

**CO-PACKING OR AGRICULTURAL PROCESSING PLANT FOR SALE**  
 1700 E Highway 12 | Michigan City, IN 46360



## Multiple Buildings with Excellent Loading and Unloading Features

<b>Land:</b>	9.97 Acres
<b>Total Buildings:</b>	24,286 SF
<b>Zoning:</b>	CG
<b>Clearance:</b>	5' x 5'
<b>GL Door:</b>	One Grade Level Door (14' height)
<b>Truck/Rail Access:</b>	Yes
<b>Sprinkled:</b>	Yes (Larger buildings)
<b>List Price:</b>	\$1,040,104 (For 9.97 acres only)

[VIEW PROPERTY ONLINE](#)

**Details:**  
 This 9.979-acre property features a well-equipped agricultural manufacturing facility offering 24,286 square feet of manufacturing space for co-packing and food or agricultural manufacturing and 1,084 square feet of office space, providing ample room for production and administrative operations. An additional 6.178 acres of undeveloped land is situated on the northeast corner of the complex, presenting opportunities for future expansion or development. The facility is rail-served with access to all major Class I railroads, enhancing logistical efficiency and distribution capabilities. Many of the buildings are outfitted with fire suppression systems, and the property is supported by 480V, 3-phase electrical service to accommodate heavy industrial use. Please note that the French extractor is not included in the sale. Heating is installed in the fire suppression room, and heat and water services remain active in the lab and main office areas. Additional undeveloped land of 6.17 acres for sale directly east of the property, NOT included in the base price of \$1,040,104.



P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US! [in](#) [x](#) [f](#) [yt](#)  
 200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



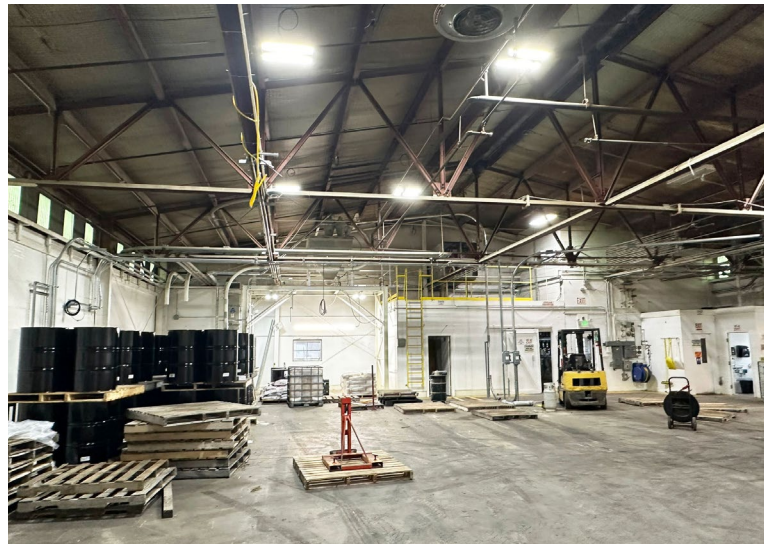
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.



**Roy Roelke**  
 Senior Broker  
 D 574.485.1537  
[roelke@cressy.com](mailto:roelke@cressy.com)

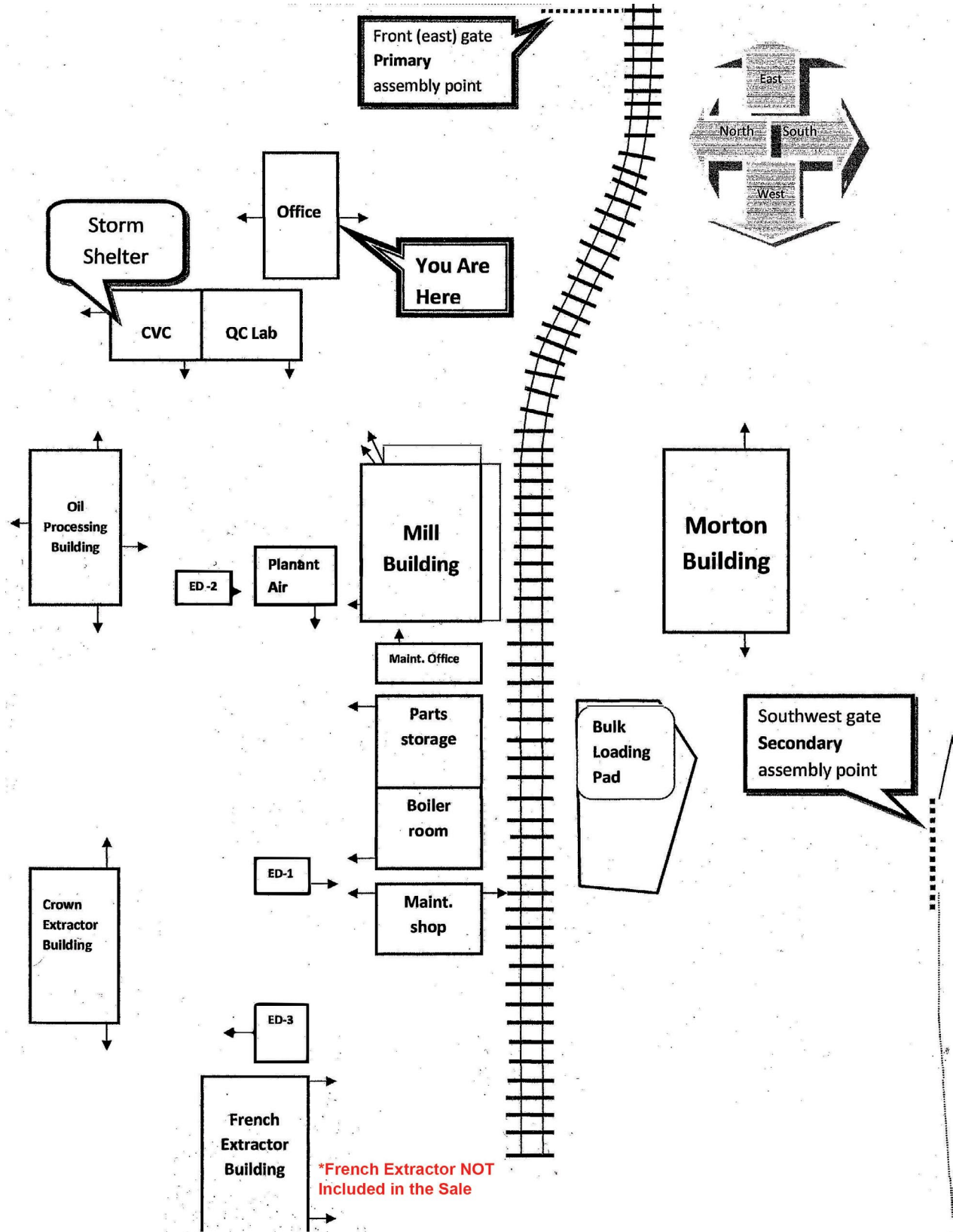
# PROPERTY PHOTOS

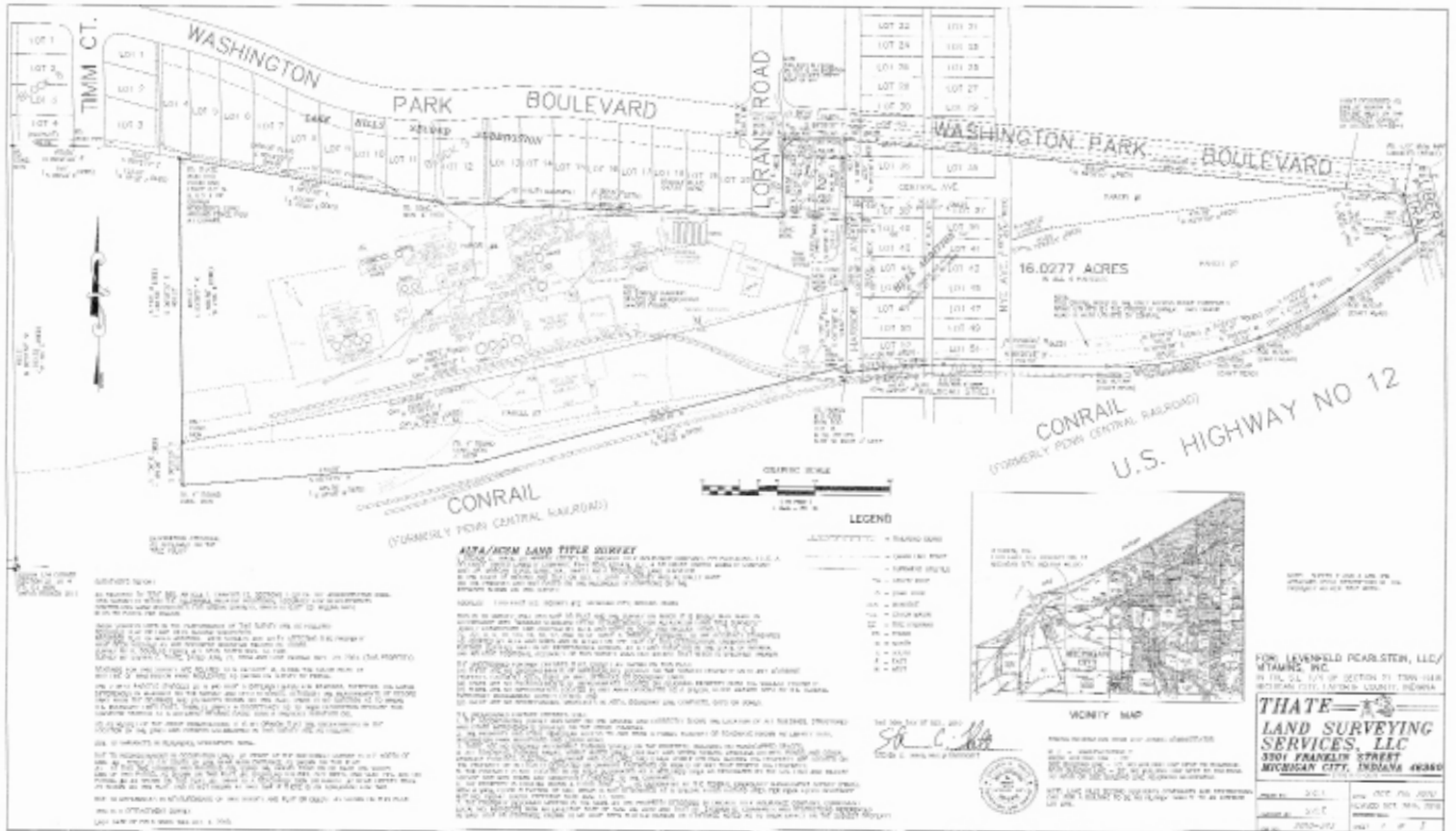
CO-PACKING OR AGRICULTURAL PROCESSING PLANT FOR SALE  
1700 E Highway 12 | Michigan City, IN 46360



# PROPERTY LAYOUT

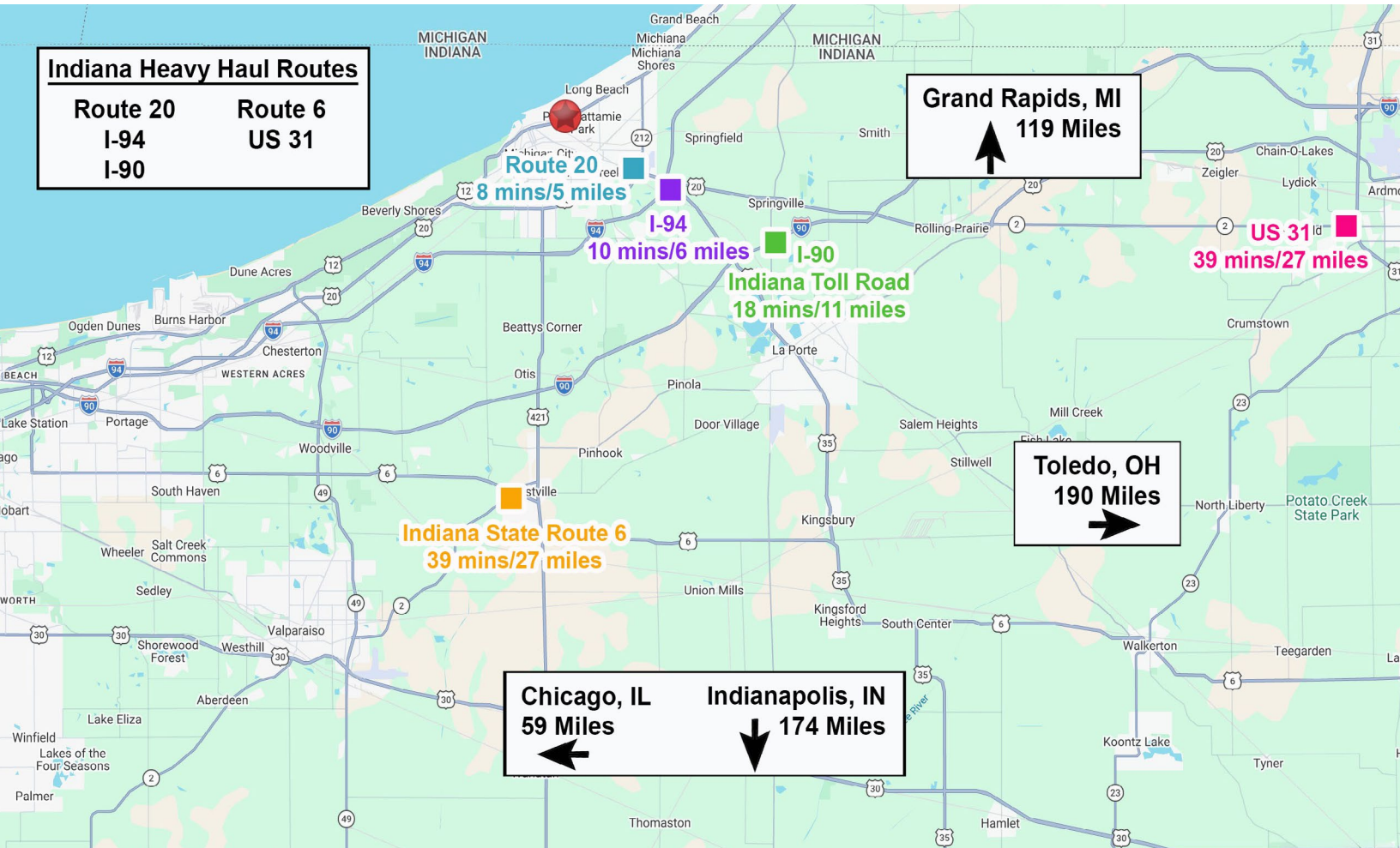
CO-PACKING OR AGRICULTURAL PROCESSING PLANT FOR SALE  
1700 E Highway 12 | Michigan City, IN 46360





# LOCATION OVERVIEW

CO-PACKING OR AGRICULTURAL PROCESSING PLANT FOR SALE  
1700 E Highway 12 | Michigan City, IN 46360

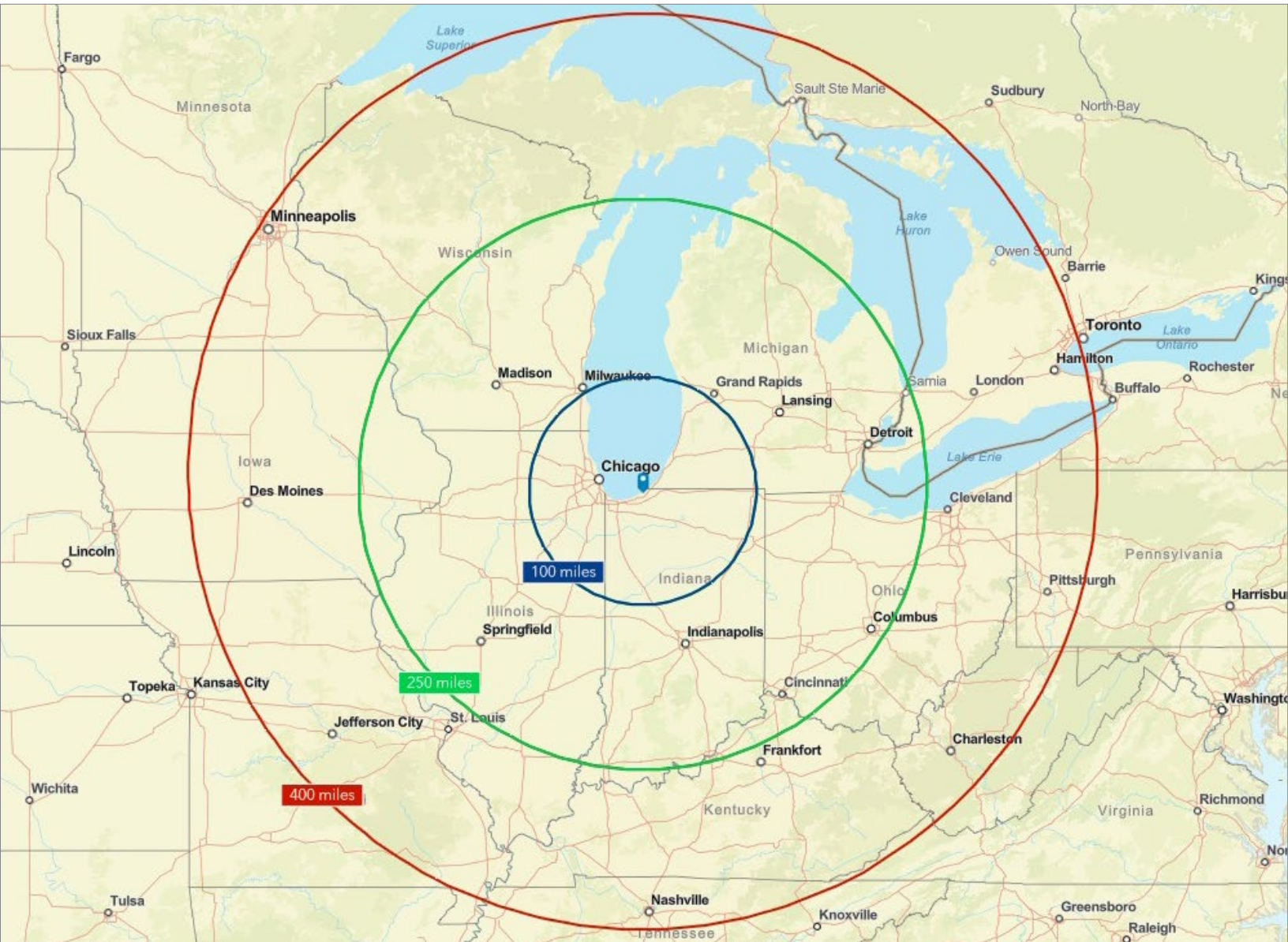


Complex is in the northern part of Michigan City, Indiana in a manufacturing area with multiple large businesses that are rail served. Highway 12 connects to nearby Interstate 94, the Indiana Toll Road, State Road 2, U.S. 31. Many of these routes are Indiana Heavy Haul Routes allowing 120,000 Gross Vehicle Weight (GVW) loads to be hauled versus the normal 80,000 Gross Vehicle Weight Loads.



is the Global Brokerage Division of Cressy Commercial Real Estate.

Roy Roelke  
Senior Broker  
D 574.485.1537  
roelke@cressy.com

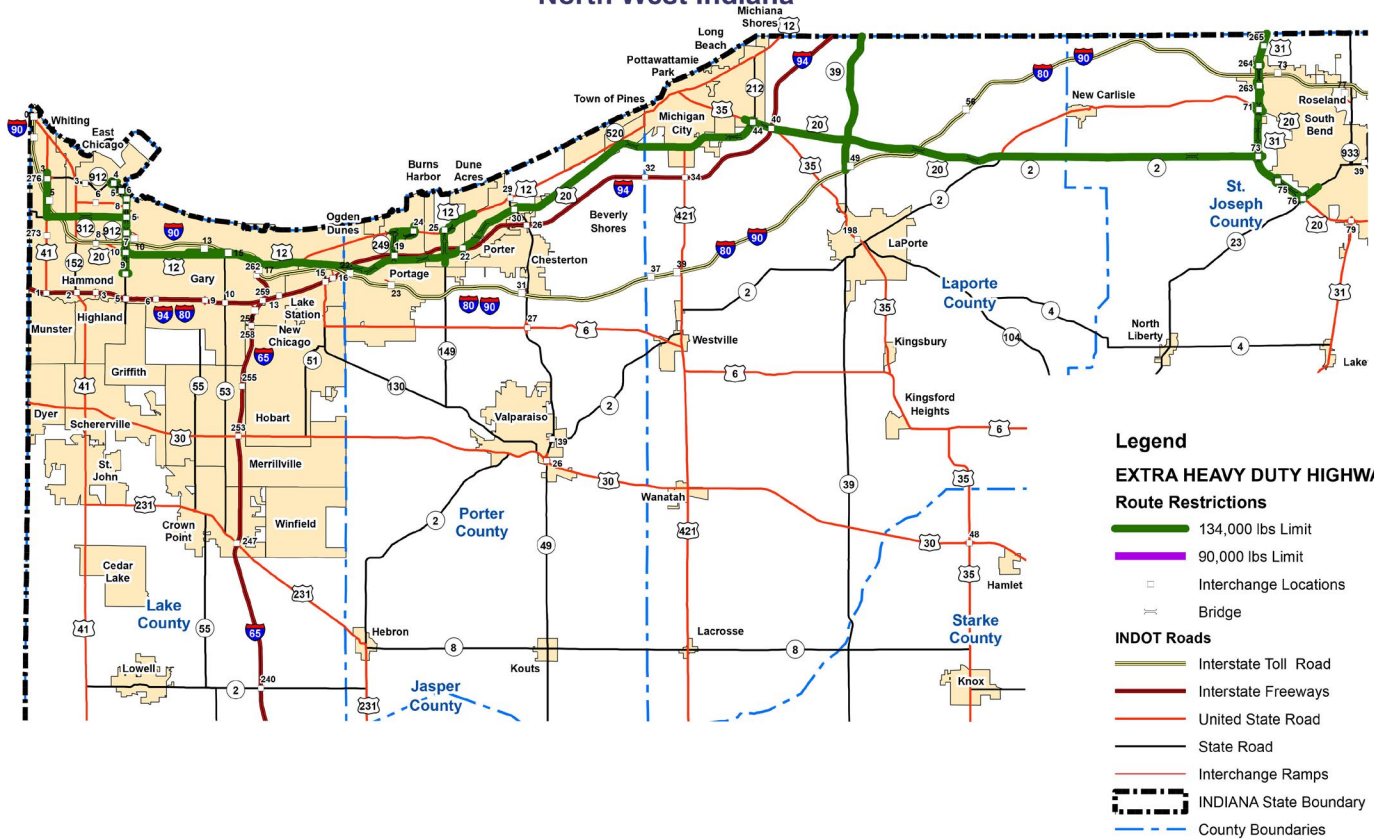


## DISTANCE TO MAJOR CITIES

ELKHART, IN	53 MILES
CHICAGO, IL	59 MILES
FORT WAYNE, IN	115 MILES
GRAND RAPIDS, MI	119 MILES
MILWAUKEE, WI	159 MILES

INDIANAPOLIS, IN	174 MILES
TOLEDO, OH	190 MILES
DETROIT, MI	224 MILES
PITTSBURGH, PA	407 MILES
NASHVILLE, TN	462 MILES

## INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



- Legend**
- EXTRA HEAVY DUTY HIGHWAYS**
- Route Restrictions**
- 134,000 lbs Limit
  - 90,000 lbs Limit
  - Interchange Locations
  - Bridge
- INDOT Roads**
- Interstate Toll Road
  - Interstate Freeways
  - United State Road
  - State Road
  - Interchange Ramps
  - INDIANA State Boundary
  - County Boundaries



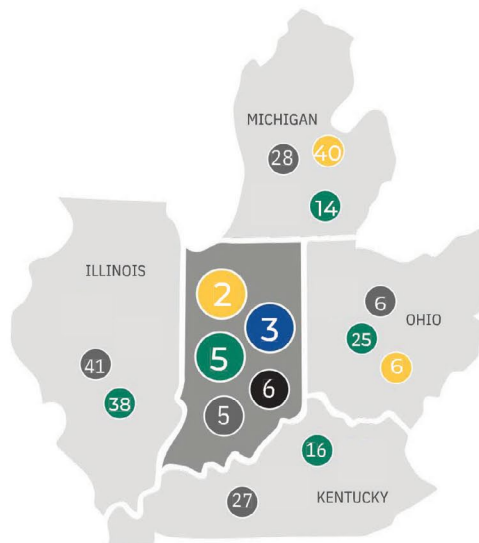
# WHY INDIANA?

CO-PACKING OR AGRICULTURAL PROCESSING PLANT FOR SALE  
1700 E Highway 12 | Michigan City, IN 46360



## AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports your business objectives.



- 2 BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3 COST OF DOING BUSINESS (CNBC, 2025)
- 5 STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5 PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6 BEST STATES FOR BUSINESS (Chief Executive, 2025)

**INDIANA FOR THE BOLD**  
Economic Development Corporation



**NAI Cressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

Roy Roelke  
Senior Broker  
D 574.485.1537  
rroelke@cressy.com

# WHY INDIANA?

CO-PACKING OR AGRICULTURAL PROCESSING PLANT FOR SALE  
1700 E Highway 12 | Michigan City, IN 46360



## 4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

**MI: 6% | OH: N/A | KY: 5% | IL: 9.5%**

## COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

## 2.95% INDIVIDUAL INCOME TAX RATE

**MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%**

## AAA INDIANA BOND RATING

**MI: AA+ | OH: AAA | KY: AA | IL: A-**

(Fitch, 2024)



## 2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

## \$238 UI TAX FOR NEW EMPLOYERS

## 7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

**MI: 16th | OH: 5th | KY: 11th | IL: 39th**

## BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

**MI: No | OH: No | KY: Yes | IL: No**

FORTHEBOLD.COM



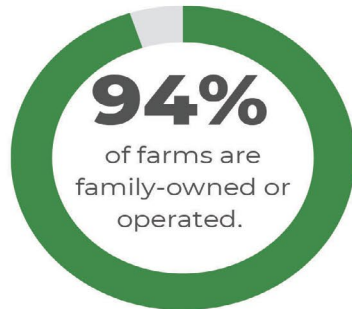
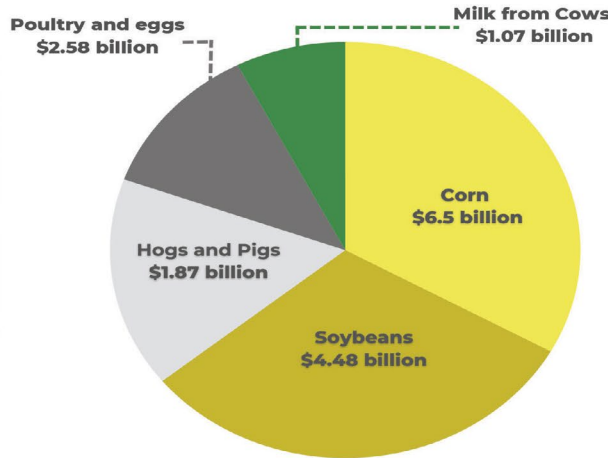
is the Global Brokerage Division of Cressy Commercial Real Estate.

Roy Roelke  
Senior Broker  
D 574.485.1537  
roelke@cressy.com



### Top 5 Commodities (by value of sales)

**9<sup>th</sup>** largest farming state in the **NATION**



The average age of an Indiana farmer is 56 years old



Indiana has 53,599 farming operations



The average size of an Indiana farm is 272 acres



No. 1 in duck, popcorn, gourd, hardwood veneer and wood office furniture production



No. 2 in pumpkin production, tomatoes for processing and wood kitchen cabinets and countertops



No. 3 in total egg production, all tomatoes, spearmint, turkeys, engineered wood products and cropland planted with a cover crop



No. 4 in soybeans, peppermint and pre-fabricated wood buildings



No. 5 in corn, hogs and upholstered household furniture.

On average, Indiana's forests are growing in volume more than 1.8 times the amount being removed.



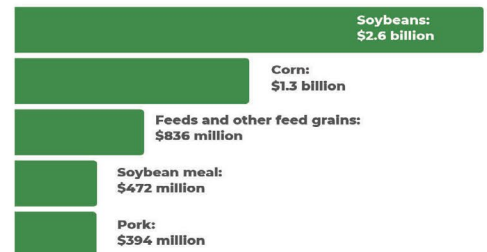
The Indiana hardwoods industry supports 70,000 jobs.

More than **80%** of land in Indiana is devoted to farms, forests, wetlands & woodland

Indiana is the **7<sup>th</sup>** largest exporter in the nation

Agriculture contributes an estimated **\$35.1 BILLION** to Indiana's economy

### Top 5 Exports (2022)



Sources: USDA NASS, USDA Economic Research Service, Indiana Business Research Center, Kelley School of Business, Indiana University, Forest Inventory and Analysis Data 2019, ISDA

2024