



# 8719 MISSISSIPPI ST

MERRILLVILLE, IN

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



# PROPERTY HIGHLIGHTS



**289,080 SF**  
(DIVISIBLE)  
AVAILABLE SF



**2,570 SF**  
SPEC OFFICE



**52'x46'**  
COLUMN SPACING



**32'**  
CLEAR HEIGHT



**30**  
(EXPANDABLE TO 65)  
EXTERIOR DOCKS



**2**  
DRIVE-IN DOORS



**58**  
TRAILER STALLS



**239**  
CAR STALLS



**2,400 AMPS**  
POWERS

**NEW TENANTS ARE ELIGIBLE FOR A REAL ESTATE TAX ABATEMENT**

**DELIVERED**

**Q1 2024**



## DEVELOPMENT TIMELINE



**BROKE  
GROUND**  
Q2 2023



**WALLS  
UP**



**UNDER  
ROOF**

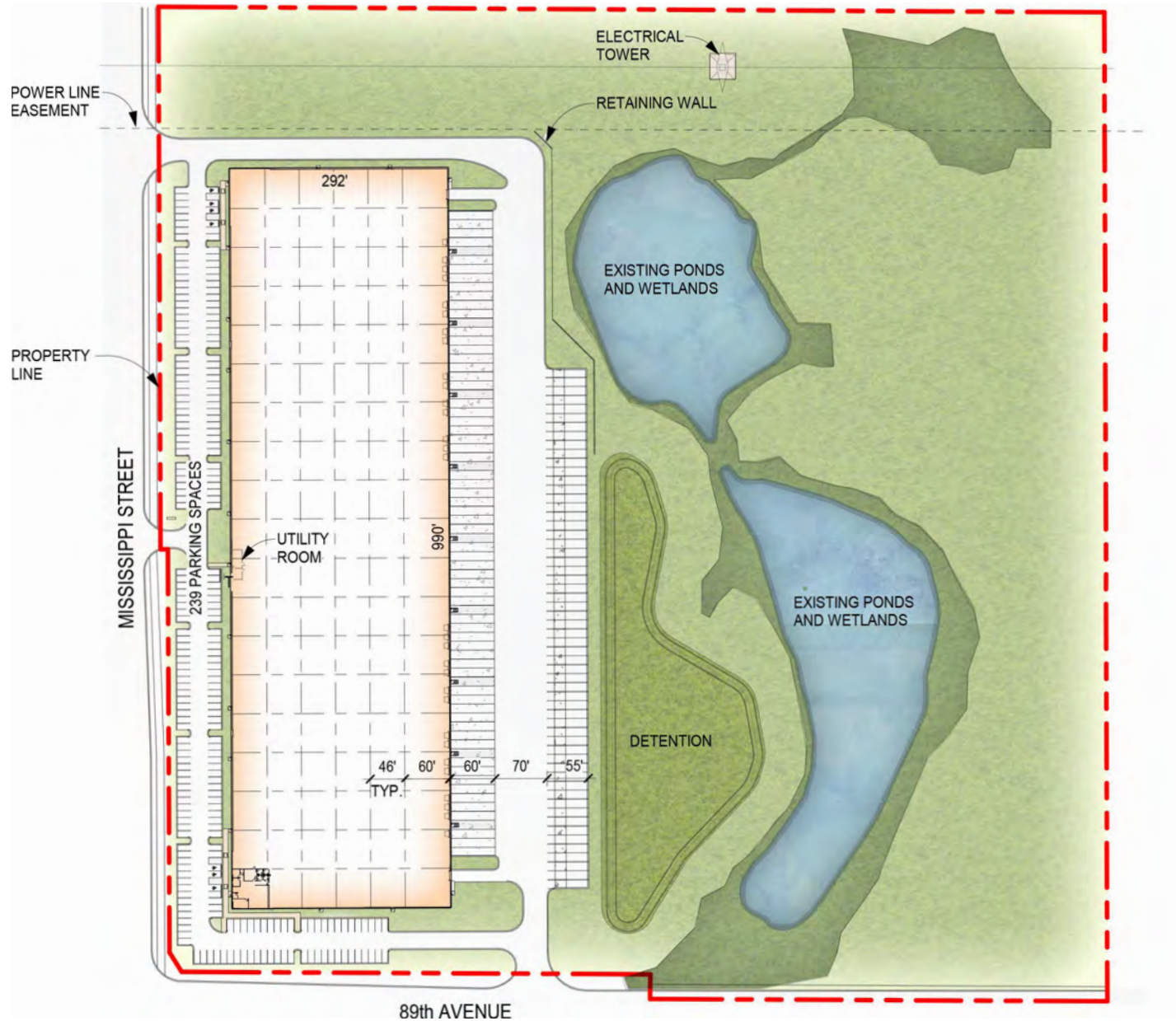


**FLOORS  
POURED**

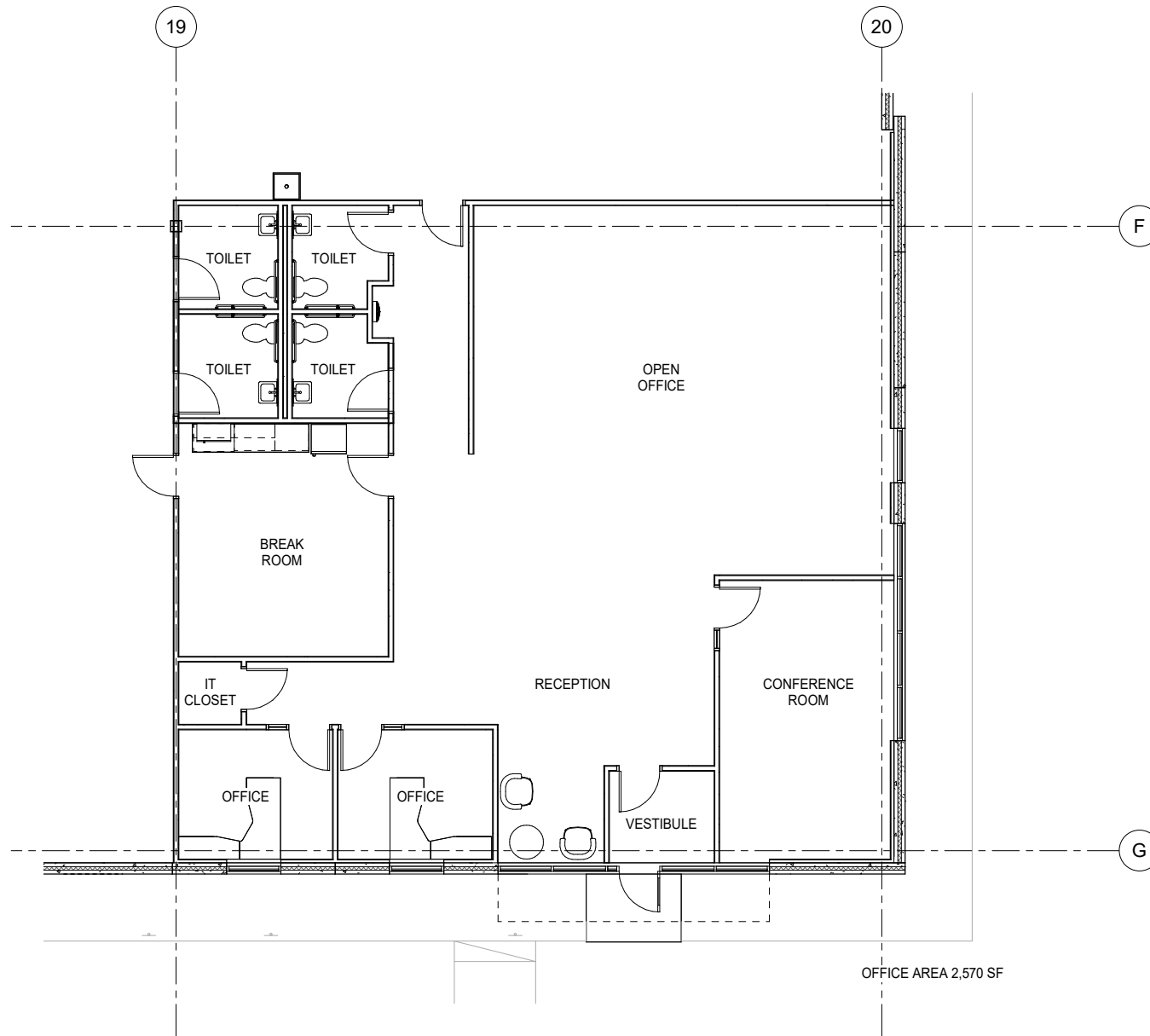


**SUBSTANTIAL  
COMPLETION**  
Q1 2024

# SITE PLAN



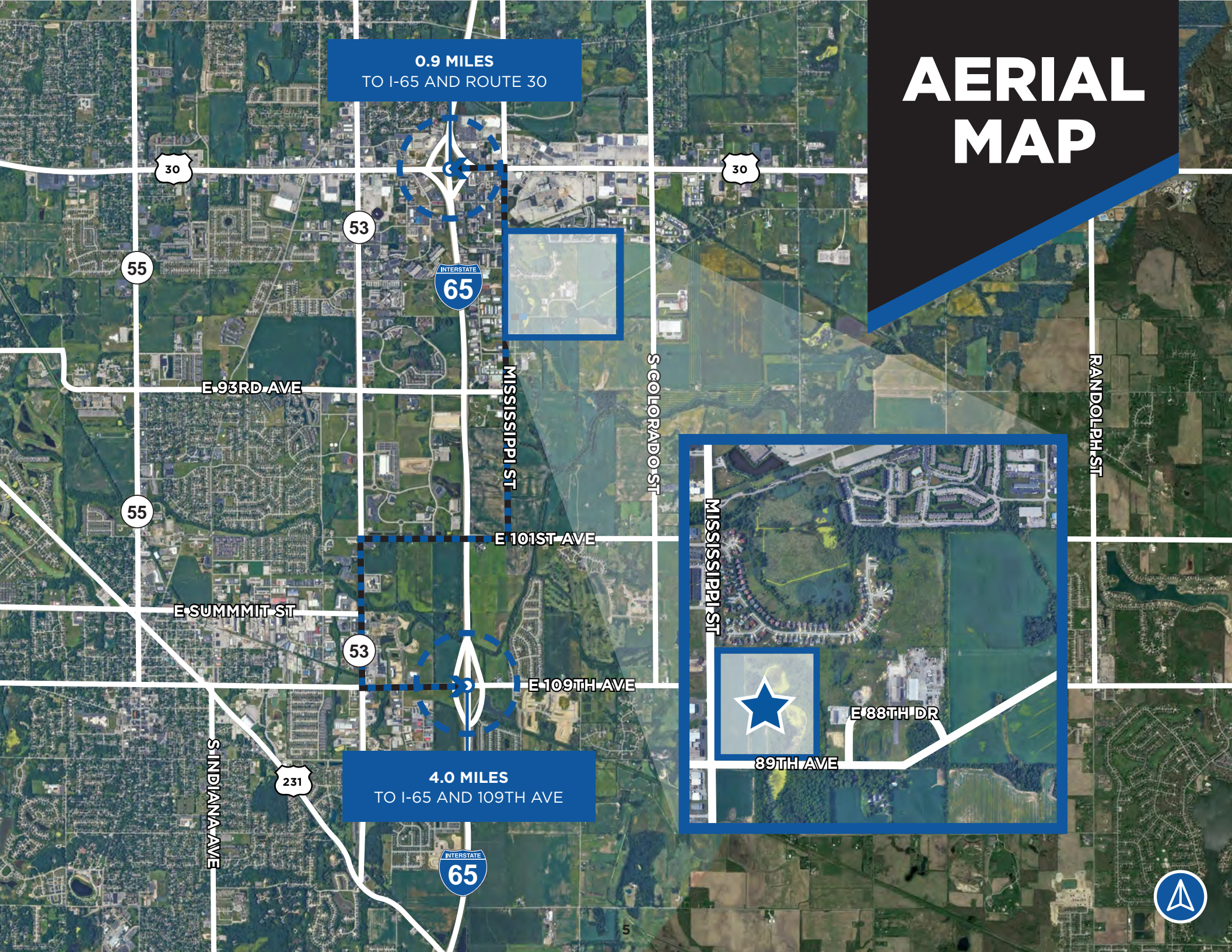
# SPEC OFFICE FLOOR PLAN

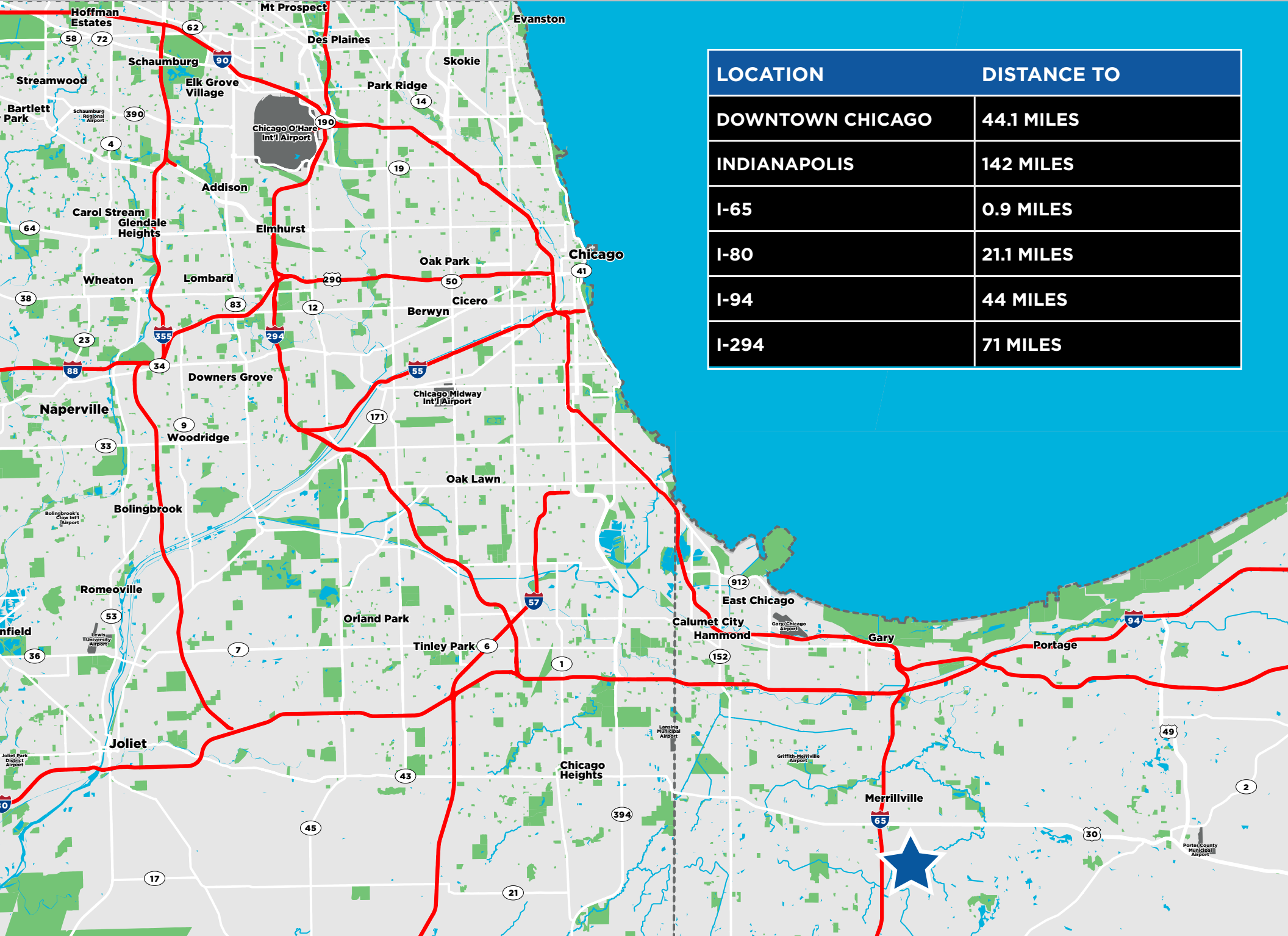


# AERIAL MAP

0.9 MILES  
TO I-65 AND ROUTE 30

4.0 MILES  
TO I-65 AND 109TH AVE





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



# NEIGHBORING TENANTS



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