



www.northwindcrossings.com

**AVAILABLE FOR LEASE**

182,000 SF | Class A Distribution Center | Business Park Setting  
6400 Mississippi Street | Merrillville, Indiana



## BUILDING FEATURES

- 600'+ of frontage and visibility directly along Interstate 65 (102,000 vehicles)
- Ready for occupancy (construction completed in 2018)
- Modern, insulated precast-concrete construction
- 25 miles to City of Chicago
- Immediate access to I-65, 4 miles to I-80
- Economic development incentives available
- Ideal for manufacturing or distribution



**FOR MORE INFORMATION:**

Scott Duerkop | Industrial Services  
8755 W. Higgins Rd. Suite 750, Chicago IL 60631  
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### BUILDING SPECIFICATIONS

Total Building Size	182,000 SF
Total Available Space	182,000 SF
Divisible to	66,625 SF
Year Built	2018
Office Size	To suit
Ceiling Height	32'
Loading	18 truck level docks (expandable to 27)
	2 grade-level doors
Available Power	400 amps/480 v
Column Spacing	53' x 50' (60' x 55' speed bays)
Car Parking	119 spaces
Fire Suppression	ESFR
Floor Thickness	6" reinforced concrete
Zoning	Industrial
Availability	Ready for occupancy
Asking Lease Rate	\$4.75/ SF NNN (full building)
Property Taxes	10-year tax abatement



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