


OPUS | CUSHMAN & WAKEFIELD

FOR LEASE

# 8719 MISSISSIPPI STREET

MERRILLVILLE, INDIANA

**289,080 SF Building**
**61,910 SF Available**
**New Construction**

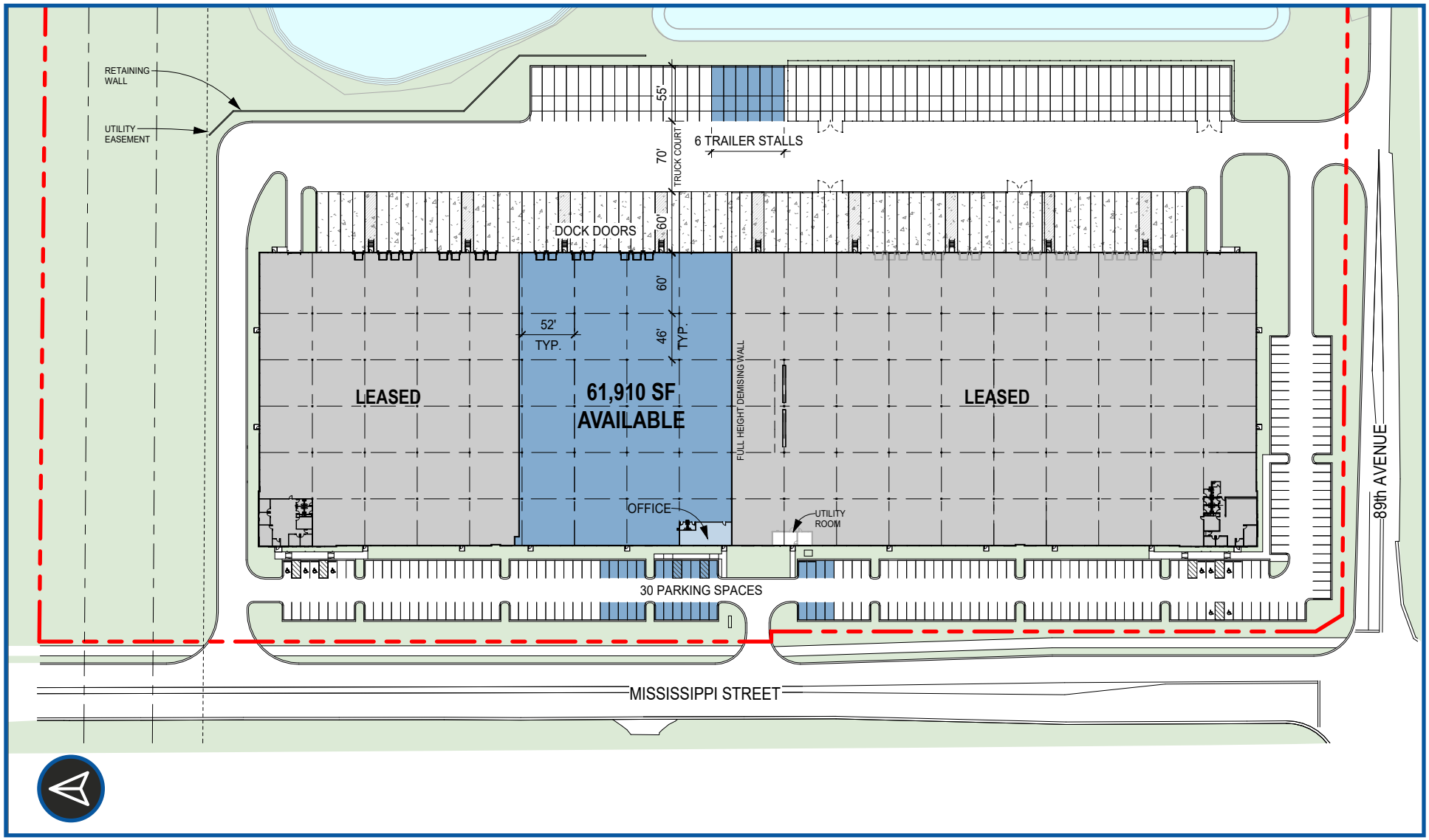
# PROPERTY HIGHLIGHTS

| | |
|---|---|
| **Occupancy** | Immediate |
| **Building** | 289,080 SF |
| **Available** | 61,910 SF |
| **Spec Office** | 1,200 SF |
| **Column Spacing** | 52′x46′ |
| **Clear Height** | 32′ |
| **Exterior Docks** | 7 Available<br>(Expandable to 15) |
| **Trailer Stalls** | 6 Available (58 Total) |
| **Car Stalls** | 30 Available (239 Total) |
| **Power** | 2,400 Amps |
| **Incentives** | New Tenants Eligible for a<br>Real Estate Tax Abatement |
| **Lease Rate** | Subject to Offer |



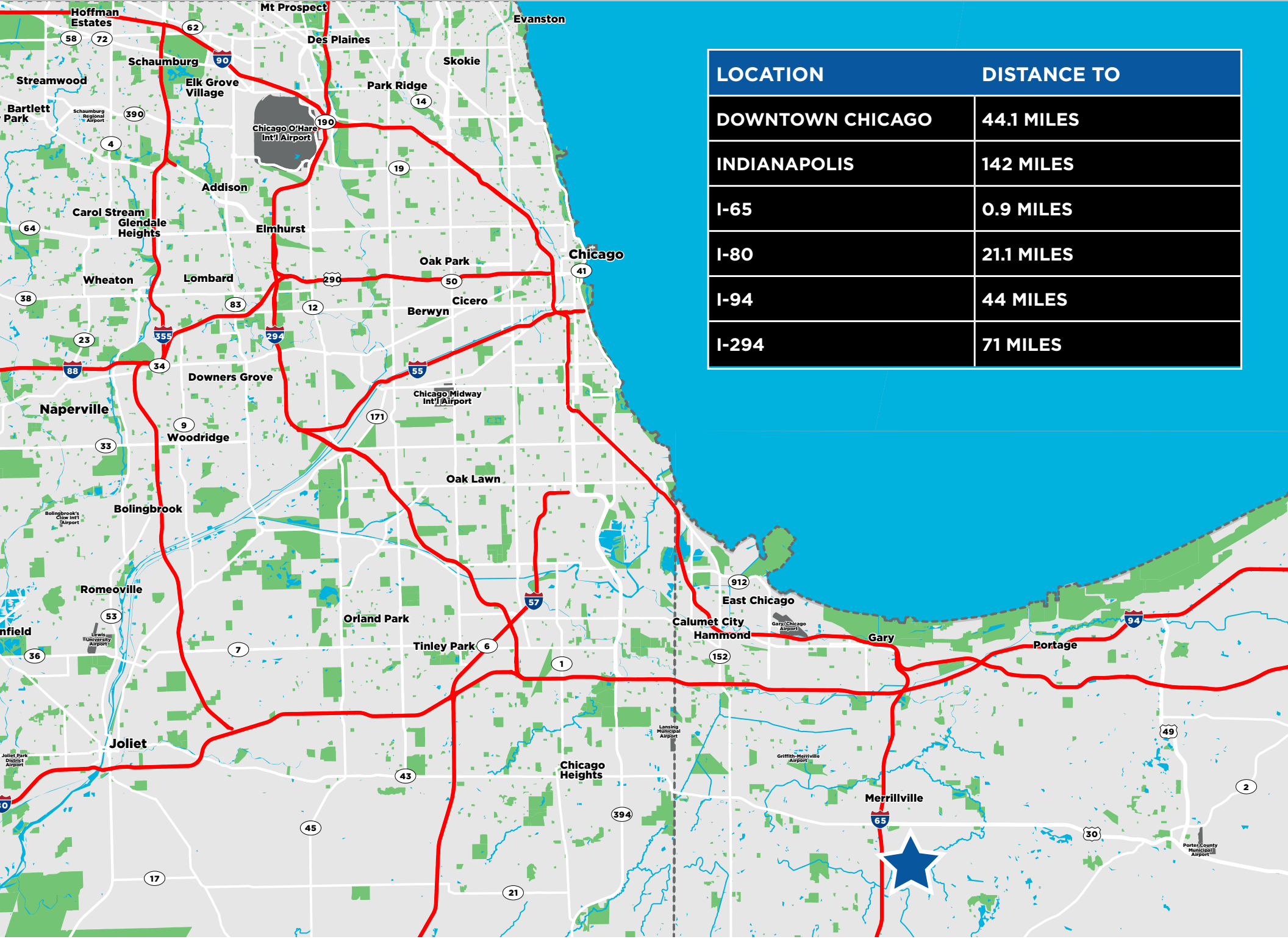


# SITE PLAN


RETAINING WALL
UTILITY EASEMENT
55'
70'
TRUCK COURT
6 TRAILER STALLS
DOCK DOORS
60'
60'
52'
TYP.
46'
TYP.
LEASED
61,910 SF
AVAILABLE
FULL HEIGHT DEMISING WALL
LEASED
OFFICE
UTILITY ROOM
30 PARKING SPACES
89th AVENUE
MISSISSIPPI STREET

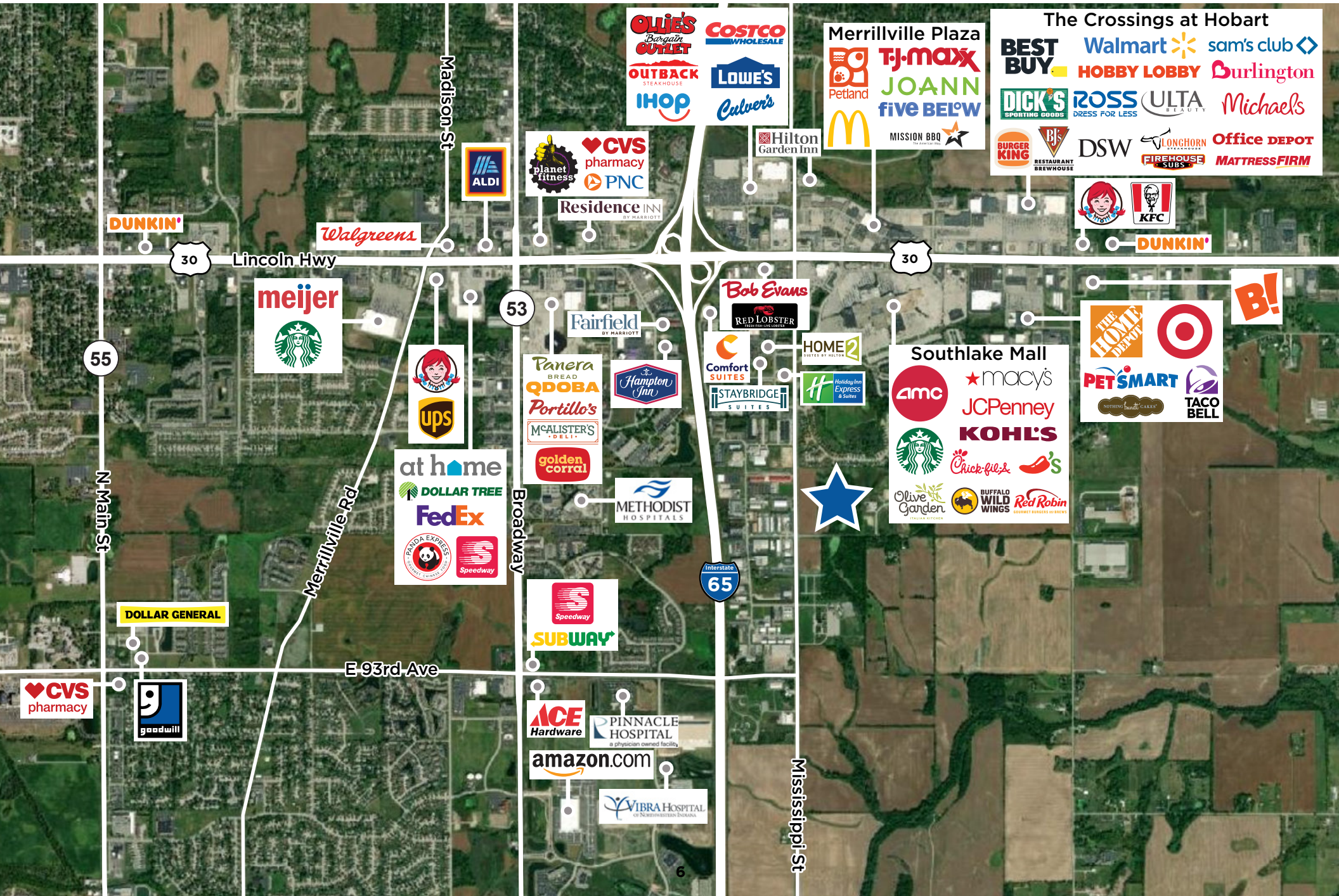
# AERIAL MAP


0.9 MILES
TO I-65 & ROUTE 30
4.0 MILES
TO I-65 & 109TH AVE
ROUTE 30
55
53
65
231
E 83RD AVENUE
E 101ST AVENUE
E 109TH AVENUE
MISSISSIPPI STREET
S COLORADO STREET
GRAND BOULEVARD
RANDOLPH STREET
MERRILLVILLE ROAD
N INDIANA AVENUE
S INDIANA AVENUE
E JOLIET ROAD
INSET MAP
8719 MISSISSIPPI ST
MISSISSIPPI STREET
E 88TH DR
HARMS ROAD
E 89TH AVENUE




| 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



# FOR LEASE

## 289,080 SF Building | 61,910 SF Available

## 8719 MISSISSIPPI STREET, MERRILLVILLE, INDIANA




**RYAN KLINK**
Executive Director
+1 847 518 3211
ryan.klink@cushwake.com

**JASON WEST, SIOR**
Executive Vice Chair
+1 847 518 3210
jason.west@cushwake.com

**SEAN HENRICK, SIOR**
Executive Vice Chair
+1 847 518 3215
sean.henrick@cushwake.com

**CONNOR NIEGO**
Senior Associate
+1 708 870 1531
connor.niego@cushwake.com



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