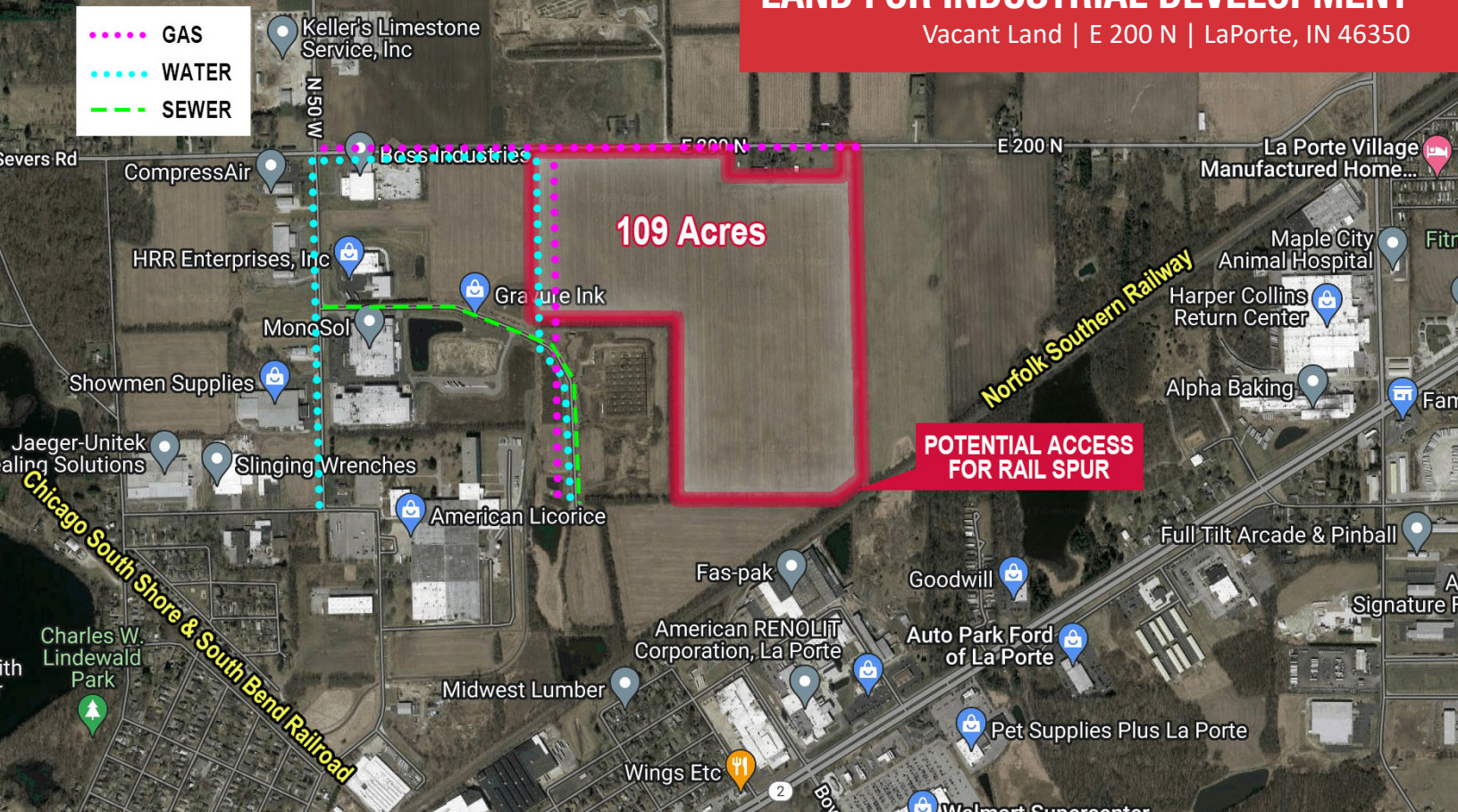


LAND FOR INDUSTRIAL DEVELOPMENT

Vacant Land | E 200 N | LaPorte, IN 46350



109 Acres of Rail-Served Land For Industrial Development and Build-to-Suit Bordering Thomas Rose Industrial Park

Land: 109.2 Acres
Zoning: Agriculture
List Price: \$3,811,788

Details:

109 acres of undeveloped land on the south side of Severs Road slightly west of Fail Road in LaPorte, Indiana. The land is cleared and very flat land with utilities nearby resulting in minimal development cost. It is rail-served by Norfolk Southern Railway, adjacent to the Chicago South Shore & South Bend Railroad and available for build-to-suit opportunities. This is a prime regional and national location for reaching the largest amount of the North American continent population.

[VIEW PROPERTY ONLINE](#)

NAI Cressy

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REAL ESTATE & FARM MANAGEMENT

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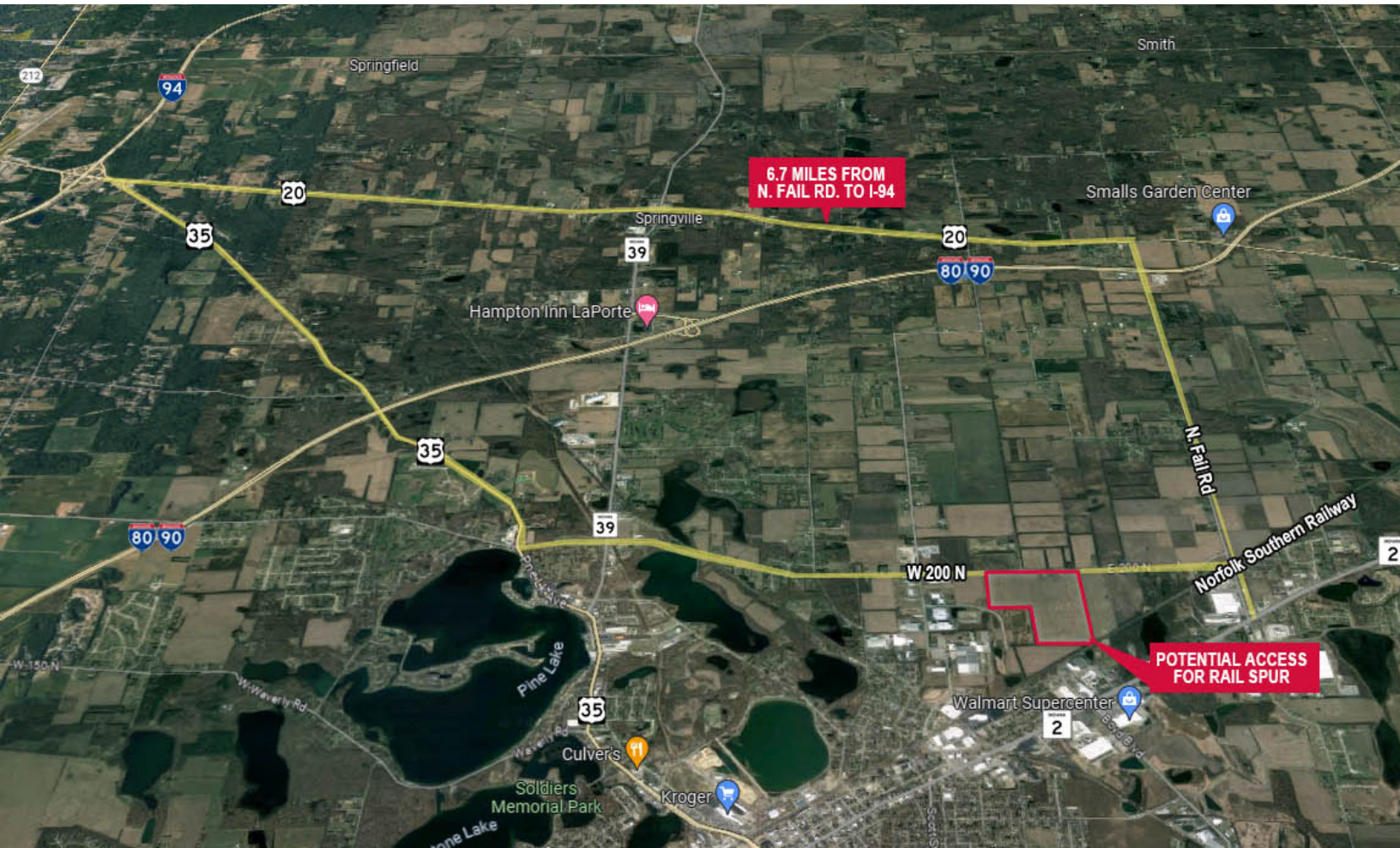
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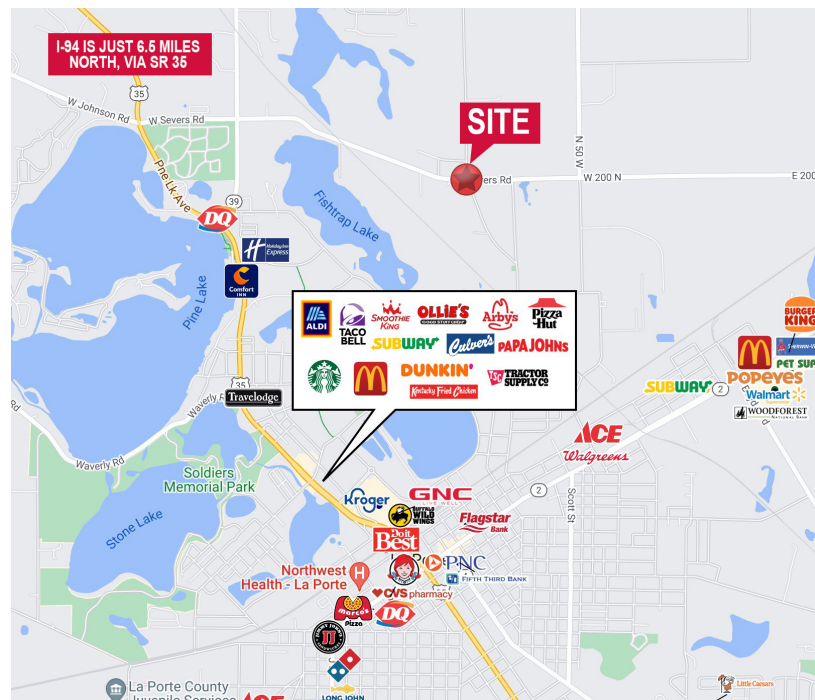
LOCATION OVERVIEW

LAND FOR INDUSTRIAL DEVELOPMENT

Vacant Land | E 200 N | LaPorte, IN 46350



- Property is on the edge of existing Thomas Rose Business Park and near Indiana State Highway 2, Indiana State Highway 20, Indiana Toll Road (80-90), and Interstate 94.
- Interstate 20 is an Indiana Heavy Haul Route allowing for 120,000 GVW loads to be hauled versus the normal 80,000 GVW loads.
- 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.

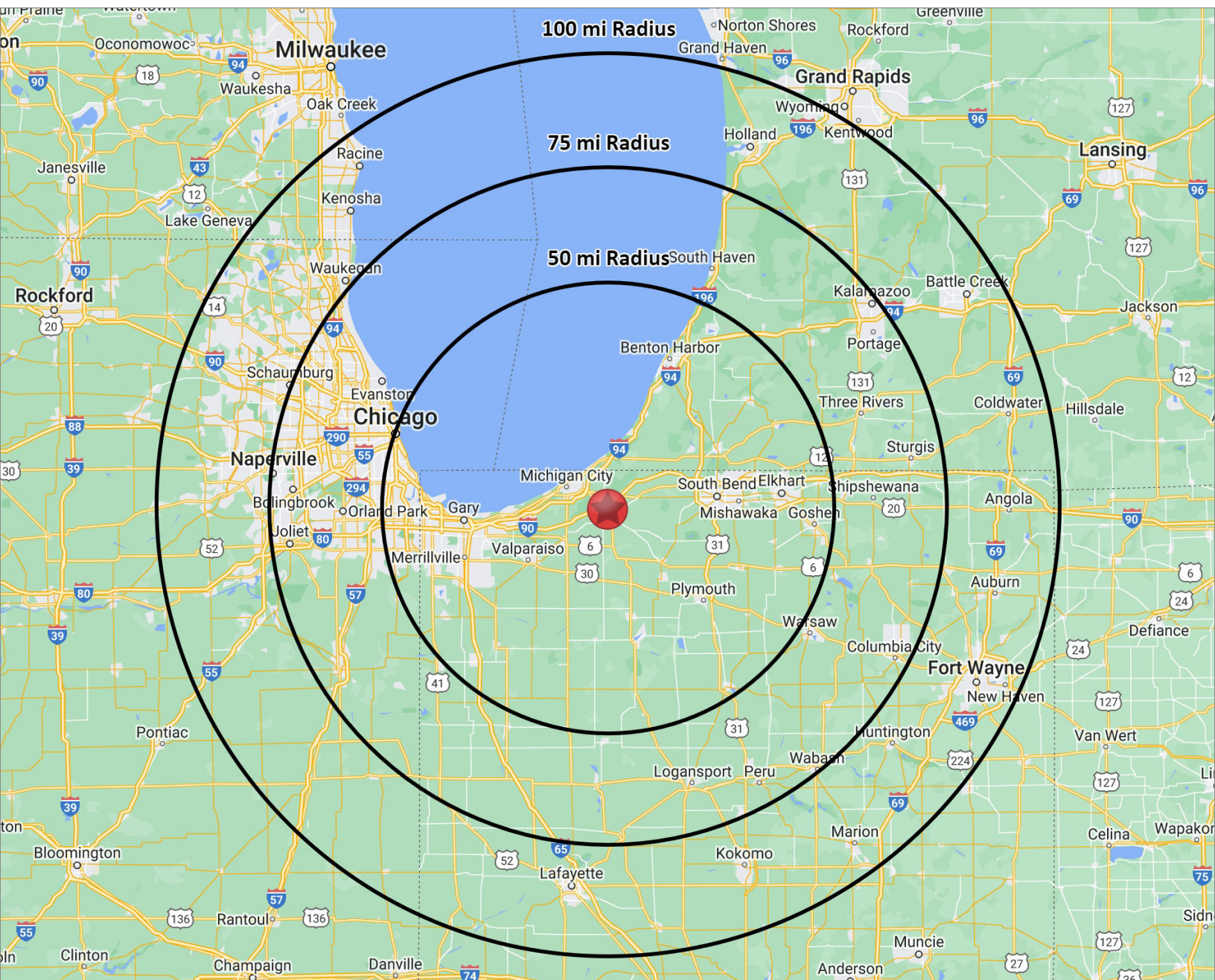


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DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	27 MILES
CHICAGO, IL	65 MILES
FORT WAYNE, IN	103 MILES
GRAND RAPIDS, MI	122 MILES

INDIANAPOLIS, IN	152 MILES
MILWAUKEE, WI	168 MILES
TOLEDO, OH	184 MILES
DETROIT, MI	226 MILES

WHY INDIANA?

LAND FOR INDUSTRIAL DEVELOPMENT

Vacant Land | E 200 N | LaPorte, IN 46350

Good For Business

BECAUSE WE BELIEVE YOUR BUSINESS CAN EXCEED ALL EXPECTATIONS IN INDIANA, WE'VE CREATED AN ENVIRONMENT TO MAKE YOUR INVESTMENT TRANSFORMATIONAL.

As one of the best states in the nation for long-term fiscal stability and low corporate income tax rates, you can feel free to explore your biggest, most ambitious ideas. We've created a business-forward environment, and we're ready to show you that we're committed to your ongoing success in Indiana.

If you're looking for an opportunity to scale, work with exciting new talent or draw on decades of expertise, Indiana is a prime place to embark on the next phase of your business plans.

#

Business Facilities: Indiana is the #1 manufacturing state in the nation



#

Chief Executive: Indiana is the #5 best state for business in the US



#

Tax Foundation: Indiana ranks #2 in the US for property tax rates



WHETHER YOU'RE JUST STARTING-UP,
EXPANDING OR RELOCATING
YOUR BUSINESS...

Indiana provides the optimal conditions to support solutions to real-world problems.

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