

**33 Industrial Pkwy.
La Porte, IN 46350**

Prime Opportunity to Own or
Lease a Modern 511,980 SF
Distribution Facility

NAICressy
cressy.com



PROPERTY OVERVIEW



33 Industrial Pkwy.

A modern distribution facility on 58.08 acres, 33 Industrial Parkway offers 511,980 square feet of industrial space built in 2005, including 11,550 square feet of office and support areas within the total building footprint. The building provides 43 to 48 feet of clear height, efficient 47 × 54 foot column spacing, 43 dock positions with a mix of hydraulic and electric levelers—14 recently upgraded with new electric levelers and dock locks—and two oversized grade-level doors. The site is fully fenced and gated with a guard house that includes restrooms and a lounge.

Infrastructure includes 4,000-amp, 480-volt, 3-phase electrical service with a Kohler natural-gas generator, three Cambridge plant heaters, 17 rooftop ventilation units, and gas-forced air with three rooftop units serving the office areas. Lighting consists of LED and high-efficiency fluorescent fixtures with occupancy sensors, and all exterior lighting is LED. Office and support areas include multiple restrooms, two large office suites, a truck-driver lounge, and a maintenance shop with a drain and tool crib. High-speed internet is available from Comcast, Frontier, and Surf Fiber, and the property is served by municipal water and sewer.

[VIEW PROPERTY ONLINE](#)

[VIEW VIDEO ONLINE](#)



511,980 SF including 11,550 SF of professional office space.



58.08 Acres, M-2 Heavy Industrial Zoning



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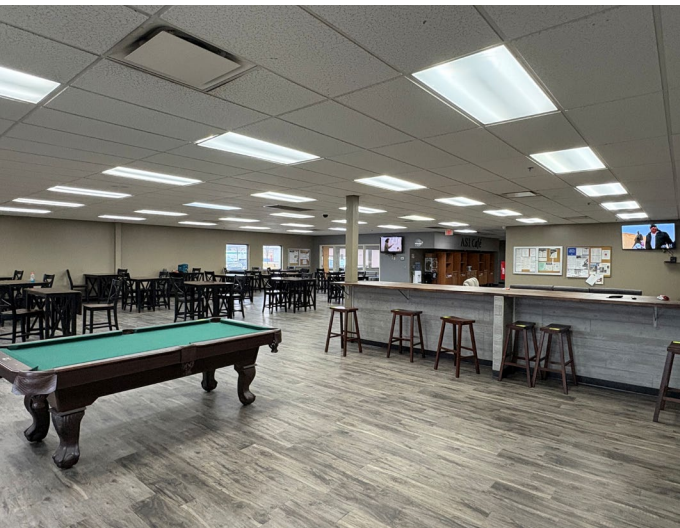
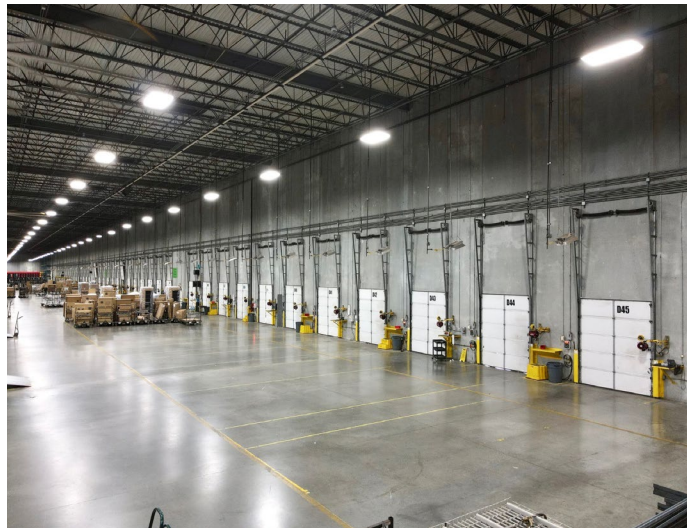
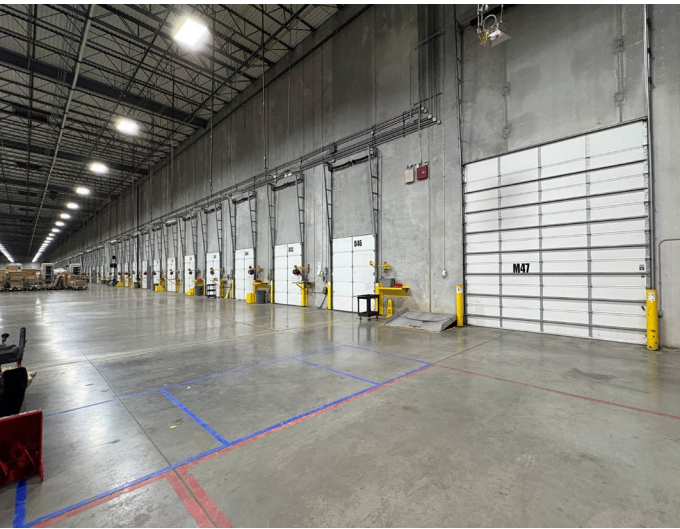


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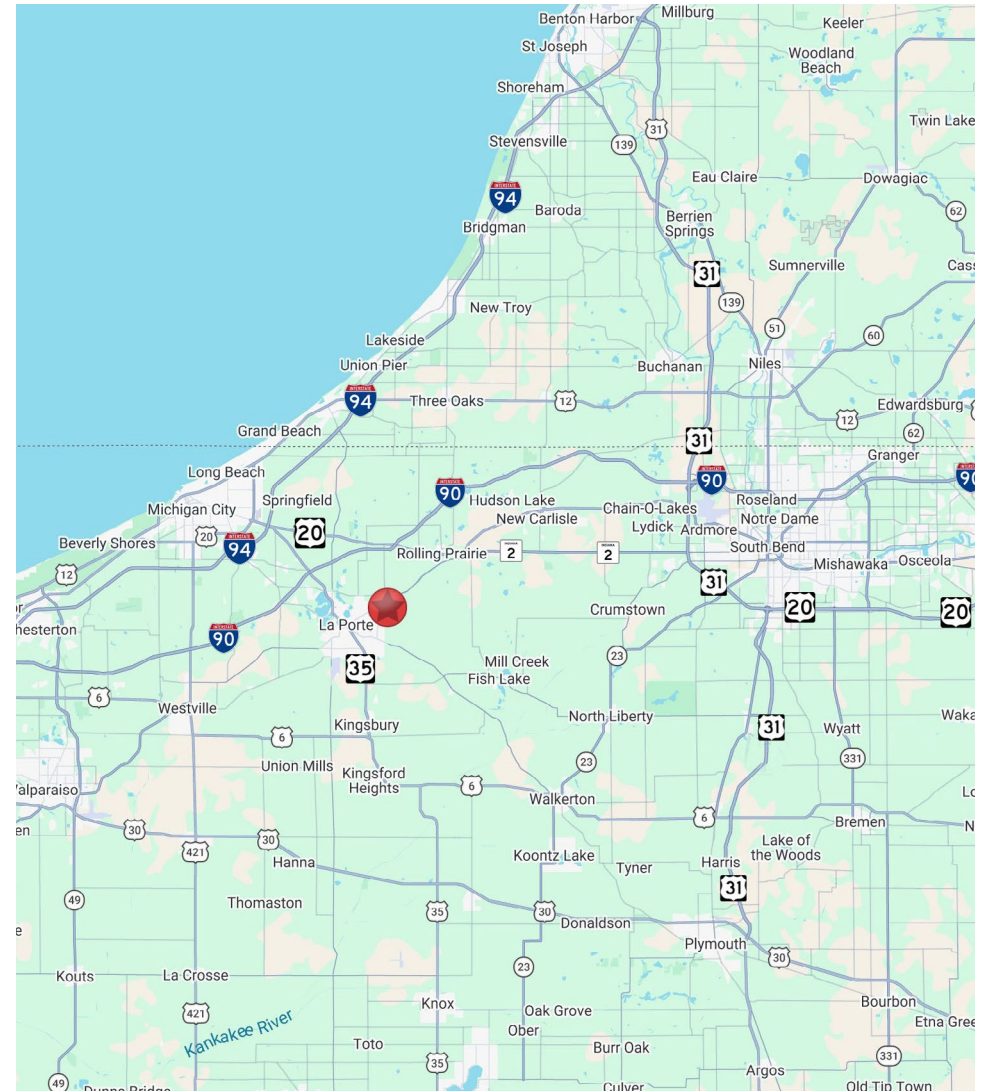
List Price: Contact Broker for details.
Lease Rate: \$5.75 PSF NNN





LOCATION OVERVIEW

The property sits in La Porte's established industrial corridor with direct access to major regional freight routes, making it well suited for high-volume distribution. It is approximately 1 mile from US-35, 3 miles from US-20, and 6 miles from I-94, providing efficient east-west and north-south connectivity for truck traffic. The location places users within a short reach of the Chicago-Northwest Indiana logistics network, the Port of Indiana-Burns Harbor, and regional manufacturing clusters, giving large operators strong access to labor, suppliers, and multimodal transportation options.





La Porte offers strategic access to the Chicago metro while maintaining proximity to Northern Indiana and Southwest Michigan manufacturing hubs, placing it within a one-day truck reach of major Midwest logistics markets.

PROXIMITY TO MAJOR CITIES

Chicago, IL	50 miles
Fort Wayne, IN	95 miles
Grand Rapids, MI	105 miles
Milwaukee, WI	116 miles
Indianapolis, IN	131 miles
Toledo, OH	165 miles
Detroit, MI	196 miles
Cincinnati, OH	206 miles
Columbus, OH	224 miles
Cleveland, OH	260 miles
Louisville, KY	237 miles
St. Louis, MO	273 miles

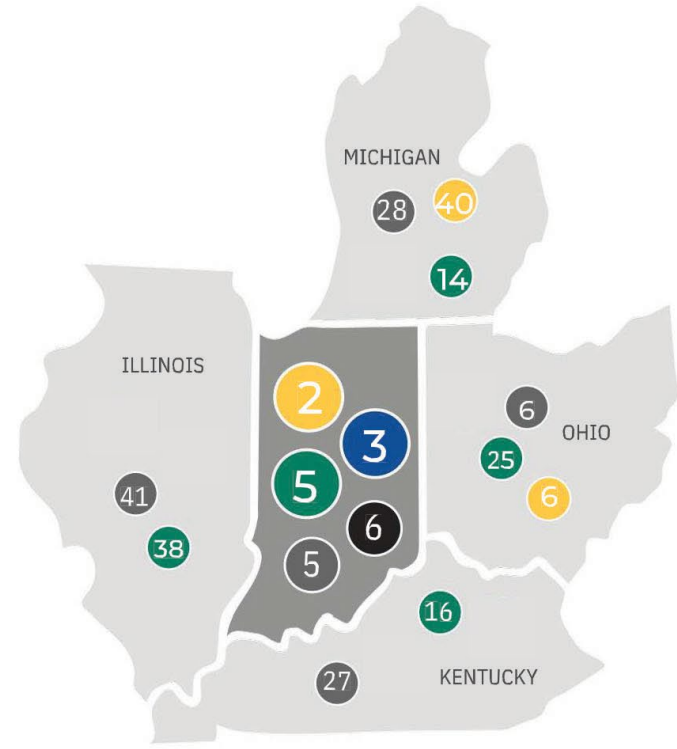
La Porte County's employment base is anchored by advanced manufacturing, healthcare systems, and regional institutional employers, providing a stable workforce supported by both industrial production and service-sector demand.

TOP 10 EMPLOYERS

Blue Chip Casino Hotel & Spa	Entertainment
Northwest Health, La Porte	Healthcare
Franciscan Health Michigan City	Healthcare
Howmet Aerospace	Industrial
Sullair, LLC	Industrial
Hearthside Food Solutions	Industrial
American RENOLIT	Industrial
Alpha Baking Company	Industrial
Indiana State Prison	Government
Horizon Bancorp	Financial

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)

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

PROJECTS IN THE WORKS



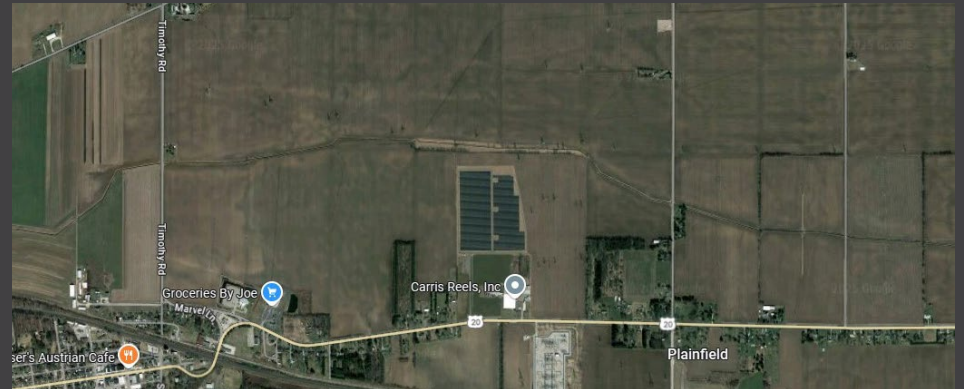
GM/Samsung Plant Rendering



Amazon Web Services (AWS) Data Center



Microsoft Data Center Campus



Possible Additional Data Center

INDIANA ENTERPRISE CENTER (IEC) DEVELOPMENTS

[GM/Samsung SDI EV Battery Plant](#): \$3.5B Investment. The most significant single EV investment in the State of Indiana and largest project investment in St. Joseph County in the past 75 years.

[Amazon Web Services \(AWS\) Data Center](#): \$11B Investment. Single largest capital investment project in Indiana's history and is expected to create up to 1,000 jobs.

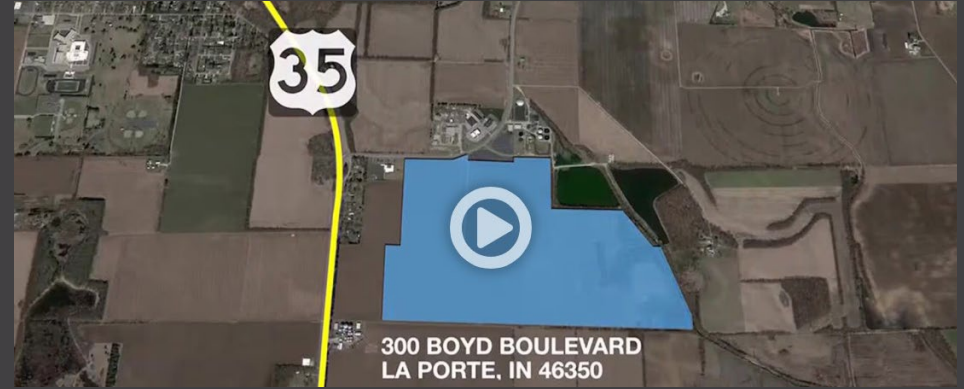
[Microsoft Data Center Campus](#): Microsoft purchased more than 900 acres of land at the historic St. Joe Farm paying a total of \$77.5M for the farmland and is estimated to be a \$3B project.

[Possible Additional Data Center](#): Another data center could be heading to Saint Joseph County. Developers are eyeing over a thousand acres just north of downtown New Carlisle for a potential data center campus. The buyer is believed to be a significant player in the tech industry on par with AWS, Meta, Microsoft & Google.

PROJECTS IN THE WORKS



New York Blower



Microsoft Data Center Campus



Bella Largo Senior Living



The Franklin at 11th Street Station

LA PORTE COUNTY DEVELOPMENTS

[New York Blower](#): A \$5,000,000 capital investment to build a new 14,000 SF professional office building increasing capacity and better connecting office teammates at the plant. The company is also investing in a new greenspace in front of the plant that will pay homage to the company's history.

[Microsoft Data Center Campus](#): Plans to invest \$1,000,000,000 in the City of La Porte to build a new data center campus along Boyd Boulevard. The facility will result in the hiring of 200 new employees upon completion.

[Bella Largo Senior Living](#): A 48,000 SF senior living facility build adjacent to the Indiana Toll Road along 39 North in the area recently annexed into the City of La Porte. This project represents a \$16,000,000 capital investment in the City of La Porte and the creation of 50 new jobs.

[The Franklin at 11th Street Station](#): The \$101 million project, the first high-rise mixed-use TOD development in Indiana, encompasses 1.5 acres of land. The project was initially earmarked as just a parking garage for the South Shore train as part of the region-wide Double Track project that cut travel times from Michigan City to Chicago. It evolved into a spot for not only the train station, but also apartments, retail and commercial space.

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