
- LOCAL TIF INCENTIVES
- STATE JOB TRAINING GRANTS
- LOW STATE & LOCAL TAXES
- STATE ECONOMIC DEVELOPMENT GRANTS
- STATE ECONOMIC DEVELOPMENT CREDITS

- Total Site Area: 121 acres
- Build to Suit Flexible Site Sizes up to 121 acres
- I65 Traffic Counts—57,098 vpd
- SR 231 Traffic Counts—16,601 vpd
- Trained and Ready Workforce
- Zoning to Accommodate Warehousing, Distribution and Light Manufacturing
- Restaurants, Hotels & Healthcare Services Nearby

MIDWESTERN UNITED STATES
REGIONAL LOCATION



Site Demographic Data - 2020 Census Data

City of Crown Point

- Population: 33,899
- Households: 11,330
- Median Household Income: \$76,927
- Per Capita Income: \$35,670
- Population per Sq. Mile: 1,542.2

Lake County, Indiana

- Population: 498,700
- Households: 186,731
- Median Household Income: \$56,128
- Per Capita Income: \$28,923
- Population per Sq. Mile: 994.1



- Site Location is Accessible to Midwestern Markets
- Total Workforce of 1,269,417 within a 30 mile radius
- Within Chicago SMA
- Indiana Pro-Business Environment
- Large Site Opportunities
- MPP provided Development Services and Leasing available



Owned & Developed by:

MPP, LLC
10769 Broadway, #356
Crown Point, IN 46307

For More Information or to schedule
a Site Visit Contact:

Dennis Caudill
Tel: 219-712-1366
Email: denniscaudill@gmail.com

