



PROPOSED 149,500 SF CLASS A INDUSTRIAL BUILDING
6106 East 83rd Avenue
Hobart, Indiana
Northwest Indiana Submarket
Chicago Metro Industrial Market



A NEW DEVELOPMENT IN NORTHWEST INDIANA



149,500 SF
FOR SALE
OR LEASE

**EASY
ACCESS TO**



**ABUNDANT
TRAILER
STORAGE
POSITIONS**

**PRO-BUSINESS
STATE OF INDIANA
CLIMATE**

DEVELOPED BY:



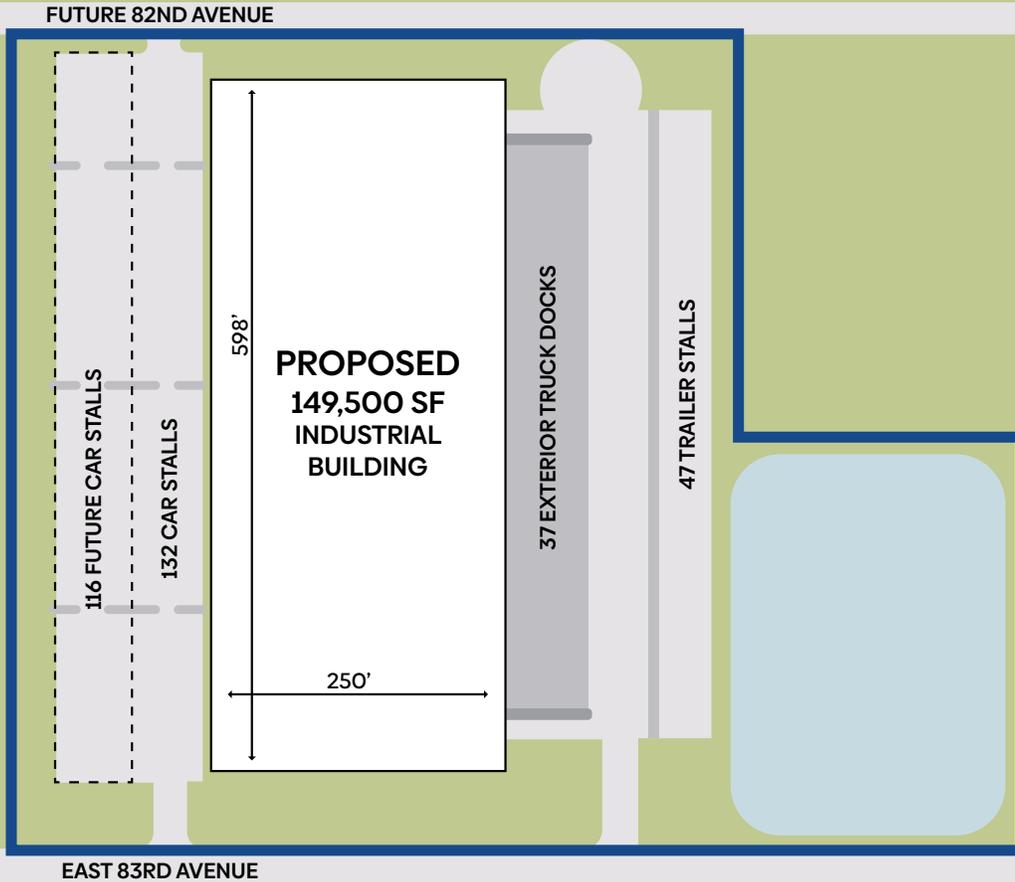
FOR MORE INFORMATION CONTACT:

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CONCEPTUAL SITE PLAN



PROPOSED SPECIFICATIONS

Available	149,500 SF
Divisible	75,000 SF
Acreage	12.46 Acres
Office	To Suit
Clear Height	30'
Loading Docks	37

Trailer Parking	47
Car Parking	132 existing + 116 future spaces
Zoning	Industrial
Power	To Suit
Utilities	To Suit
Lighting	To Suit



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REGIONAL MAP



[Click Here](#)
 to view location
 on Google Maps

LOCAL MAP



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CORPORATE NEIGHBORS AND NEARBY AMENITIES



Albanese Confectionery, one of the world's largest producers of gummy bears and other candies operates a large-scale factory nearby. The factory also houses The Albanese Candy Factory Outlet, a familiar detour for many travelers on the Interstate 65 corridor.

SOUTHLAKE MALL

One of the largest indoor malls in the State of Indiana, the Southlake Mall houses a number of retailers including Macy's, Kohl's, JCPenney and Dick's Sporting Goods. The mall is a major attraction for the region acting also as the foundation to a larger contiguous thriving retail, dining and hospitality power center that includes Walmart, Target, DSW, Big Lots, Home Depot, Lowe's, CarMax and Costco, as well as virtually every quick-serve restaurant brand, and multiple hotel flags converging on the interchange of Interstate 65 and US Route 30.

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