



FOR SALE OR LEASE











# 8719 MISSISSIPPI STREET

MERRILLVILLE, INDIANA

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**289,080 SF (Divisible)**  
**New Construction**

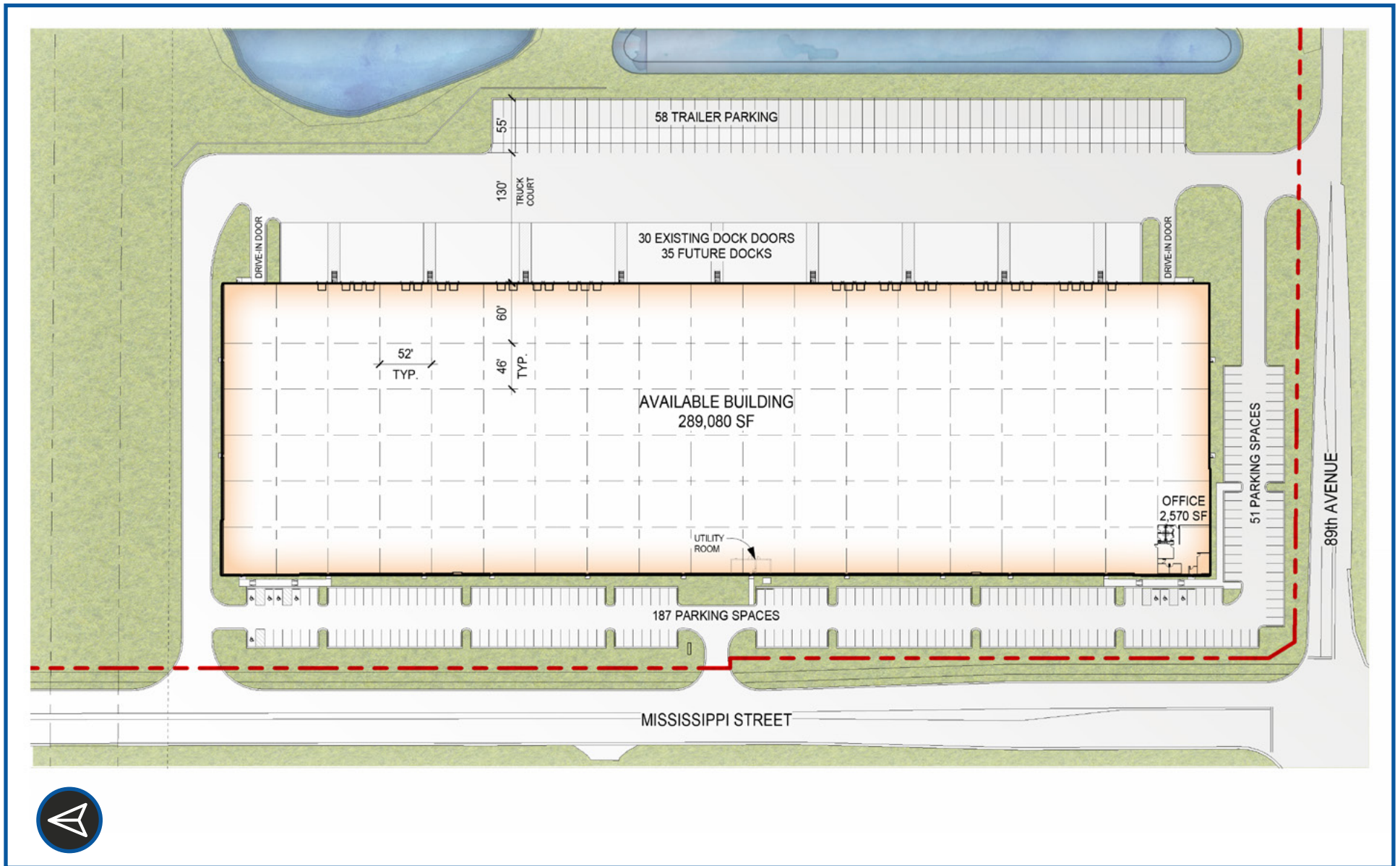
# PROPERTY HIGHLIGHTS

	<b>Occupancy</b>	Immediate
	<b>Available</b>	289,080 SF (Divisible)
	<b>Spec Office</b>	2,570 SF
	<b>Column Spacing</b>	52'x46'
	<b>Clear Height</b>	32'
	<b>Exterior Docks</b>	30 (Expandable to 65)
	<b>Drive-In Doors</b>	2
	<b>Trailer Stalls</b>	58
	<b>Car Stalls</b>	239
	<b>Power</b>	2,400 Amps
	<b>Incentives</b>	New tenants eligible for a real estate tax abatement
	<b>Lease Rate</b>	Subject to Offer
	<b>Sale Price</b>	\$129 PSF

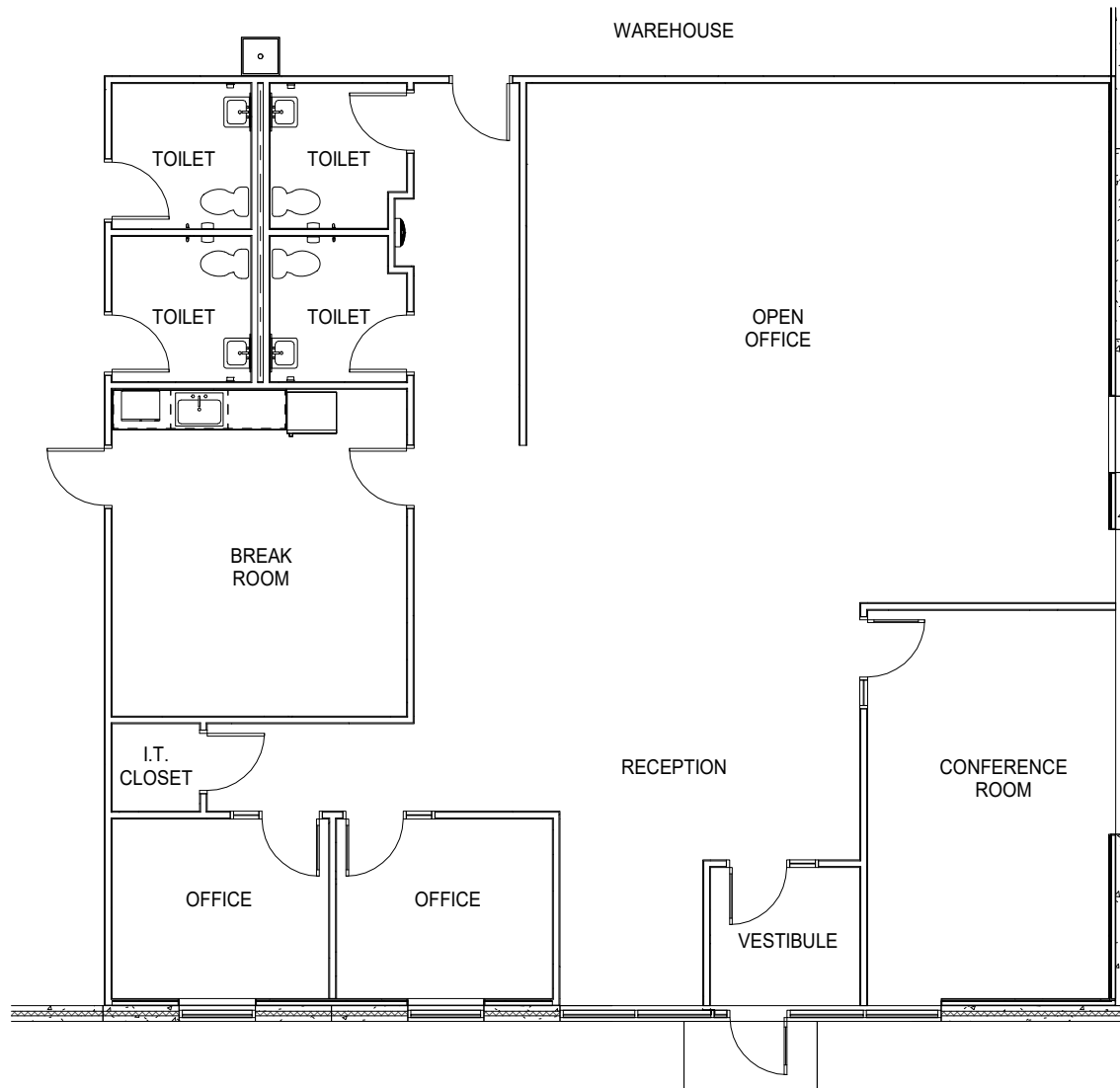




# SITE PLAN



# SPEC OFFICE FLOOR PLAN

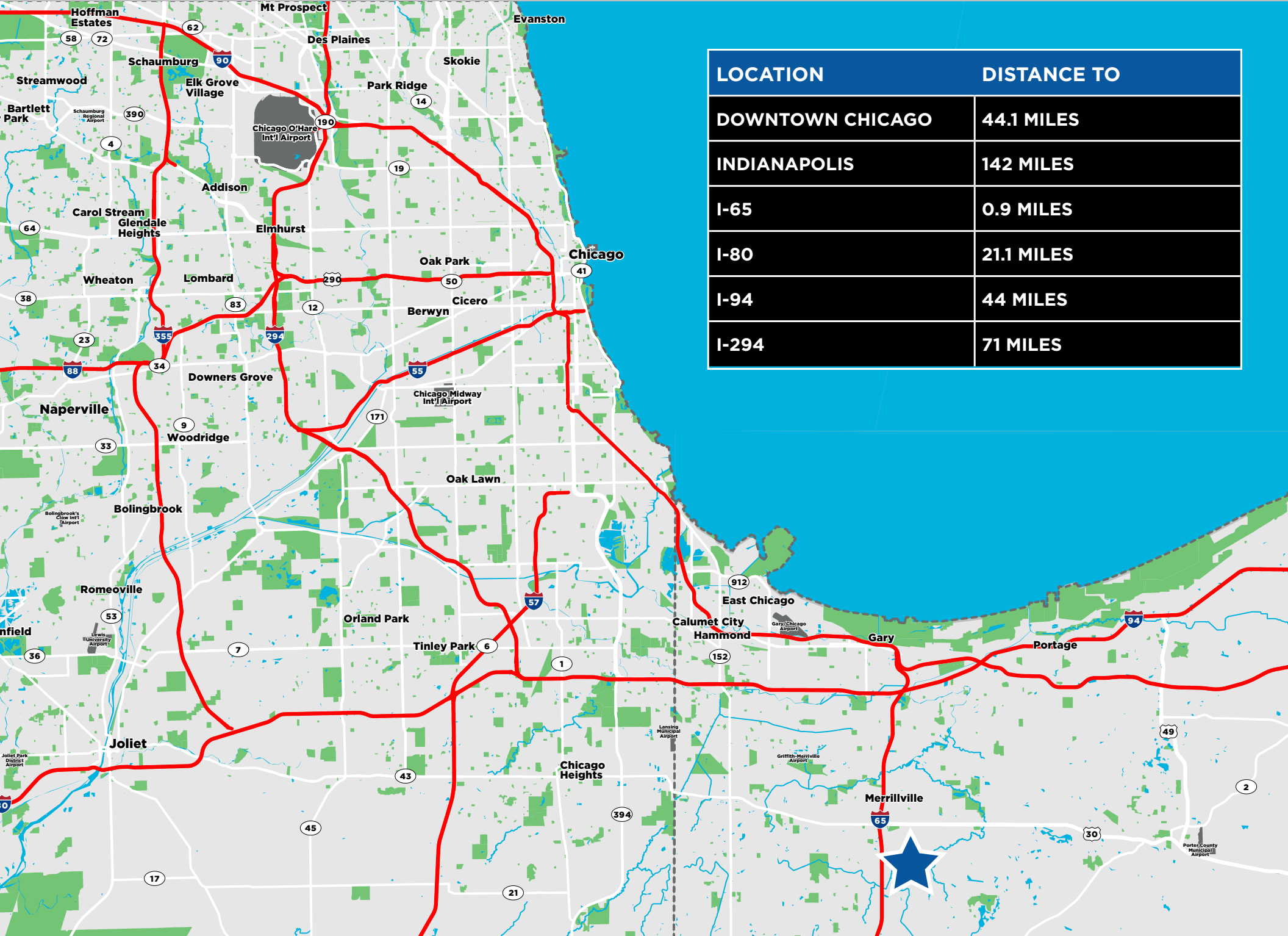




# AERIAL MAP



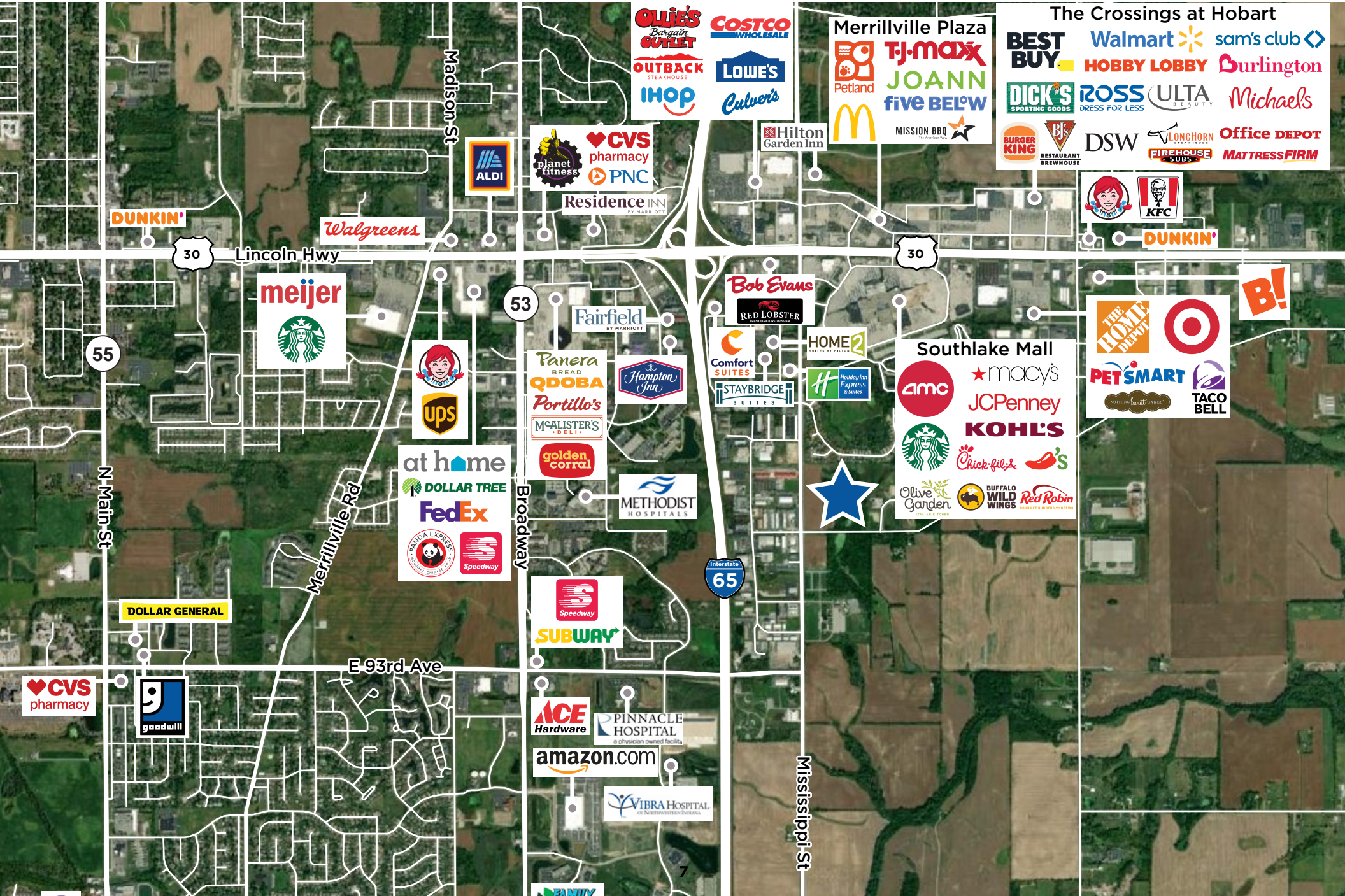




LOCATION	DISTANCE TO
DOWNTOWN CHICAGO	44.1 MILES
INDIANAPOLIS	142 MILES
I-65	0.9 MILES
I-80	21.1 MILES
I-94	44 MILES
I-294	71 MILES



# NEIGHBORING TENANTS



**OLLIE'S**  
Bargain  
OUTLET  
**OUTBACK**  
STEAKHOUSE  
**IHOP**

**COSTCO**  
WHOLESALE  
**LOWE'S**  
*Culver's*

Merrillville Plaza  
**TJ-maxx**  
**JOANN**  
five BELOW  
**MISSION BBQ**  
Petland  
McDonald's

The Crossings at Hobart  
**BEST BUY** **Walmart** **sam's club**  
**HOBBY LOBBY** **Burlington**  
**DICK'S** **ROSS** **ULTA**  
SPORTING GOODS DRESS FOR LESS BEAUTY  
**Michael's**  
**BURGER KING** **BJ'S** **DSW** **LONGHORN** **Office DEPOT**  
RESTAURANT BREWHOUSE FIREHOUSE SUBS **MATTRESSFIRM**

**ALDI**  
**planet fitness**  
**CVS**  
pharmacy  
**PNC**  
**Residence INN**  
BY HARRIOTT

**Hilton**  
Garden Inn

**DUNKIN'**  
**KFC**  
**DUNKIN'**

**DUNKIN'**

*Walgreens*

**meijer**  
Starbucks

**ups**

**Panera**  
BREAD  
**QDOBA**  
**Portillo's**  
**McALISTER'S**  
"DELI."

**Fairfield**  
BY HARRIOTT  
**Hampton Inn**

**Bob Evans**  
**RED LOBSTER**  
**Comfort SUITES**  
**STAYBRIDGE SUITES**

**HOME 2**  
SUITES BY HILTON  
**Holiday Inn Express & Suites**

Southlake Mall  
**amc** **macy's**  
**JCPenney**  
**KOHL'S**  
Starbucks  
*Chick-fil-a* *Pepper's*  
**Olive Garden** **BUFFALO WILD WINGS** **Red Robin**  
ITALIAN STEAKHOUSE COUNTRY STEAKHOUSE & BREWERY

**THE HOME DEPOT**  
**Target**  
**PETSMART**  
NOTHING BUT CAKES  
**TACO BELL**

**B!**

**at home**  
**DOLLAR TREE**  
**FedEx**  
**PANDA EXPRESS**  
**Speedway**

**golden corral**  
**METHODIST HOSPITALS**

**Speedway**  
**SUBWAY**

Interstate  
**65**

**CVS**  
pharmacy

**goodwill**

E 93rd Ave

**ACE**  
Hardware

**PINNACLE HOSPITAL**  
a physician owned facility

**amazon.com**

**WIBRA HOSPITAL**  
of Northwestern Indiana

Mississippi St

Madison St

Lincoln Hwy

55

53

30

N Main St

Merrillville Rd

Broadway

7



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