

A Development Of:

REALTERM

THE MISSNER GROUP

PW
COMMERCIAL REAL ESTATE

4400 HOMERLEE AVENUE EAST CHICAGO, INDIANA

249,600 SF (DIVISIBLE TO 50,000 SF)
UNDER CONSTRUCTION-Q2 2022 DELIVERY

**WALLS ARE UP!
CONSTRUCTION MOVING AHEAD!**



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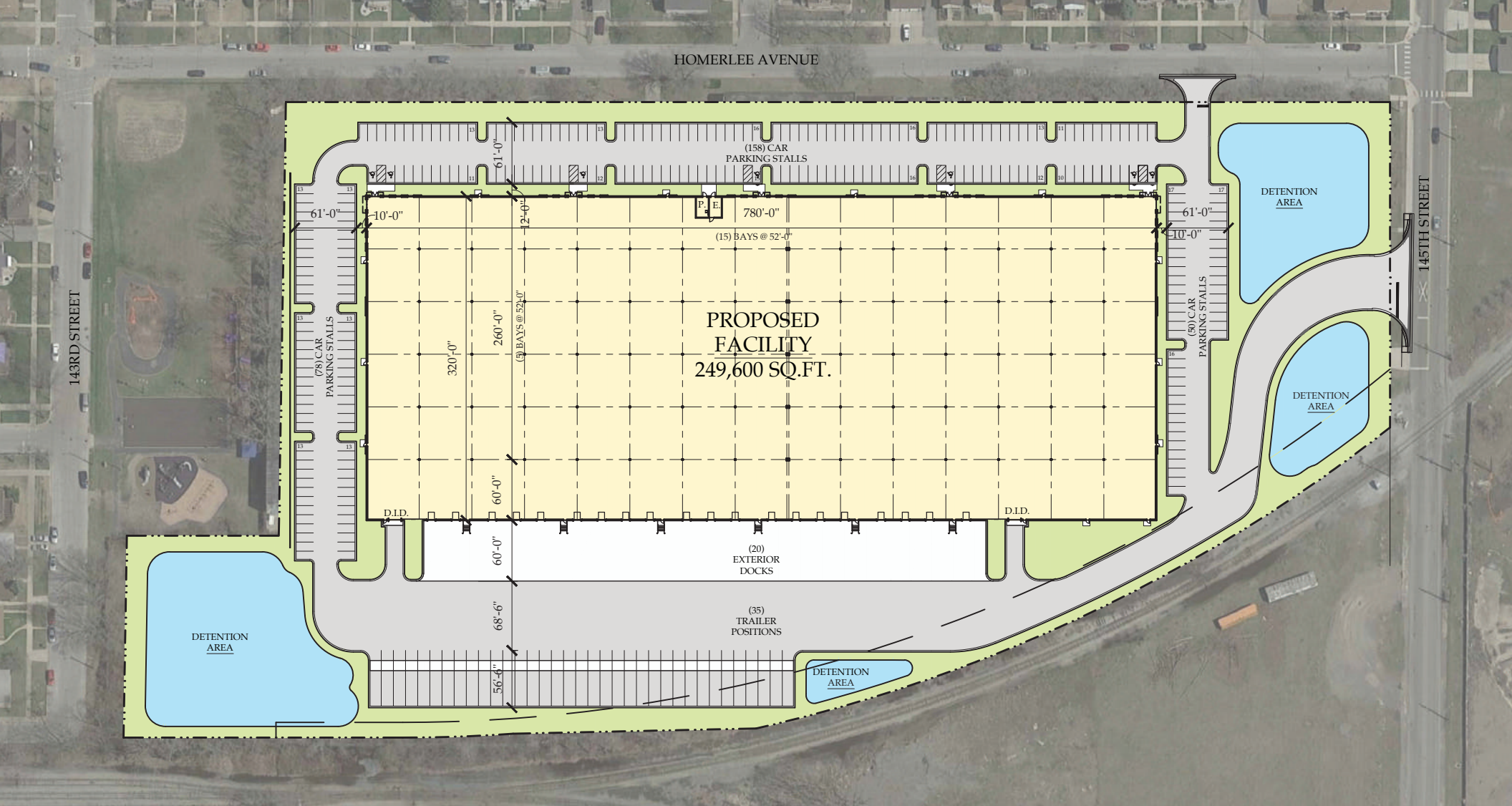
**14.5
Acres**

**20
Exterior
Docks
(Expandable)**

**35
Trailer
Parking
Stalls**

**32'
Clear
Height**

**286
Car
Parking
Stalls**



OFFERING SUMMARY:

Available SF	249,600 SF
Office Size	To Suit
Lot Size	14.5 Acres
Loading	2 DIDs, 20 Exterior Docks (Expandable)
Trailer Parking	35
Car Parking	286
Clear Height	32'
Power	3-Phase-To-Suit
Lease Rate	STO
Tax Rate	TBD

PROPERTY HIGHLIGHTS:

- Excellent local labor market
- NW Indiana location just over Illinois border
- Local and state incentives available
- New Class A Precast construction
- Located close to I-90 and I-80/94 expressways
- Adjacent to CSX rail available to site
- Adjacent to Walmart and FedEx distribution facilities
- Building is 320' deep with 60' speed bays

Downtown Chicago

Illinois State Line

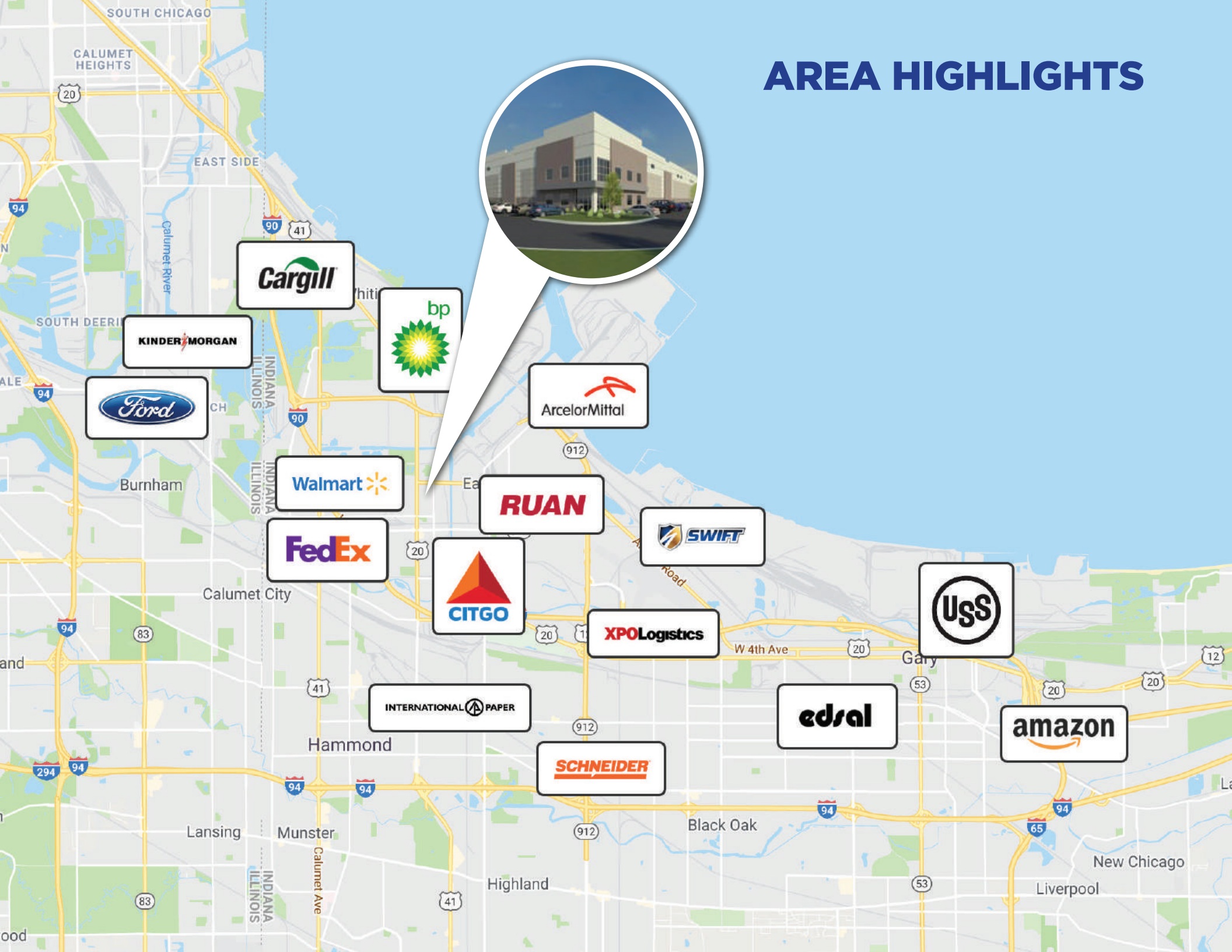
Site
14.5 Acres



PROPOSED FACILITY



AREA HIGHLIGHTS



Cargill

KINDER MORGAN

Ford

Walmart

FedEx

CITGO

ArcelorMittal

RUAN

SWIFT

XPO Logistics

Uss

edral

amazon

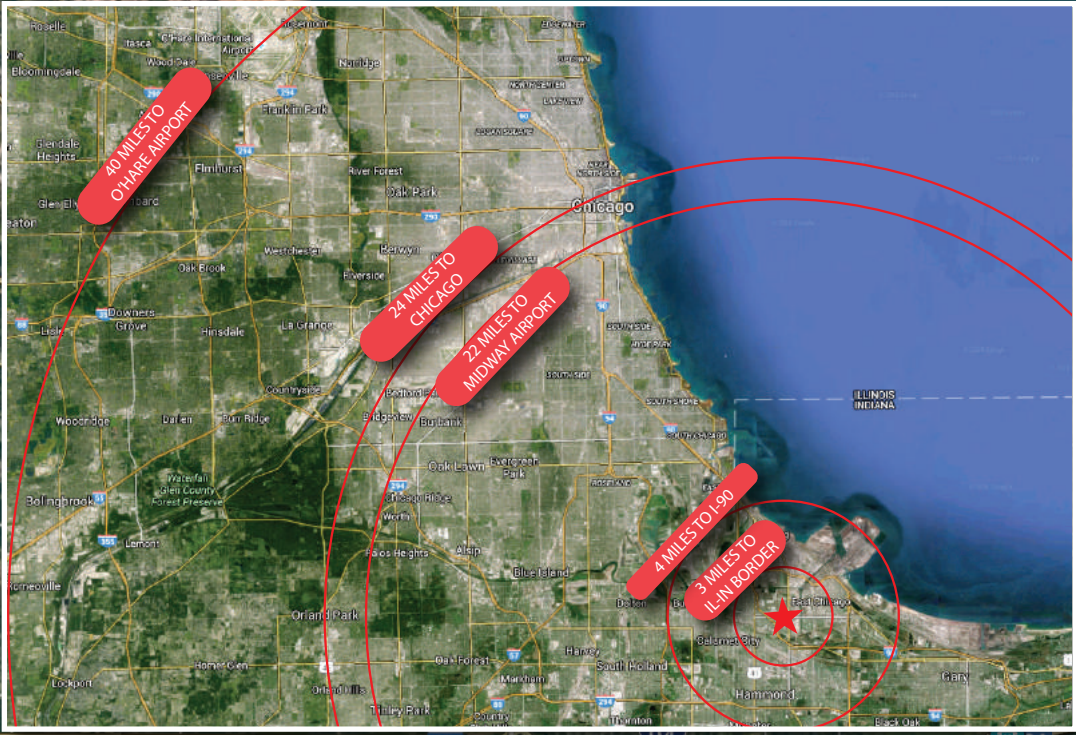
SCHNEIDER

INTERNATIONAL PAPER

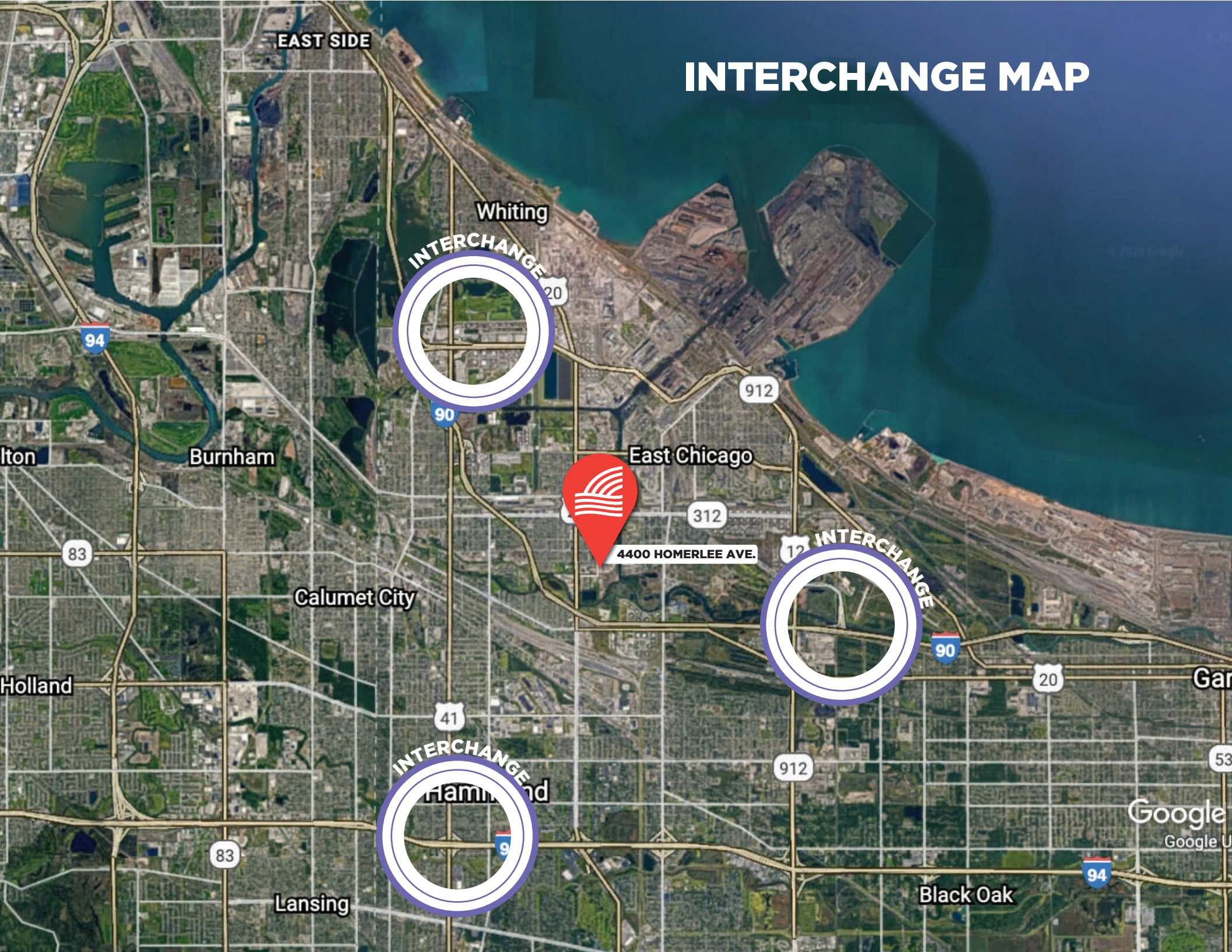
DISTANCE MAPS



- To Cline Ave. (2.1 Miles)
- To Cline Ave. (3.3 Miles)
- To I-80/94/294 (4.2 Miles)
- To I-90 Interchange (4 Miles)
- To Downtown Chicago (24 Miles)



INTERCHANGE MAP



EAST SIDE

Whiting

INTERCHANGE

94

90

912

lton

Burnham

East Chicago

312

4400 HOMERLEE AVE.

INTERCHANGE

Calumet City

83

Holland

41

90

20

Gar

INTERCHANGE

Hammond

912

53

83

Lansing

Black Oak

94

Google
Google U

FOR LEASE OR BUILD-TO-SUIT OPPORTUNITIES

4400 HOMERLEE

NORTHWEST INDIANA MEANS...

- North America's freight capital
- Major hub for all modes of transportation (rail, air, ports, interstates)
- Nation's largest trucking center - 67% of nation's freight moves through Chicago
- 3rd largest intermodal volume in the world
- 3rd largest labor pool in the U.S. with a total population of 9 million
- One day's driving distance to 46 million people
- Convenient access to O'Hare International and Midway Airports



NORTHWEST INDIANA LABOR MARKET HIGHLIGHTS

Northwest Indiana Workforce Board



**UNEMPLOYMENT
RATE**

5.5%



LABOR FORCE

HAS GROWN BY OVER
7,000, OR 2% SINCE
FEBRUARY 2018



**CONSTRUCTION
EMPLOYMENT**

HAS SEEN THE LARGEST
INCREASE OF 11%, OR
1,600 JOBS SINCE
FEBRUARY 2018



LARGEST GAIN

LOCAL GOVERNMENT
EDUCATIONAL SERVICES
+1,200 JOBS

LATEST MARKET DATA FIGURES WERE RELEASED BY THE DEPARTMENT OF WORKFORCE DEVELOPMENT FOR FEBRUARY 2019 AND REFLECT CHANGES SINCE DECEMBER 2018.

The latest data for Northwest Indiana (February 2019) shows that our region has continued to grow its workforce. The Northwest Indiana labor force has grown by 1,290 since January, and over 7,000, or 2 percent, since the same time one year ago.

Digging deeper into these numbers brings even more good news for the region. The increases in employment account for the vast majority of the changes in the month-over-month and year-over-year labor force changes, representing 67 percent and 81 percent respectively. This means that many of Northwest Indiana's new labor market entrants are finding work.

Looking more closely at industry employment, local government educational services experienced the largest gain from the previous month, adding 1,200 jobs. However, as compared to the previous year, the industry experienced growth of 100 jobs, or less than a 1 percent increase. Construction employment, while a loss of 200 jobs since January, has experienced the largest change from the previous year, increasing 11 percent, or 1,600 jobs.

The retail industry saw the largest decline from the previous month, losing 600 jobs or 1.6 percent. This change nearly matches the year-over-year change of -500.

Linda Woloshansky

President & CEO

Center of Workforce Innovations and Executive
Northwest Indiana Workforce Board

2021 INDIANA FACT SHEET

Indiana Economic Development Corporation (IEDC)

TAXES & FACTORS	INDIANA	ILLINOIS	KENTUCKY	MICHIGAN	OHIO
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Corporate Income Tax Rate (a)	5.25%	9.50%	5%	6.0%	None
State Apportionment Corporate Income	Single Sales Factor	Single Sales Factor	Single Sales Factor	Single Sales Factor	No State Income Tax
Individual Income Tax Rate (a)	3.23%	4.95%	5%	4.25%	0% - 4.797%
Local Average Individual Income Tax Rate (a)	1.56%	NONE	2.08%	1.70%	2.5%
Local Average & Sales Tax Rate	7.00%	6.25%	6.00%	6.00%	5.75%
Unemployment Insurance Tax Rate times (x) State Wage Base	\$238	\$398	\$292	\$243.00	\$243.00
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$0.77	\$1.46	\$1.13	\$1.14	\$1.11
Mean Hourly Wage	\$23.57	\$29.87	\$22.94	\$26.35	\$24.80
Cost of Living Index	95.3	99.9	92.6	90.5	92.3
Right To Work	YES	NO	YES	YES	NO

- ★ 2ND BEST STATE FOR PROPERTY TAX INDEX RANK
- ★ 4TH BEST STATE FOR COST OF DOING BUSINESS
- ★ 3RD BEST STATE FOR WORKERS COMP PREMIUM RATE RANK
- ★ 1ST BEST STATE FOR INFRASTRUCTURE
- ★ 6TH BEST STATE FOR LONG TERM FISCAL STABILITY
- ★ 9TH BEST STATE FOR TAX CLIMATE INDEX
- ★ 5TH BEST STATE FOR REGULATORY ENVIRONMENT

(a)The corporate income tax rate decreases are effective July 1 of each year noted.
 (b)The effective local income tax rate is calculated by taking the mean of the income tax rate in the most populous city and the capital city.
 (c)City, county and municipal rates vary. These rates are weighted by population to compute an average local tax rate.
 (d)Highest new employer (non-construction/mining) rate multiplied by highest new employer wage base
 (e)QCEW 2019 - Statewide,Total-all industries,Private,All establishment sizes,Average Annual Pay/2080
 Source: Tax Foundation (1/2021). Federation of Tax Administrators (State Apportionment of Corporate Income, 1/2020). Oregon Dept. of Consumer & Business Services (Oregon Workers' Compensation Premium Rate Ranking, 10/2018). Various state unemployment insurance agencies. ADP 2020 FastFacts. Bureau of Labor Statistics - Quarterly Census of Employment & Wag-es (9/2020). Emsi 2020.3 (using C2ER Cost of Living data). National Right To Work Legal Defense Foundation. Area Development (9/2020). Chief Executive (5/2020). CNBC (7/2019). Forbes (12/2019). US News (5/2019). S&P Global Rating (1/2020). Forbes (12/2019). US News (5/2019). S&P Global Rating (1/2020).

BUSINESS COST COMPARISON

Taxes & Factors	INDIANA	ILLINOIS
Corporate Income Tax Rate ^(a)	5.25% (4.9% on 7/1/2021)	9.5% (7.0% + 2.5% replacement tax)
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor
Gross Receipts Tax	None	None
Individual Income Tax Rate	3.23%	4.95%
Local Average Individual Income Tax Rate ^(b)	1.56%	None
Sales Tax Rate	7.0%	6.25%
Local Average Sales Tax Rate ^(c)	None	2.83%
2021 Tax Foundation Property Tax Index Rank	2	48
Inventory Tax	No	No
Unemployment Insurance Tax - New Employers	\$238	\$398
Workers' Compensation Premium Rate Rank	2	30
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$0.87	\$1.80
Mean Hourly Wage ^(d)	\$23.57	\$29.87
Cost of Living Index	95.3	99.9
Right To Work	Yes	No
State Rankings	INDIANA	ILLINOIS
CNBC America's Top States for Business 2019 - Infrastructure	1	16
US News & World Report 2019 Best States for Long-Term Fiscal Stability	2	50
US News & World Report 2019 Best States for Affordability	3	17
CNBC America's Top States for Business 2019 - Business Friendliness	4	40
Forbes The Best States for Business 2019 - Regulatory Environment	5	39
Chief Executive 2020 Best & Worst States for Business	5	48
Area Development 2020 Top States for Doing Business - Competitive Labor Environment	5	Not Ranked in Top 10
Tax Foundation 2021 State Business Tax Climate Index	9	36
S&P Global State Credit Rating General Obligation or ICR	AAA	BBB-

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TRANSPORTATION CROSSROADS OF AMERICA

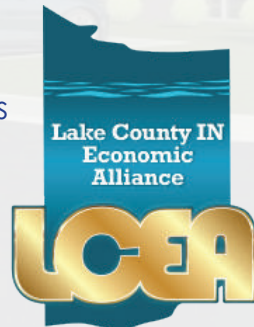
Lake County Economic Development Alliance (LCEA)

All major surface routes between the east coast and Chicago (the nation's rail hub) pass through Northwest Indiana. Lake County, Indiana is less than one hour from Chicago, two from Indianapolis and Milwaukee and four to five hours drive to Detroit, Cleveland and St. Louis. Chicago's O'Hare and Midway Airports are within an hour's drive. The South Shore and Metra provide a valuable option for rail travel to and from Chicago.

- Highways/Interstates
- Indiana Toll Road – I 80/90
- Interstate 80-94
- Interstate 65
- U.S. 41
- U.S. 30
- I-90
- US 231

DEEP WATER PORT

The Port of Indiana is close by in Portage, Indiana. It connects Indiana to the world via the St. Lawrence Seaway and handles more ocean-going cargo than any other U.S. Great Lakes port and 15 percent of the U.S. steel trade with Europe. It handles half a million trucks, 10,000 rail-cars, 400 barges, and 100 ships per year.



GARY/CHICAGO INTERNATIONAL AIRPORT

Gary/Chicago is the official "third airport" for the Chicago area, supplementing Chicago's major airports, O'Hare and Midway. Gary/Chicago Airport has been designed with an eye towards growth, and the administration is courting airlines aggressively. Numerous businesses including Boeing, Menards and White Lodging Services, base their corporate aircraft here. A National Guard installation has also been built.

RAIL SERVICE

- CSX
- Norfolk Southern
- Canadian National Railway
- Chicago Fort Wayne and Eastern Rail Road
- Gary Railway
- Indiana Harbor Belt
- Chicago SouthShore South Bend Freight Railroad

ABOUT LAKE COUNTY, INDIANA

Lake County Economic Development Alliance (LCEA)

A GREAT LOCATION: LAKE COUNTY, INDIANA

When you are looking for a place to locate your business or start a business, you want the essential assets like good roads, water, power, and help from local officials. These are forces that are part of a good business climate. Quality Schools, excellent healthcare facilities, convenient shopping and homes in neighborhoods that reflect a pleasant and rewarding way of living are all available in Lake County.

- We are minutes from Chicago and included in their Designated Market Area (DMA).
- Access to transportation is an enormous strength.
- Lake County is located in Northwest Indiana with 496,314 people living here, we are Indiana's second most populous county.
- Our median family income is \$50,131.
- Reduced cost of living offers many opportunities.

BUSINESS-FRIENDLY INDIANA

Conditions are set for your success:

- Indiana is within a one-day drive of 80% of the U.S. population
- Best Business Climate in the Midwest and 5th Nationally (From Chief Executive May 2013)
- Ranks 6th Nationally for Best Business Climate (From Area Development Oct. 2012)
- Right-to-Work State
- 1 of 9 States with AAA Bond Rating from all three major credit rating agencies
- 1st in the Midwest for low taxes and 11th Nationally (From Tax Foundation Oct. 2012)
- Ranks 2nd Nationally in the annual "Top 10 Competitive States of 2012" (From Site Selection magazine May 2013)
- Indiana is cutting individual income tax rates from 3.4% to 3.23% by 2017
- Indiana is cutting corporate income tax rates from 7.5% to 6.5% by 2015
- Capped property taxes

MINUTES FROM CHICAGO
**OUTSTANDING
ACCESS TO
MIDWEST MARKETS**

HOME TO INDUSTRY LEADERS
**STEEL | REFINERIES
HEALTHCARE |
TRANSPORTATION**

OFFERS HIGHLY TRAINED
AND SKILLED WORKFORCE
**UNIVERSITIES OFFER
CUSTOMIZED TRAINING**

POPULATION 498,300+
**INDIANA'S SECOND
MOST POPULOUS
COUNTY**

