



# 1200

## W 145<sup>TH</sup> STREET



**198,282 SF REMAINING**  
(DIVISIBLE) ON 14.60 ACRES



**NEW CONSTRUCTION**  
AVAILABLE IMMEDIATELY



**HEAVY CAR &  
TRAILER PARKING**



**LOCAL & STATE  
INCENTIVES AVAILABLE**

**CBRE**

THE **MISSNER** GROUP

**REALTERM**

# BUILDING OVERVIEW

## SPECS



Total Building Size  
**249,600 SF**



Total Site Size  
**14.6 ACRES**



Available SF  
**198,282 SF**  
DIVISIBLE TO 47,882 SF



Column Spacing  
**52' X 52'**  
(60' SPEED BAY)



Office SF  
**TO SUIT**



Ceiling Height  
**32'0" CLEAR**



Loading  
**16 EXTERIOR DOCKS (EXPANDABLE)**



Trailer Parking  
**28 TRAILER STALLS**



Car Parking  
**226 CAR SPOTS**



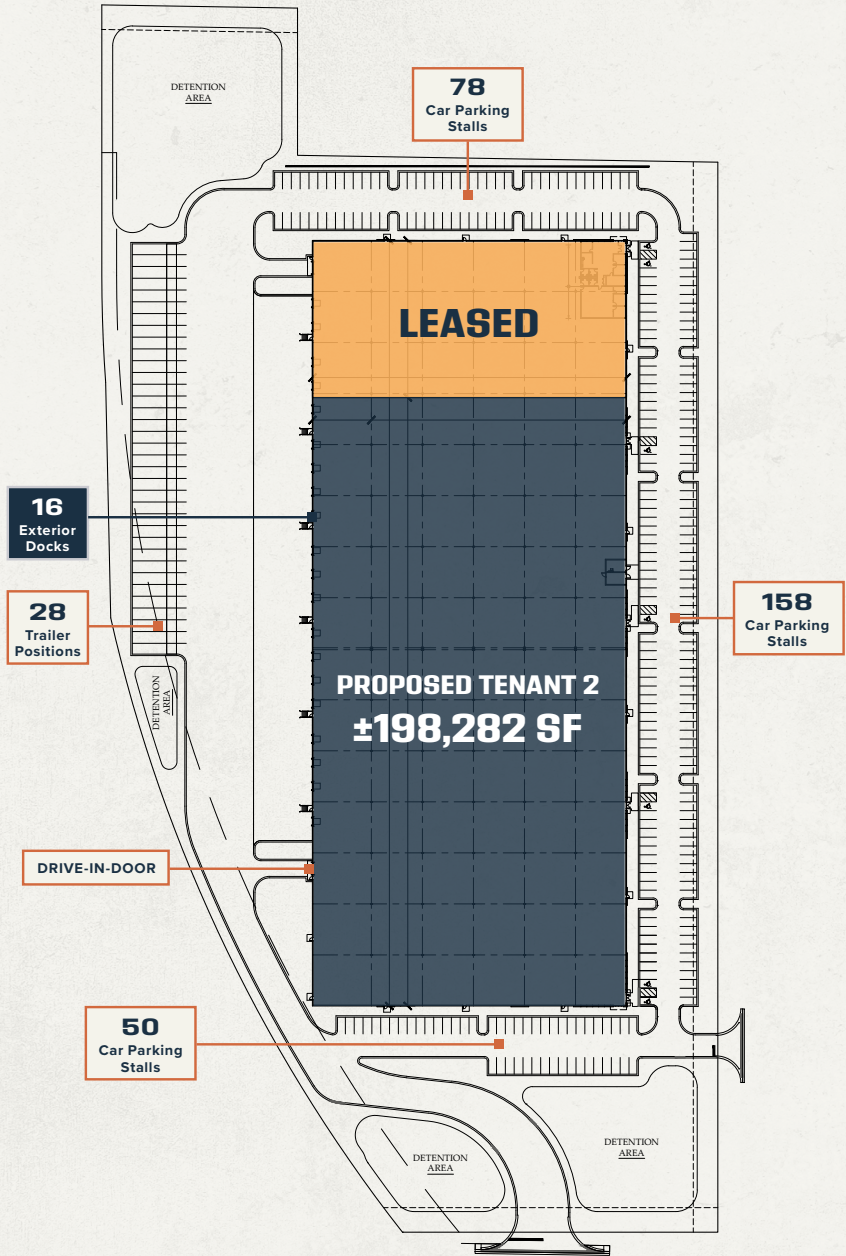
Power  
**800 AMPS (EXPANDABLE)**



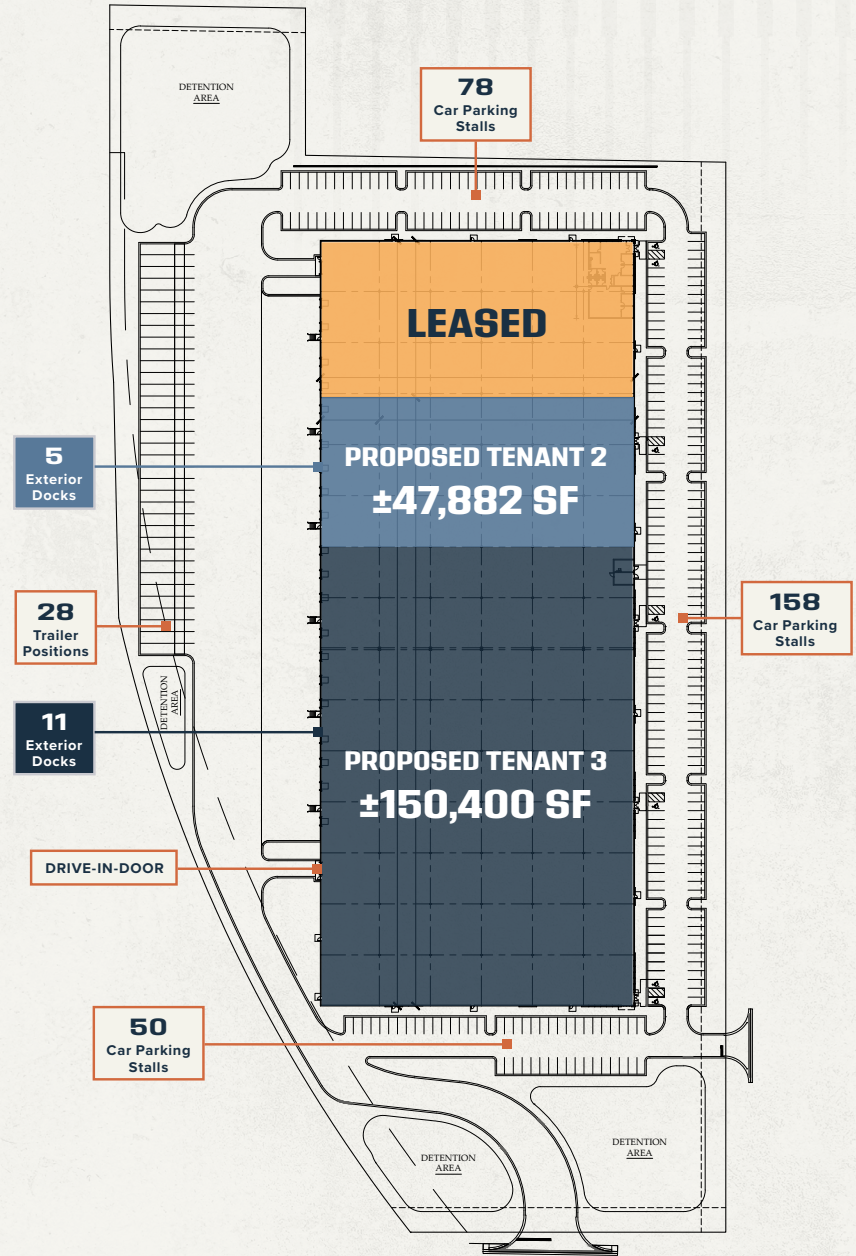
Drive in Doors  
**1 (EXPANDABLE)**



# 2 TENANT



# 3 TENANT



# WHY NORTHWEST INDIANA



## RIGHT TO WORK

INDIANA IS A RIGHT TO WORK STATE



## MINUTES

TO CHICAGO'S POPULATION DENSITY



## ONE DAY DRIVE

TO 80% OF THE U.S. POPULATION



## TOP

STATE FOR INFRASTRUCTURE



## LOWEST

WORKERS COMP RATE IN THE MIDWEST



## LOW

CORPORATE AND INDIVIDUAL INCOME TAXES



## BUSINESS-FRIENDLY

REGULATORY ENVIRONMENT

## TRANSPORTATION CROSSROADS OF AMERICA

1

HIGHWAYS & INTERSTATES



2

GARY/CHICAGO INTERNATIONAL AIRPORT

(and easy access to Chicago's O'Hare and Midway Airports)



3

DEEP WATER PORT

(Portage)



4

HEAVILY SERVICED BY ALL MAJOR RAIL CARRIERS



**DOWNTOWN CHICAGO**  
24 miles, 35 minutes

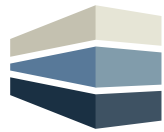
**CLINE AVE (TOLL ROAD)**  
3.2 miles, 6.1 minutes

**I-90 (INDIANA TOLL ROAD)**  
Southbound: 2.4 miles, 5.6 minutes  
Northbound: 1.8 miles, 4 minutes

**I-95**  
Westbound: 4.4 miles, 9.6 minutes  
Eastbound: 4.7 miles, 10.4 minutes

# ACCESS TO NOTABLE NEIGHBORS





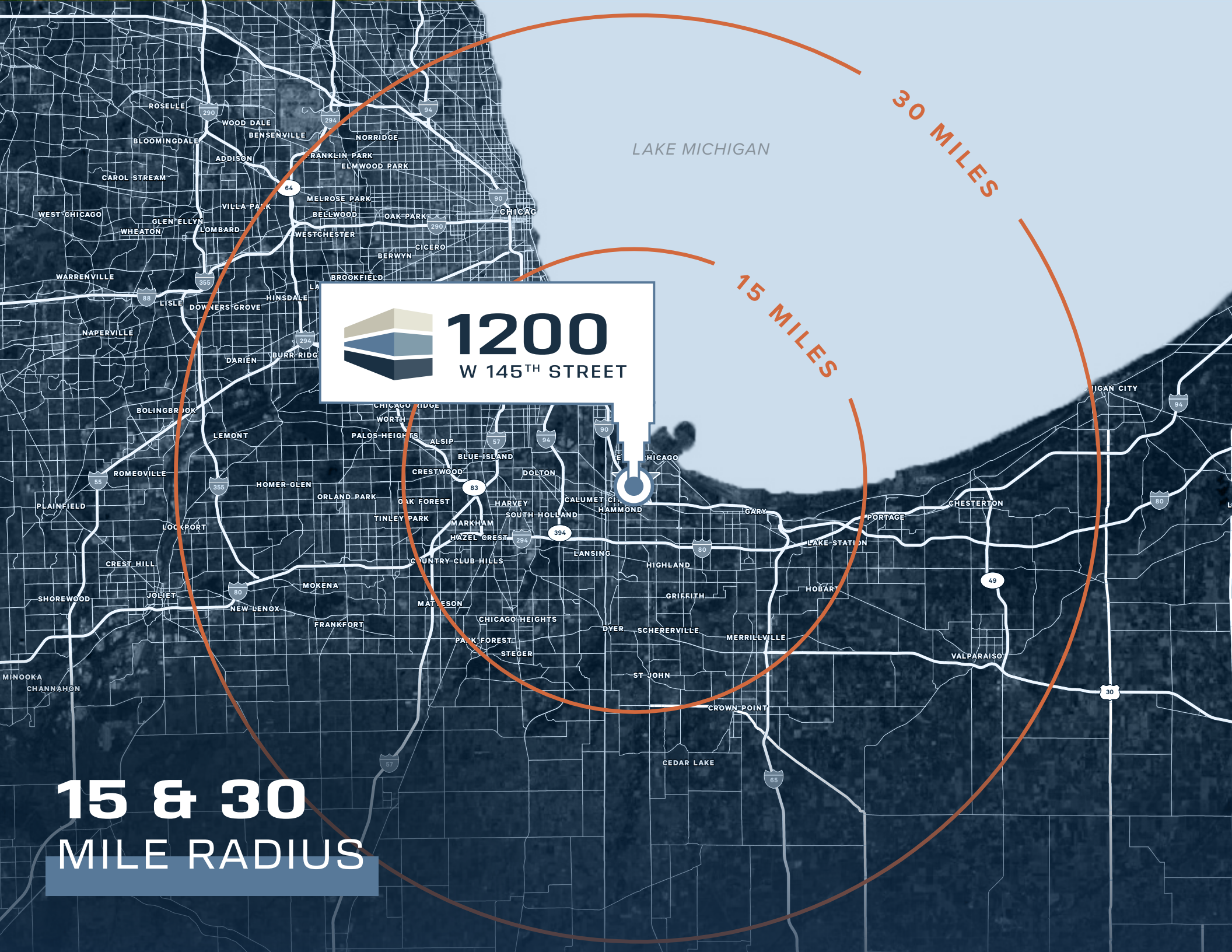
**1200**  
W 145<sup>TH</sup> STREET

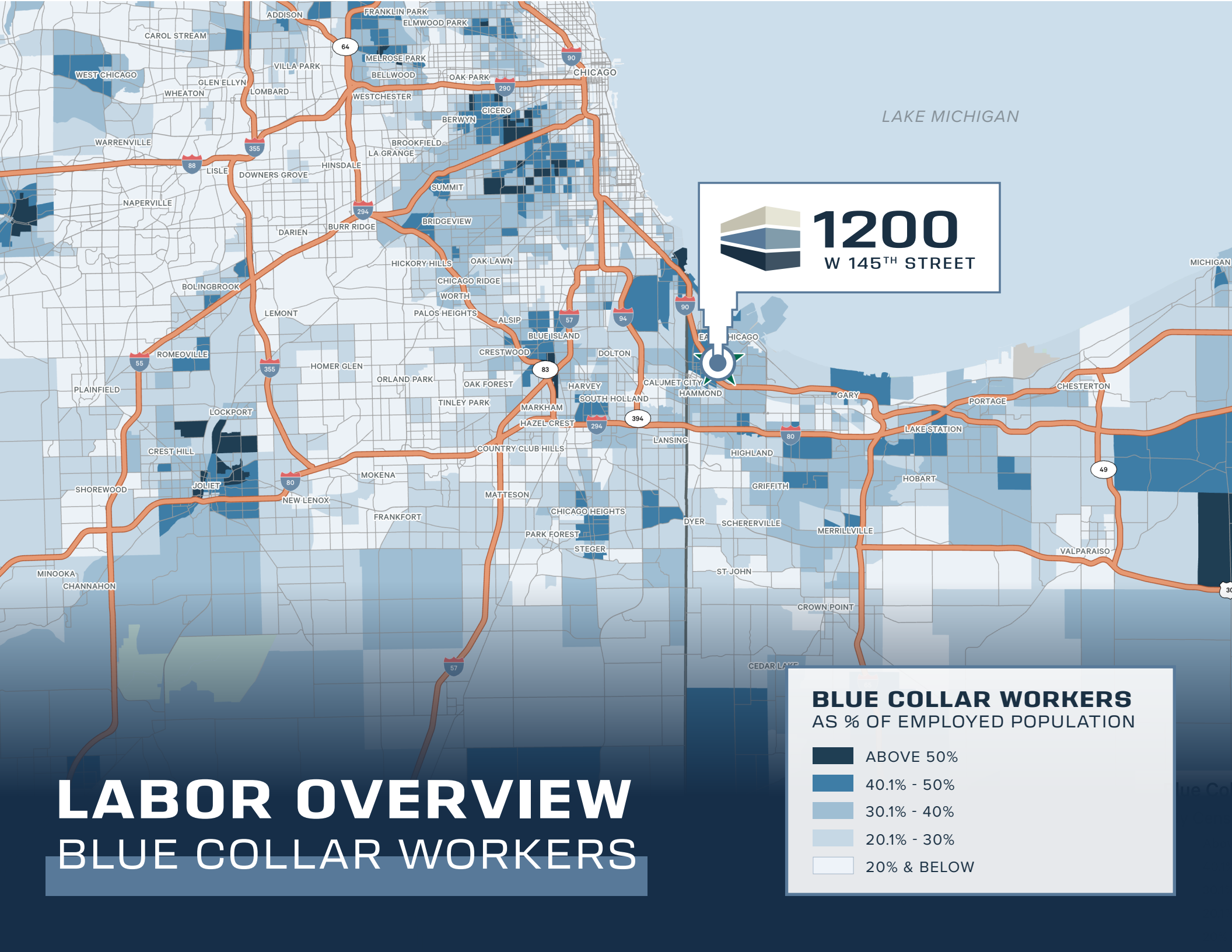
LAKE MICHIGAN

30 MILES

15 MILES

**15 & 30**  
MILE RADIUS










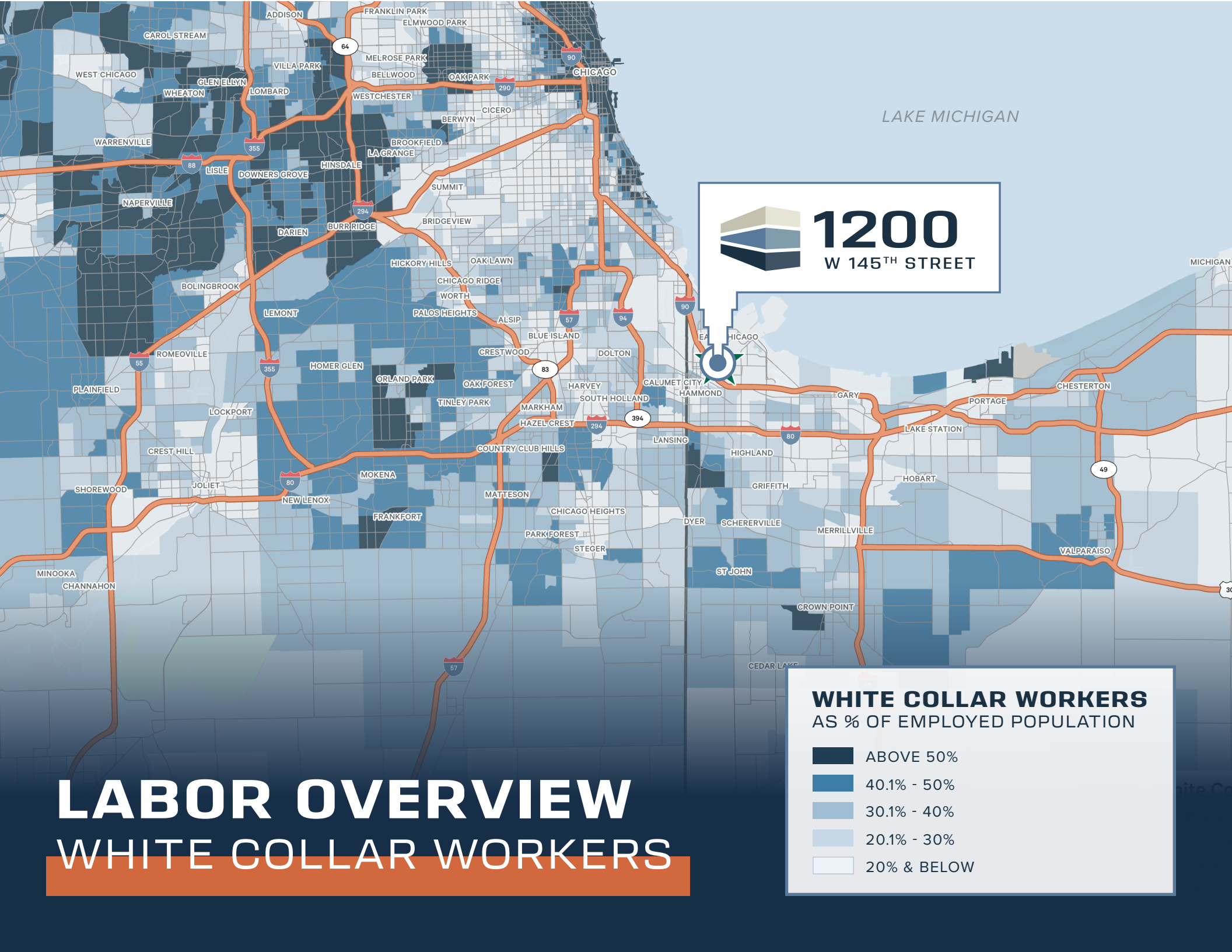
LAKE MICHIGAN


**1200**  
 W 145<sup>TH</sup> STREET

**BLUE COLLAR WORKERS**  
AS % OF EMPLOYED POPULATION

-  ABOVE 50%
-  40.1% - 50%
-  30.1% - 40%
-  20.1% - 30%
-  20% & BELOW






**LABOR OVERVIEW**  
**BLUE COLLAR WORKERS**



LAKE MICHIGAN


**1200**  
 W 145<sup>TH</sup> STREET

**WHITE COLLAR WORKERS**  
AS % OF EMPLOYED POPULATION

-  ABOVE 50%
-  40.1% - 50%
-  30.1% - 40%
-  20.1% - 30%
-  20% & BELOW

**LABOR OVERVIEW**  
**WHITE COLLAR WORKERS**



# CONTACT

## Larry Goldwasser, SIOR

Executive Vice President

+ 1 312 334 7201

[larry.goldwasser@cbre.com](mailto:larry.goldwasser@cbre.com)

## John Marks

Senior Associate

+1 312 334 7204

[john.marks@cbre.com](mailto:john.marks@cbre.com)

## Chris Deutscher, CCIM, CPM

Senior Associate

+1 219 877 4290

[chris.deutscher@cbre.com](mailto:chris.deutscher@cbre.com)

**CBRE**

THE MISSNER GROUP

REALTERM

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