



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**

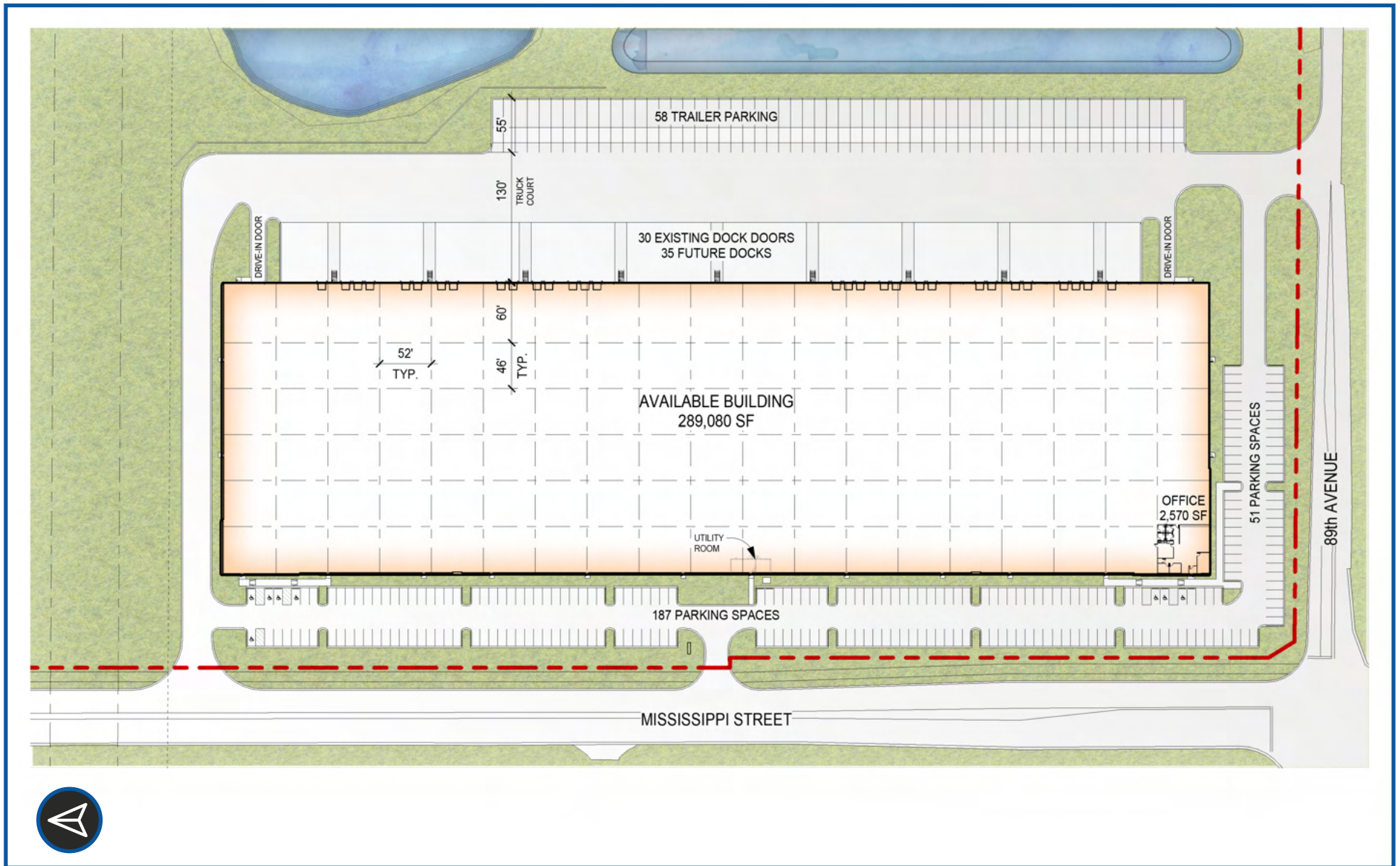
New tenants eligible for a real estate tax abatement

**Lease Rate |
Sale Price**

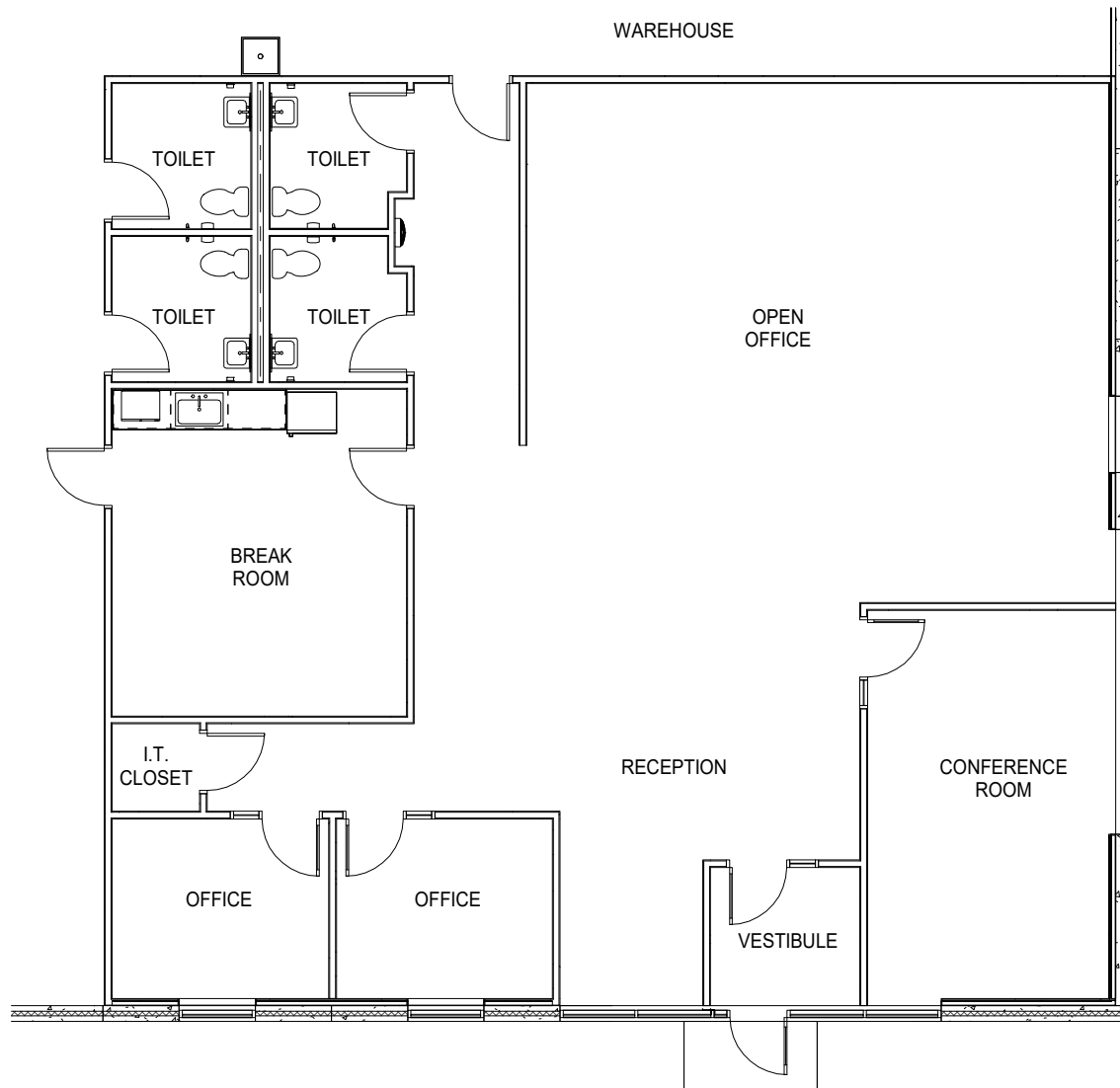
Subject to Offer



SITE PLAN

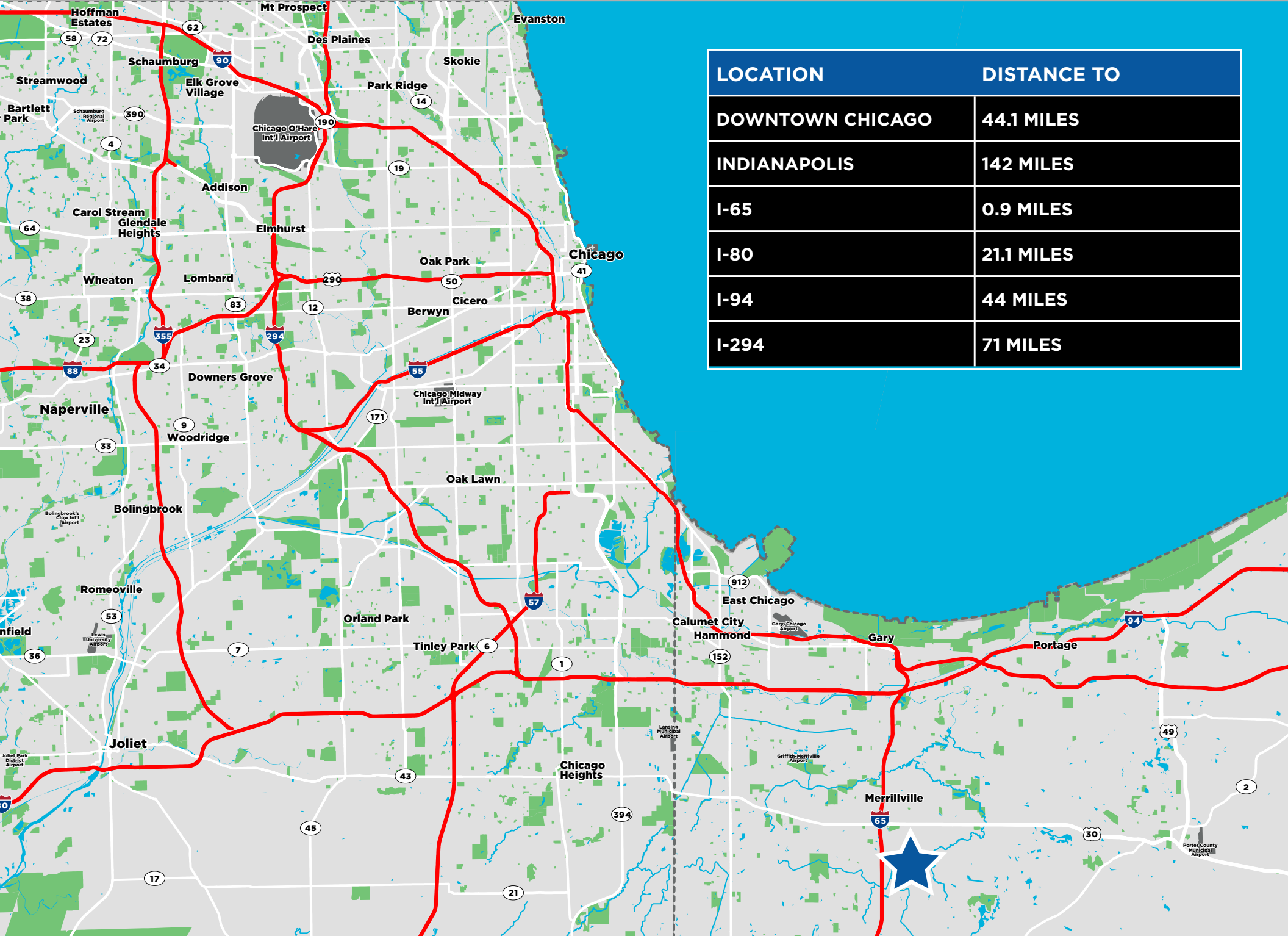


SPEC OFFICE FLOOR PLAN



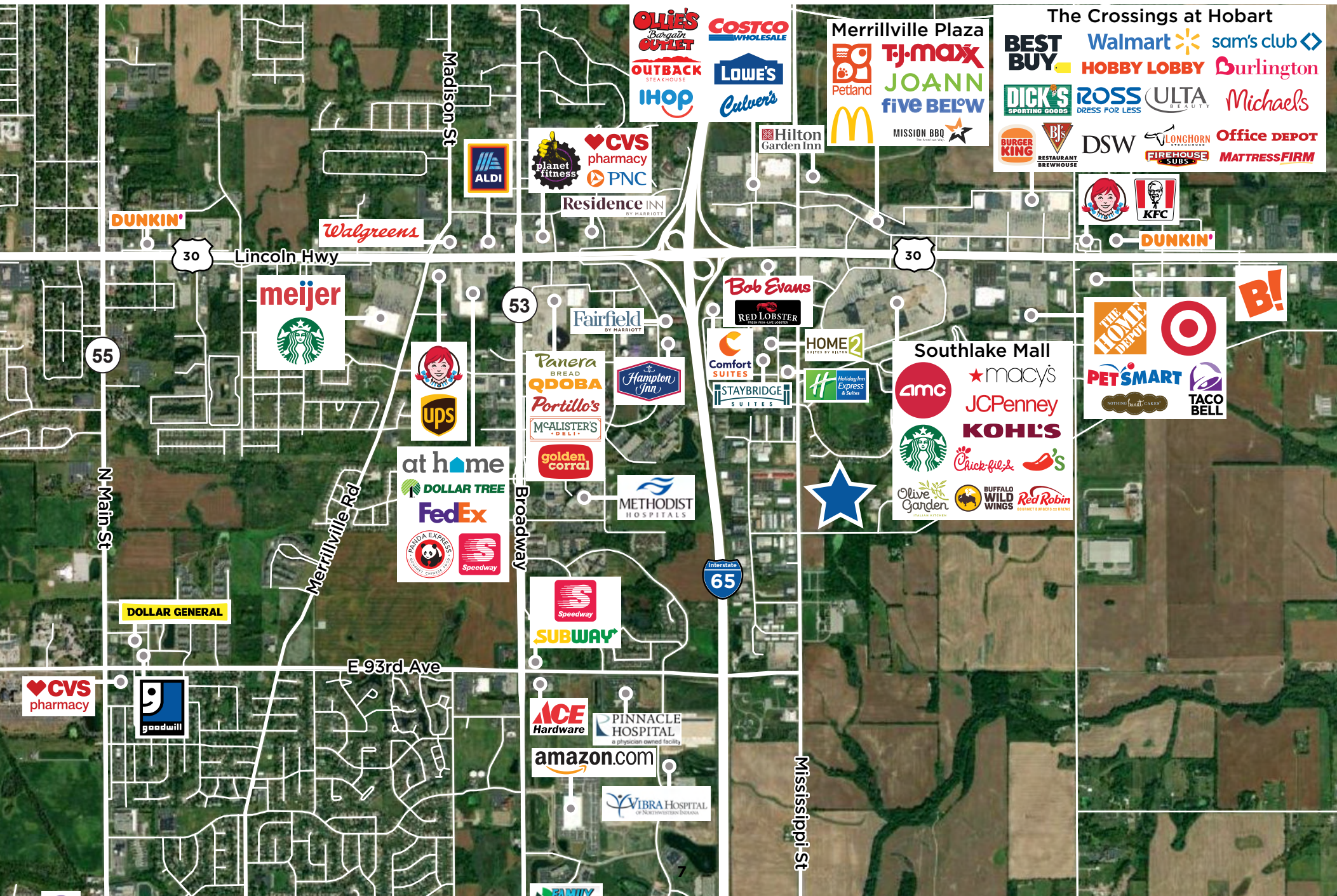
AERIAL MAP





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



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8719 MISSISSIPPI STREET, MERRILLVILLE, INDIANA



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