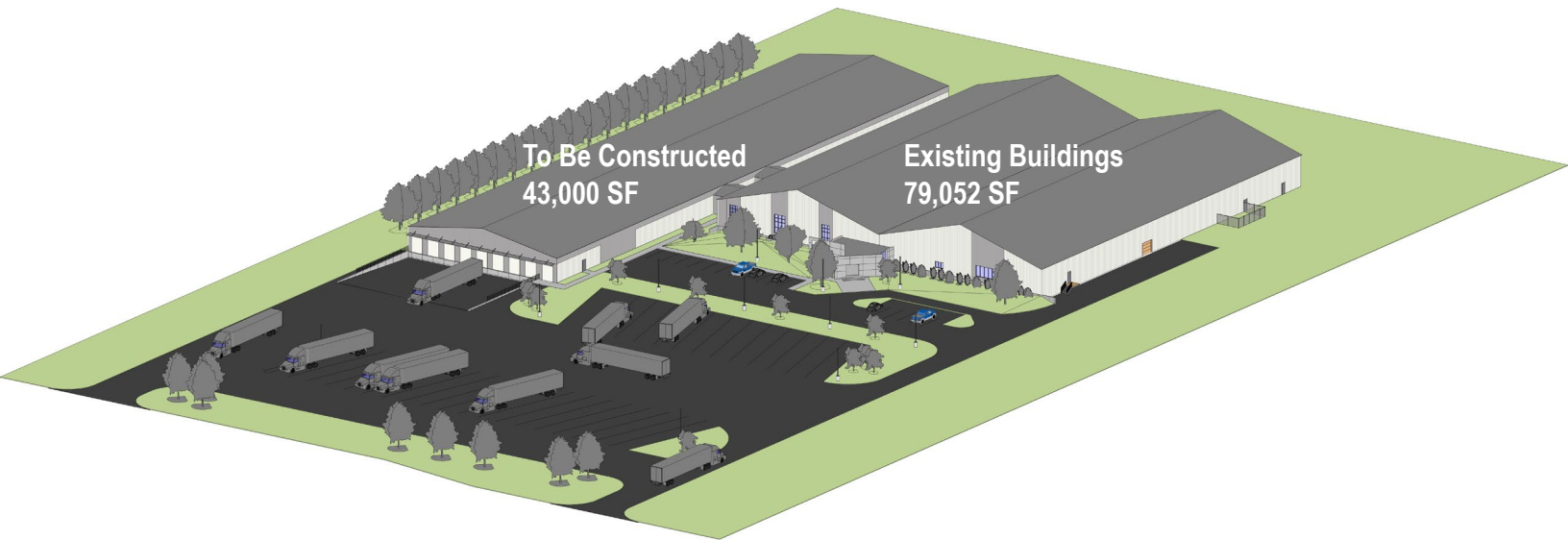


LOGISTICS COMPLEX FOR SALE

JUST MINUTES FROM I-94

301 W. Kieffer Rd. | Michigan City, IN 46360



OVERALL SITE VIEW

Existing 2-Building Complex With Plans for 3rd Building Creating Additional Logistics Space

| | |
|------------------------|---|
| Building: | 79,052 SF Total (2 Buildings) |
| Land: | 7.49 Acres |
| Zoning: | B2 General Commercial District |
| Power: | 1200 amp, 3 Phase, 270/480 Volts |
| Lighting: | Fluorescent & T5 |
| Ceiling Height: | 24' to 38' |
| Floor Load: | 6" to 9" with Rebar and 6" in Office Area |
| HVAC: | 100% Heated and Air Conditioned Facility |
| Taxes: | \$23,655 (2021/2022) |
| Reduced Price: | \$2,698,000 (\$3,820,200) |

Details:

This 79,052 SF property is a total of three buildings and is currently a sports complex however the layout and features allow the site to easily be modified for light industrial, transportation, distribution, logistics, or warehousing uses. One at-grade unloading dock door and eight truck unloading dock doors will be part of the new western part of the building and the parking lot can be expanded into the NW corner of the property.

The multiple buildings have various large open areas with flat spaces allowing for easy conversion to warehouse space. The facility is in excellent condition, very limited upgrading needed, thus minimizing capital improvements on existing infrastructure and maintenance to a potential buyer. The property has monument signage and could easily be subdivided.

[VIEW PROPERTY ONLINE](#)

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NNASC
National Native American
Supplier Council

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Roy Roelke, Senior Broker

D 574.485.1537

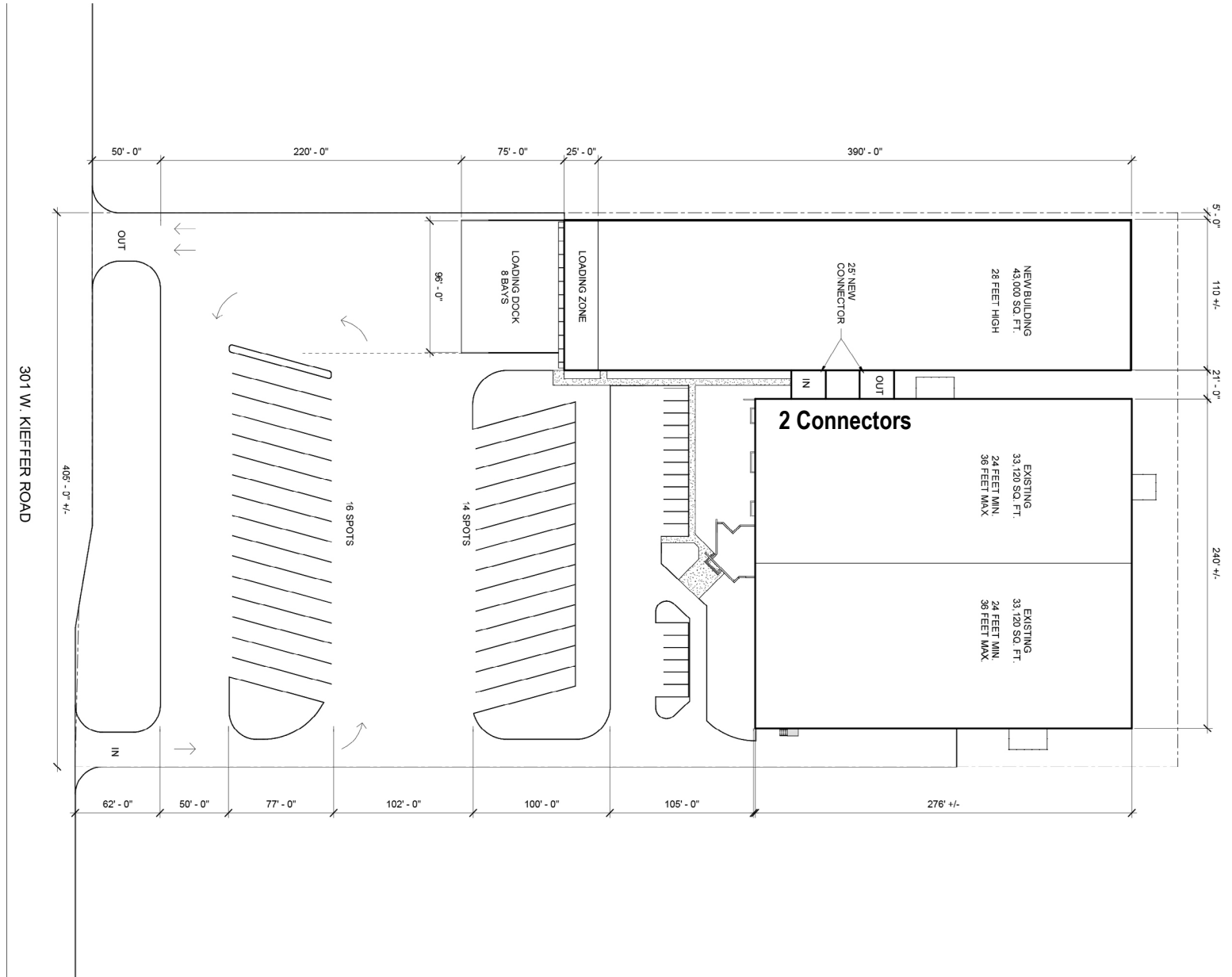
rroelke@cressy.com

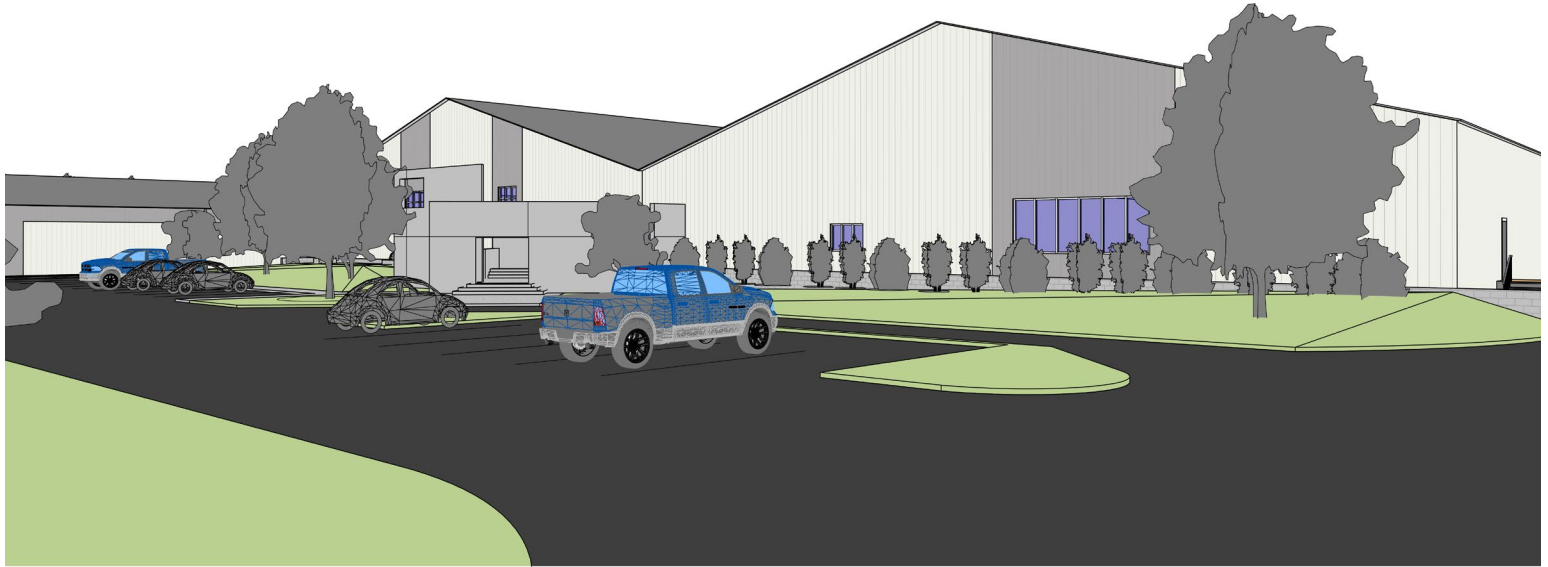
SITE PLAN

JUST MINUTES FROM I-94

301 W. Kieffer Rd. | Michigan City, IN 46360

LESS THAN 1 HOUR DRIVE FROM CHICAGO

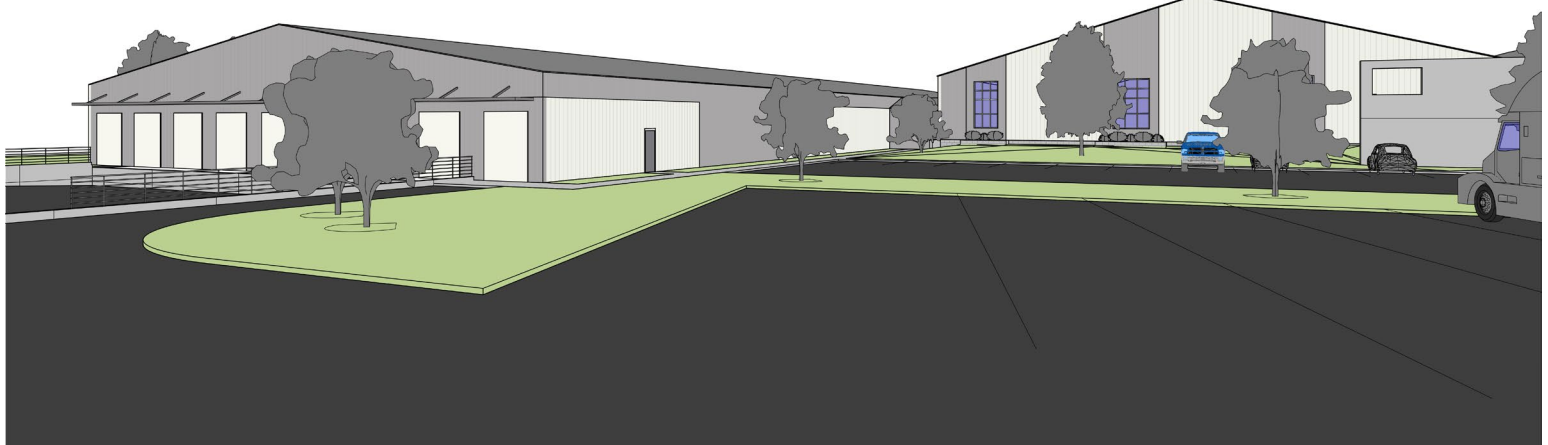




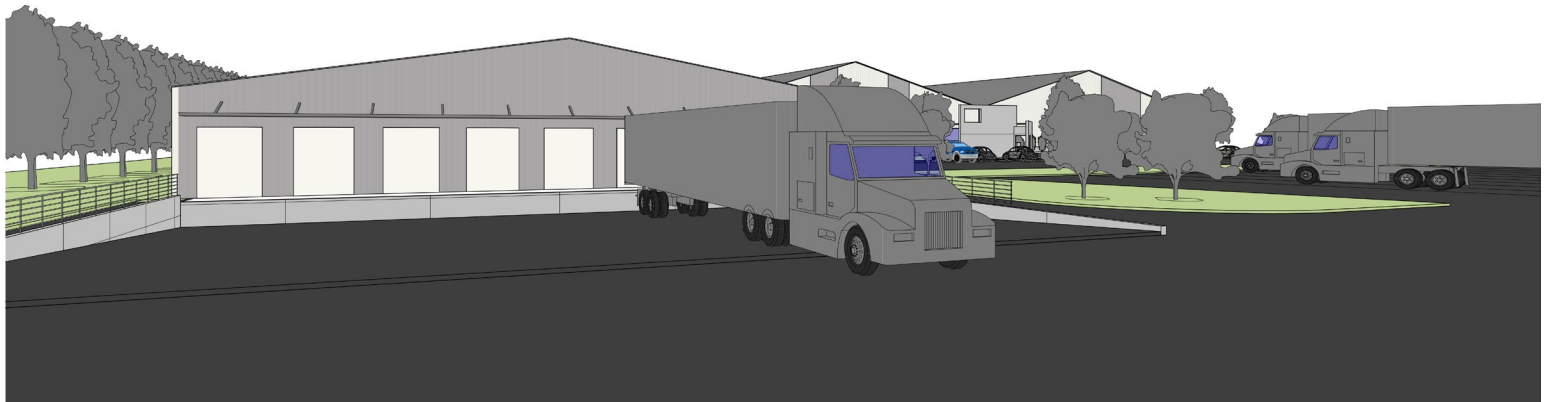
VIEW OF MAIN ENTRY

To Be Constructed

Existing Buildings



VIEW OF NEW AND EXISTING BUILDING



VIEW OF LOADING DOCKS

PROPERTY PHOTOS

JUST MINUTES FROM I-94

301 W. Kieffer Rd. | Michigan City, IN 46360



33,120 SF - Building 1



33,120 SF - Building 2

LOCATION OVERVIEW

JUST MINUTES FROM I-94

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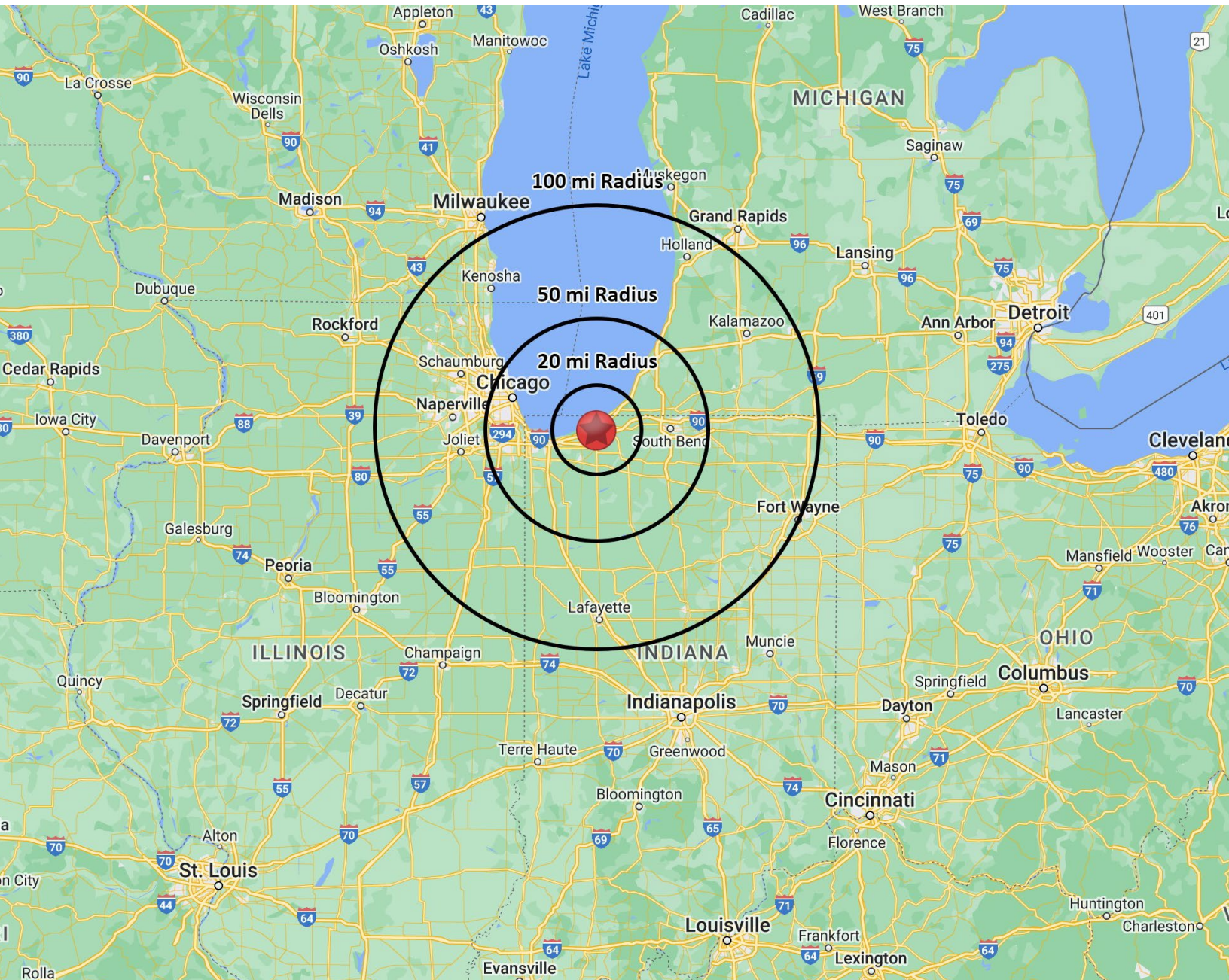
- This property is located less than .25 of a mile right off of I-94's US 421 exit and less than .5 mile from Heavy Haul Route US 20.
- Only 5 miles from the I-80/90 Toll Road.
- Great strategic location for servicing the Great Lakes Region and the Midwest.
- One of the top locations in all of North America for reaching the largest amount of population in the shortest period of time in an individual or team driven truck.



DRIVE TIME

JUST MINUTES FROM I-94

301 W. Kieffer Rd. | Michigan City, IN 46360



DISTANCE TO MAJOR CITIES

| | |
|------------------|-----------|
| CHICAGO, IL | 56 MILES |
| DETROIT, MI | 227 MILES |
| INDIANAPOLIS, IN | 171 MILES |
| LOUISVILLE, KY | 285 MILES |

| | |
|------------------|-----------|
| NASHVILLE, TN | 197 MILES |
| MILWAUKEE, WI | 147 MILES |
| GRAND RAPIDS, MI | 124 MILES |
| ST. LOUIS, MO | 324 MILES |