



# Industrial Land For Sale or Built To Suit

8203 Colorado Street | Hobart, IN

For More Information:

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COMMERCIAL  
**In-Sites**

A Project of Wylie Capital  
& The Missner Group

THE MISSNER GROUP  
EST. 1945

WYC  
WYLIE CAPITAL  
EST. 1945



# PROPERTY OVERVIEW

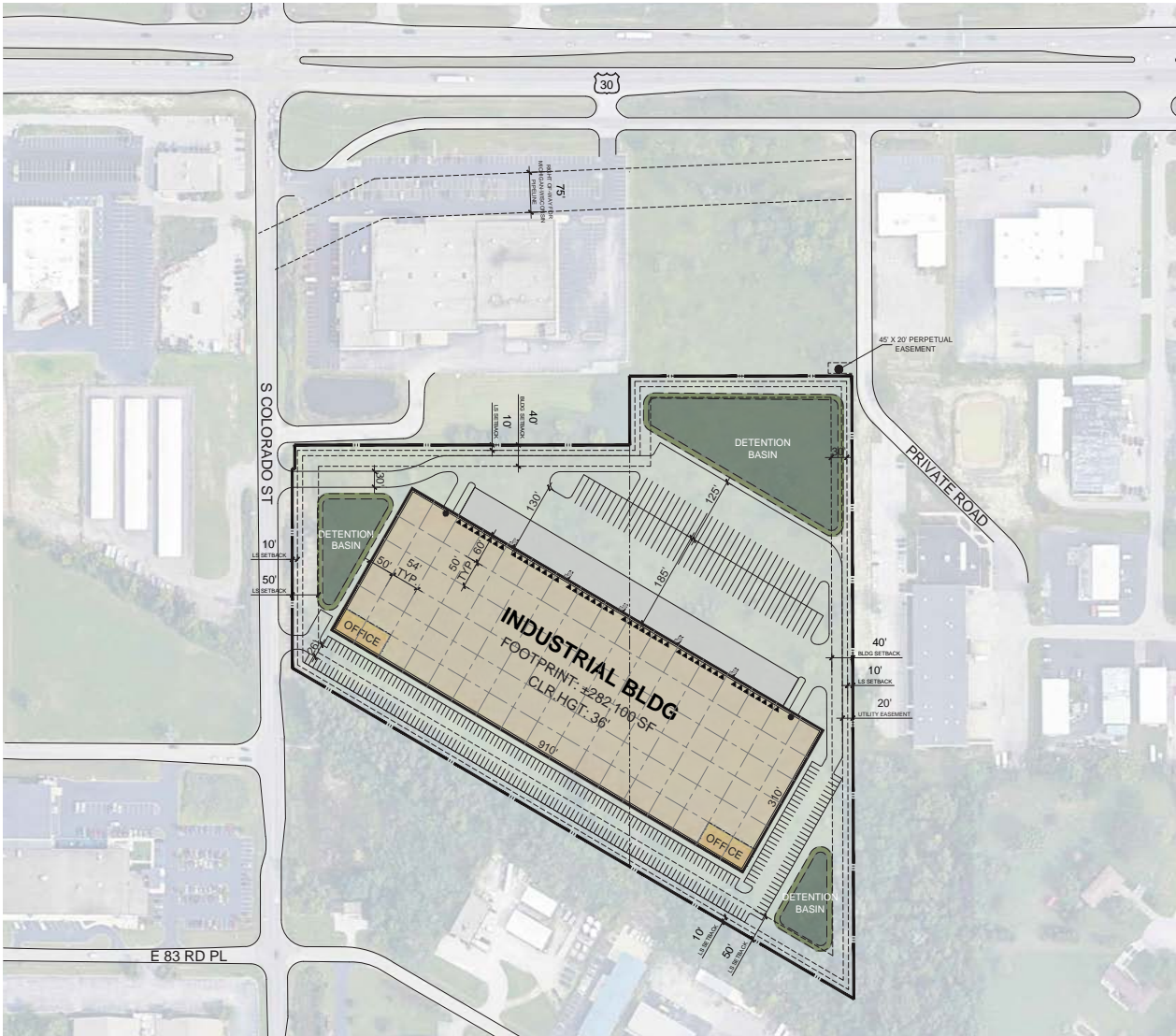
8203 Colorado Street is a 19.21 acre prime development site with M-1 zoning and is situated in the heart of Northwest Indiana's primary commercial corridor. The surrounding area is home to many retail, restaurant, office, hospitality and light Industrial buildings.

## Option A: Site Details- A Maximum Building Footprint

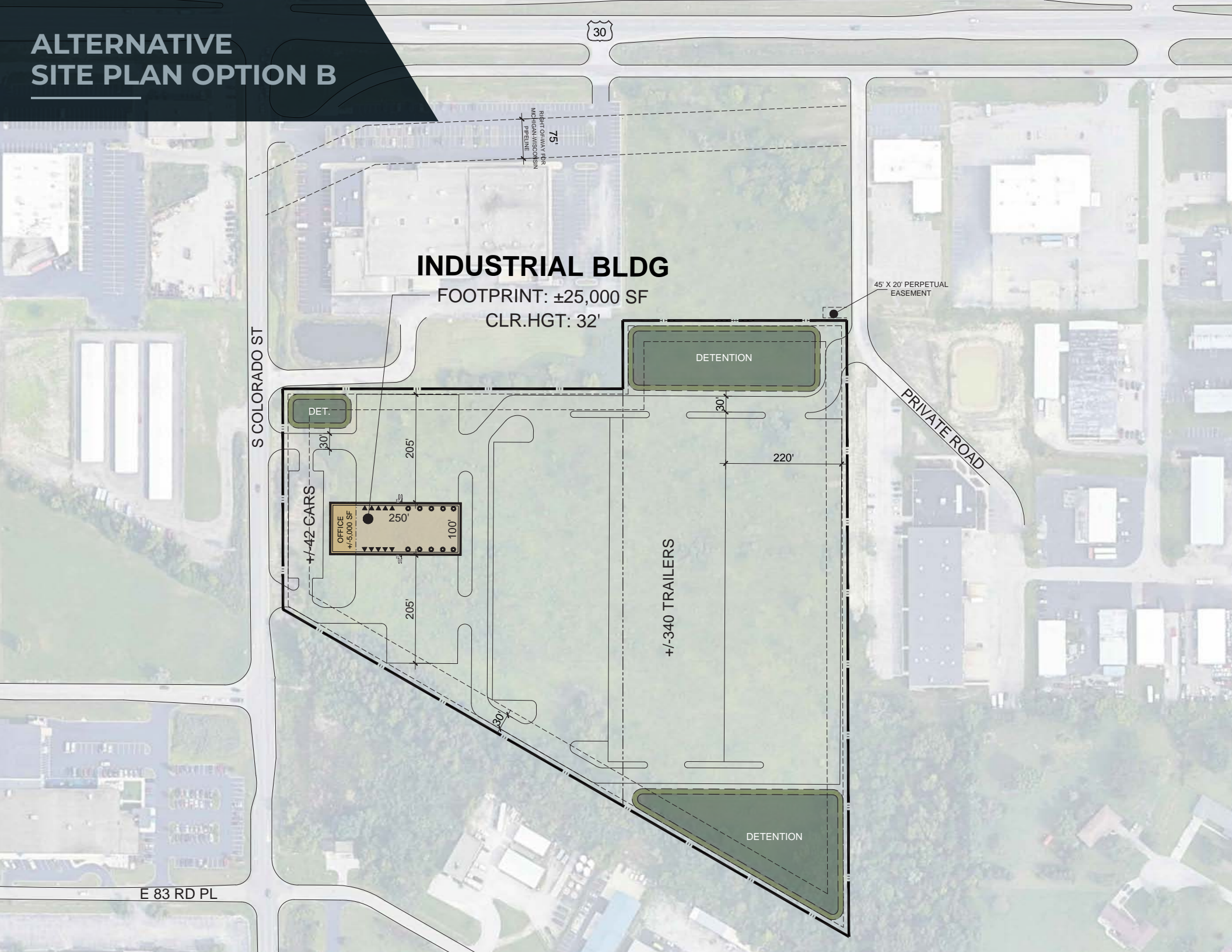
LOT SIZE:	19.21 ACRES
SITE AREA:	835,603 SF
SALE PRICE:	SUBJECT TO OFFER
LEASE RATE:	SUBJECT TO OFFER
ESTIMATED CONSTRUCTION DATE:	TBD
ESTIMATED DELIVERY DATE:	TBD
BUILDING SF:	282,100 SF
CURRENT ZONING:	M-1
BUILDING DIMENSIONS:	910'X310'
CLEAR HEIGHT:	36'
DOCK DOORS:	48
TRAILER PARKING:	77
NUMBER OF PARKING SPACES:	300
UTILITIES:	ALREADY ON SITE

## Zoning Details: M-1

[CLICK HERE](#)



ALTERNATIVE  
SITE PLAN OPTION B



INDUSTRIAL BLDG

FOOTPRINT:  $\pm 25,000$  SF

CLR.HGT: 32'

DETENTION

DET.

$\pm 42$  CARS

OFFICE

$\pm 5,000$  SF

250'

100'

$\pm 340$  TRAILERS

DETENTION

45' X 20' PERPETUAL  
EASEMENT

PRIVATE ROAD

S COLORADO ST

E 83 RD PL

30



ALTERNATIVE  
SITE PLAN OPTION C



TERMINAL BLDG

FOOTPRINT:  $\pm 81,200$  SF

DETENTION

DET.

+/-73 TRAILERS

+/-54 CARS

OFFICE +/-10,000 SF

+/-66 TRAILERS

+/-55 TRAILERS

+/-40 TRAILERS

DETENTION

45' X 20' PERPETUAL  
EASEMENT

PRIVATE ROAD

S COLORADO ST

E 83 RD PL

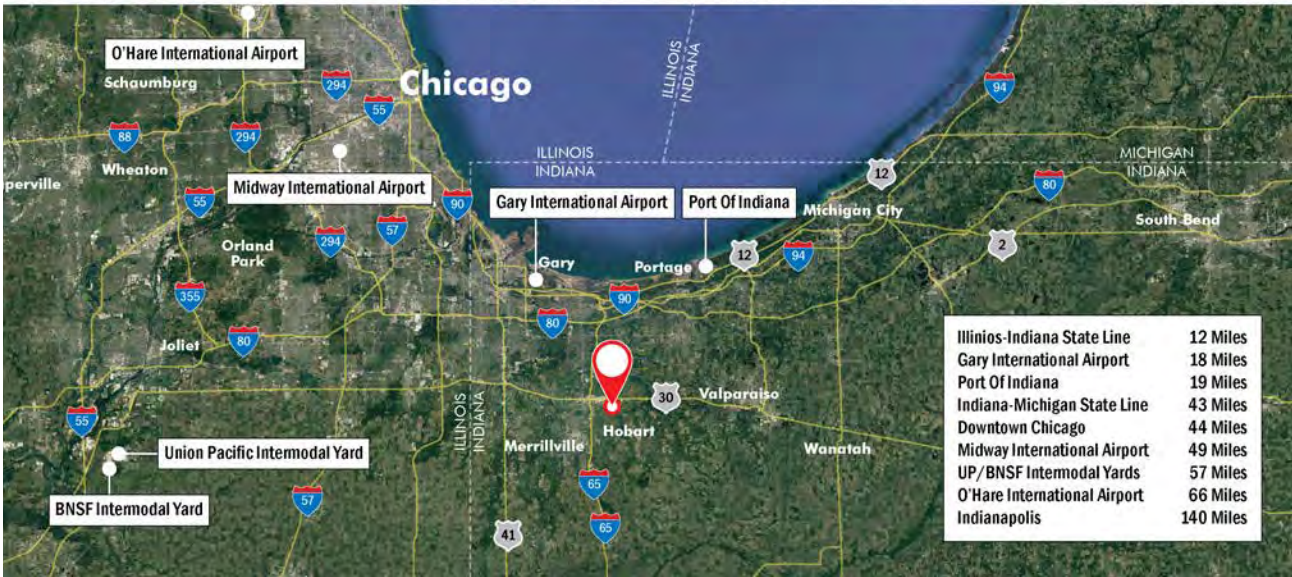
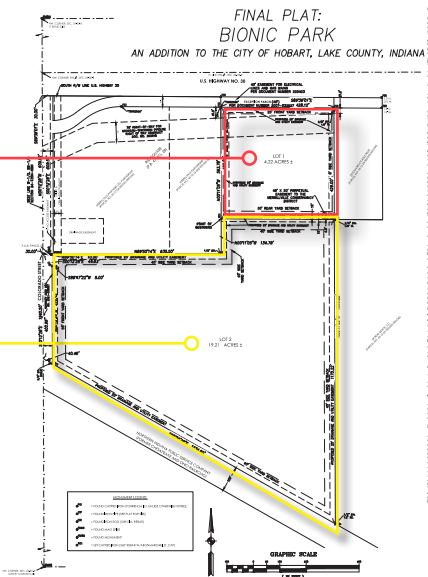


# LOCATION OVERVIEW

8203 Colorado Street is .5 miles from Interstate 65 via US 30 offering exceptional accessibility and connectivity to Interstates 80, 90, & 94.

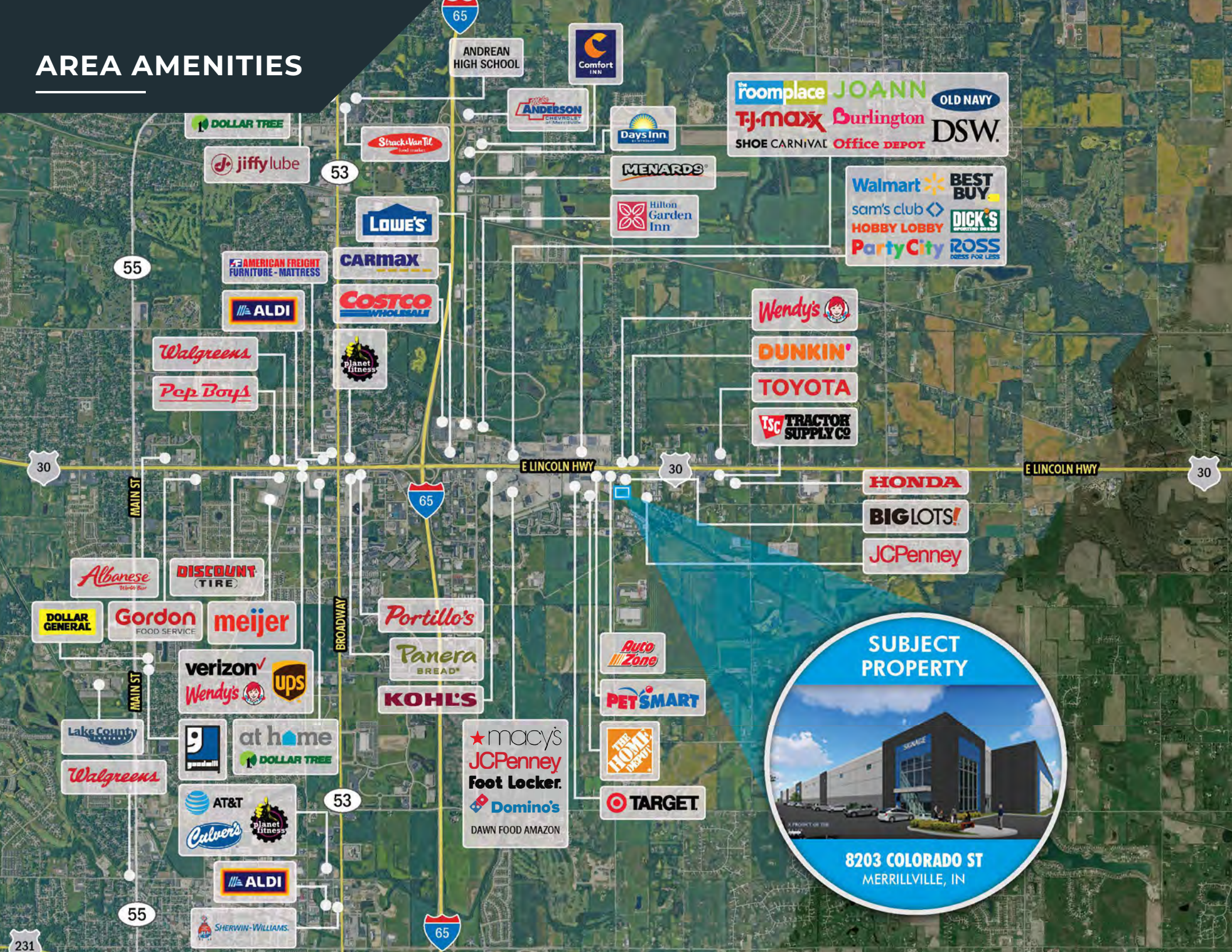
4.22 Acre Site  
Not Included but  
Available

19.21 Acre Site





# AREA AMENITIES



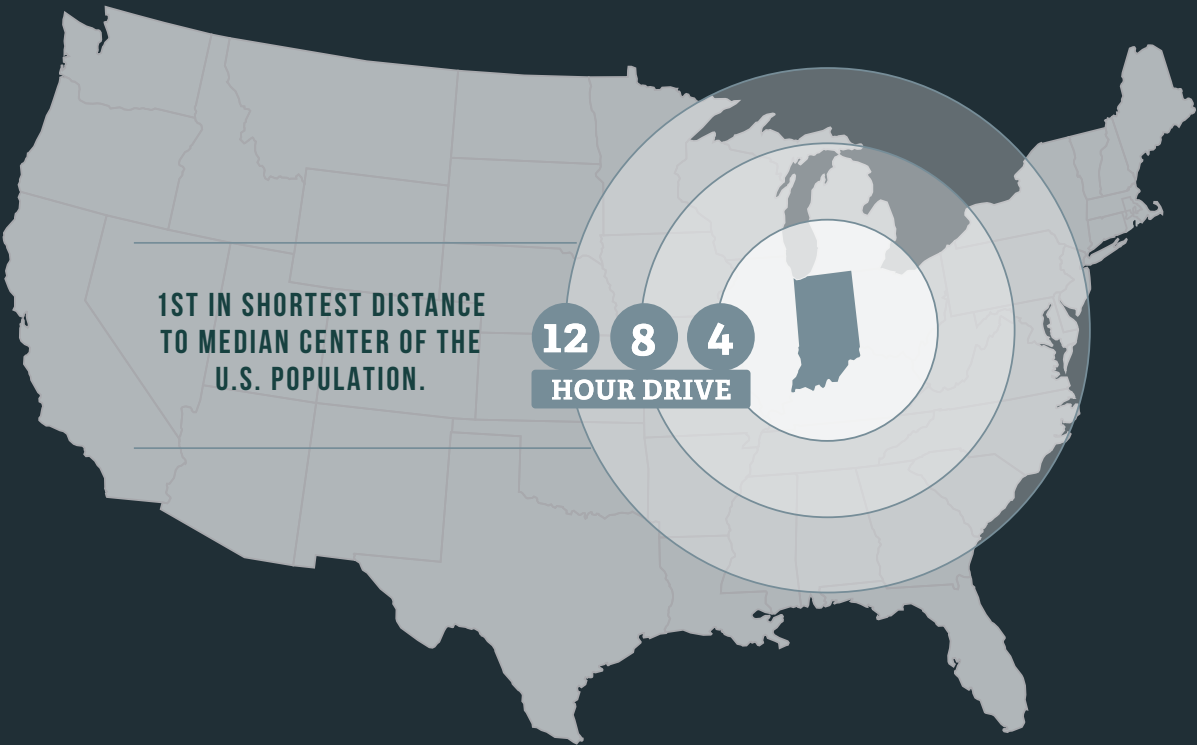


## DRIVE TIME ANALYSIS



# WHY INDIANA?

TAKE YOUR FUTURE TO THE NEXT LEVEL IN A STATE THAT WORKS.



DRIVE TIME - POPULATION REACHED	
4 hours	31,684,178
8 hours	75,088,006
12 hours	153,581,448

RANKED  
#1

STATE INFRASTRUCTURE  
(CNBC 2022)

RANKED  
#1

PROPERTY TAX  
(TAX FOUNDATION 2022)

RANKED  
#1

REGIONAL WORKFORCE DEVELOPMENT  
(SITE SELECTION MAGAZINE 2022)

RANKED  
#2

COST OF DOING BUSINESS  
(AMERICA'S TOP STATE FOR DOING BUSINESS, CNBC 2022)

RANKED  
#9

STATE BUSINESS TAX CLIMATE INDEX SCORE  
(OVERALL RANK 2023)





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