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CUSHMAN &
WAKEFIELD



FOR LEASE OR FOR SALE

8719 MISSISSIPPI STREET

MERRILLVILLE, INDIANA

289,080 SF (Divisible)
New Construction

PROPERTY HIGHLIGHTS



Occupancy Immediate



Available 289,080 SF (Divisible)



Spec Office 2,570 SF



Column Spacing 52'x46'



Clear Height 32'



Exterior Docks 30 (Expandable to 65)



Drive-In Doors 2



Trailer Stalls 58



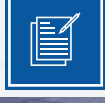
Car Stalls 239



Power 2,400 Amps



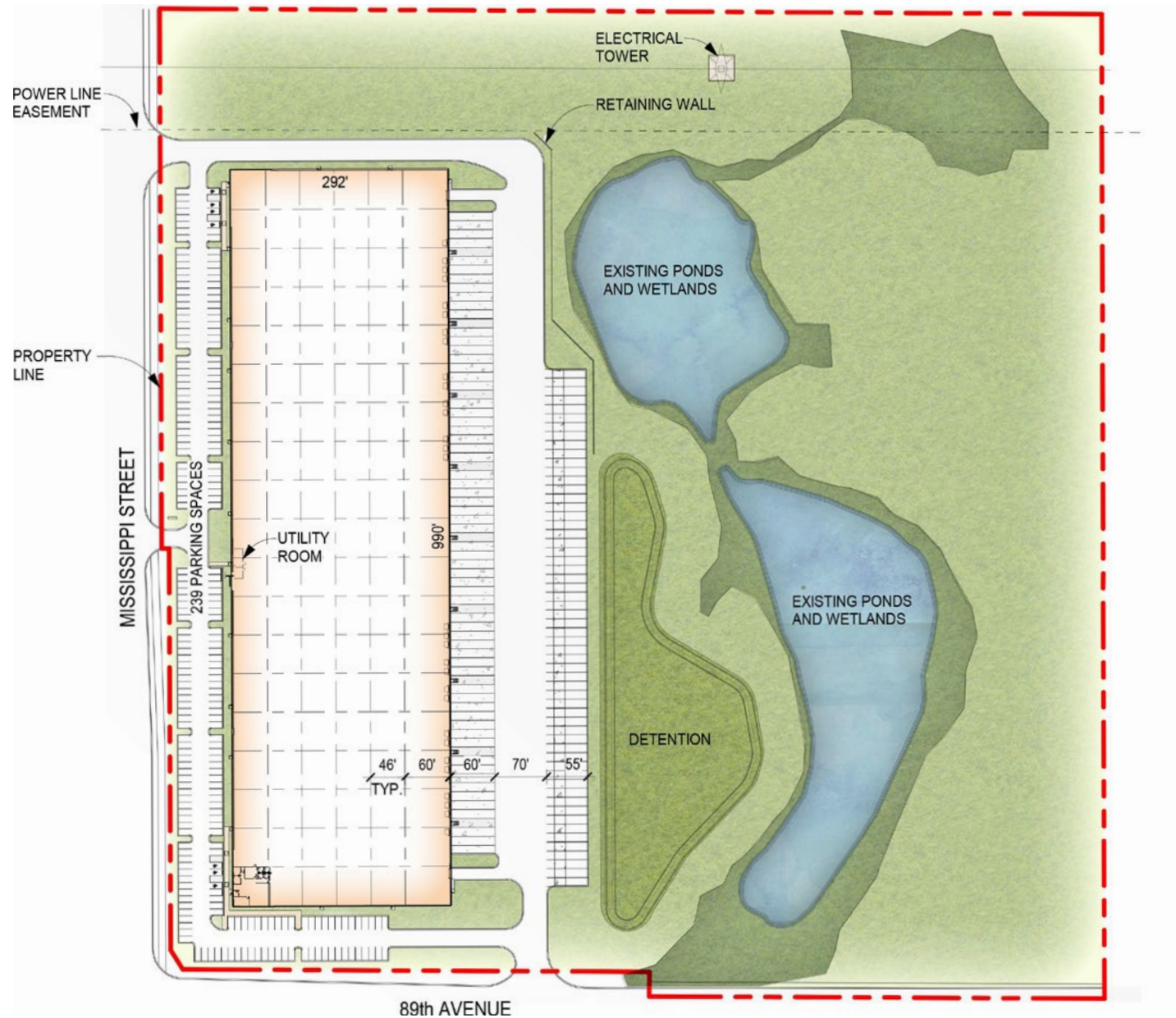
Incentives New tenants eligible for a real estate tax abatement



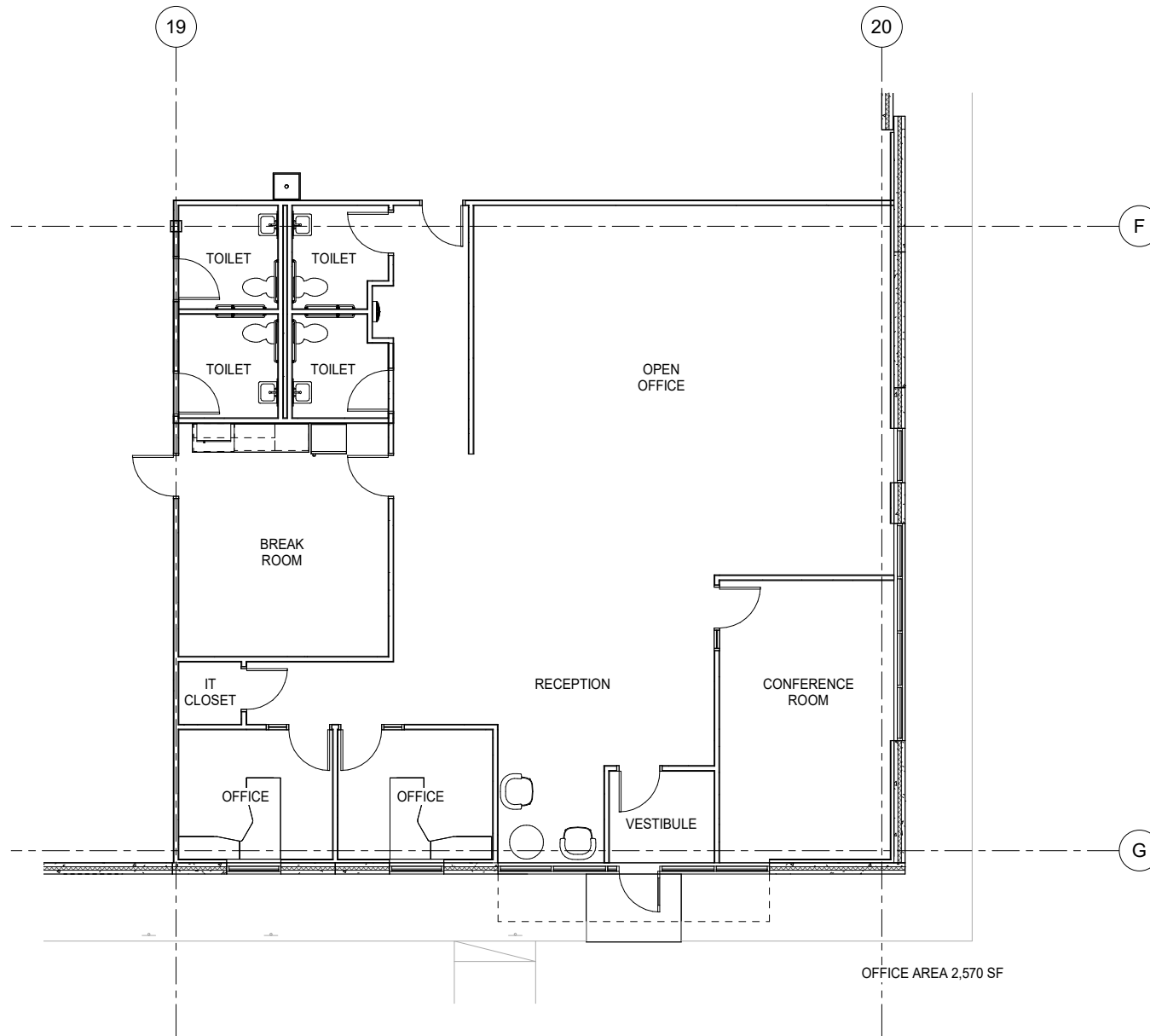
Lease Rate | Sale Price Subject to Offer



SITE PLAN



SPEC OFFICE FLOOR PLAN



AERIAL MAP

0.9 MILES
TO I-65 AND ROUTE 30

4.0 MILES
TO I-65 AND 109TH AVE

30

53

INTERSTATE
65

30

55

E 93RD AVE

MISSISSIPPI ST

S COLORADO ST

RANDOLPH ST

55

E SUMMIT ST

53

E 101ST AVE

E 109TH AVE

S INDIANA AVE

231

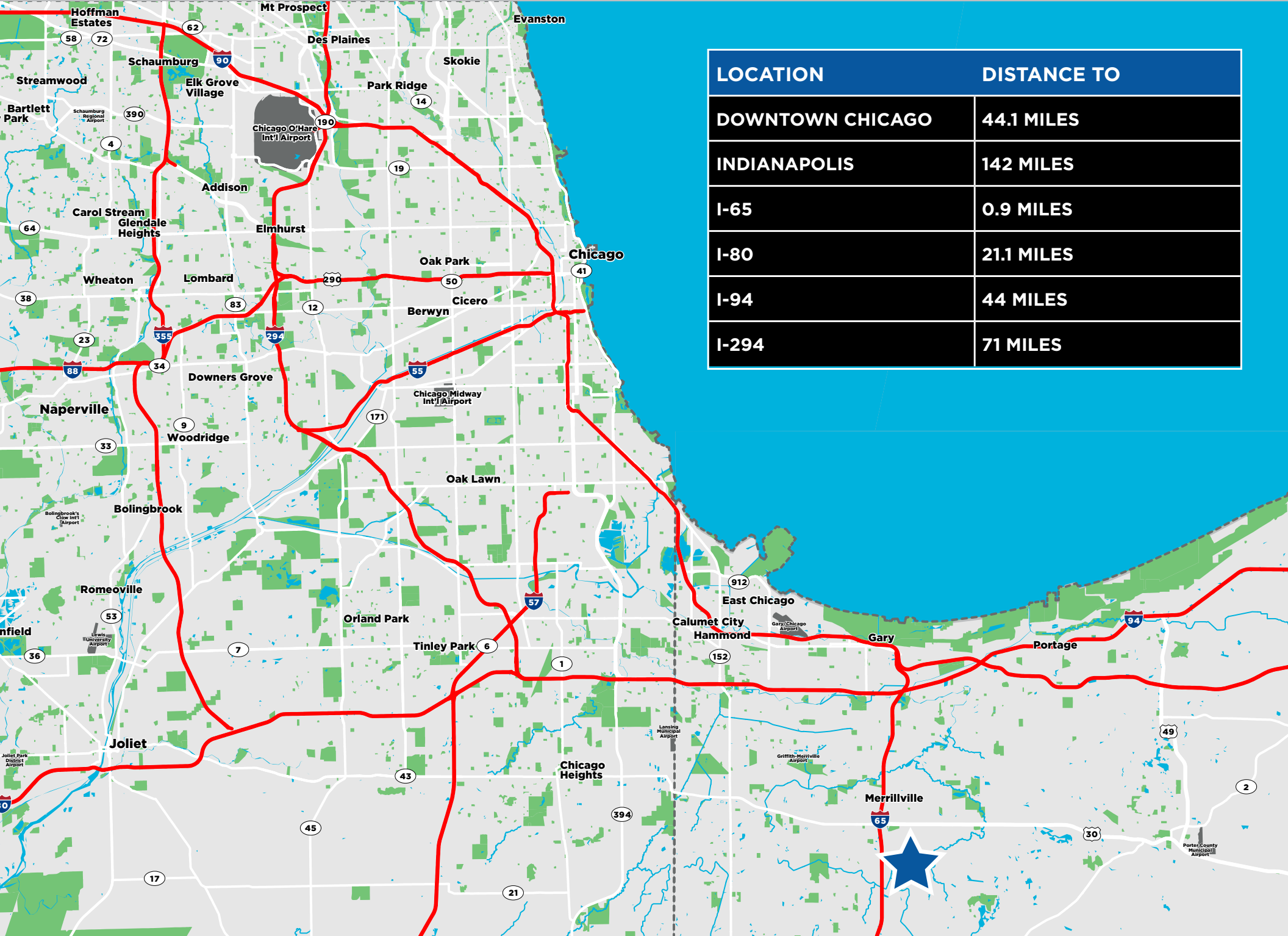
INTERSTATE
65

MISSISSIPPI ST

E 88TH DR

89TH AVE





LOCATION		DISTANCE TO	
DOWNTOWN CHICAGO		44.1 MILES	
INDIANAPOLIS		142 MILES	
I-65		0.9 MILES	
I-80		21.1 MILES	
I-94		44 MILES	
I-294		71 MILES	



NEIGHBORING TENANTS



MISSISSIPPI STREET

EAST 89TH AVENUE

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