

A modern, multi-story commercial building with a mix of light gray, dark gray, and white panels. Large glass windows are prominent on the corner and ground floor. People are walking on the sidewalk, and cars are parked in the lot. The sky is blue with light clouds.

# Venture Park 65

**NEW CONSTRUCTION**

**BUILD-TO-SUIT UP TO  
2,000,000 SQUARE FEET**

**ALL UTILITIES AND POWER READY TO SITE**

**CROWN POINT, INDIANA**

**10 YEAR TAX ABATEMENT**

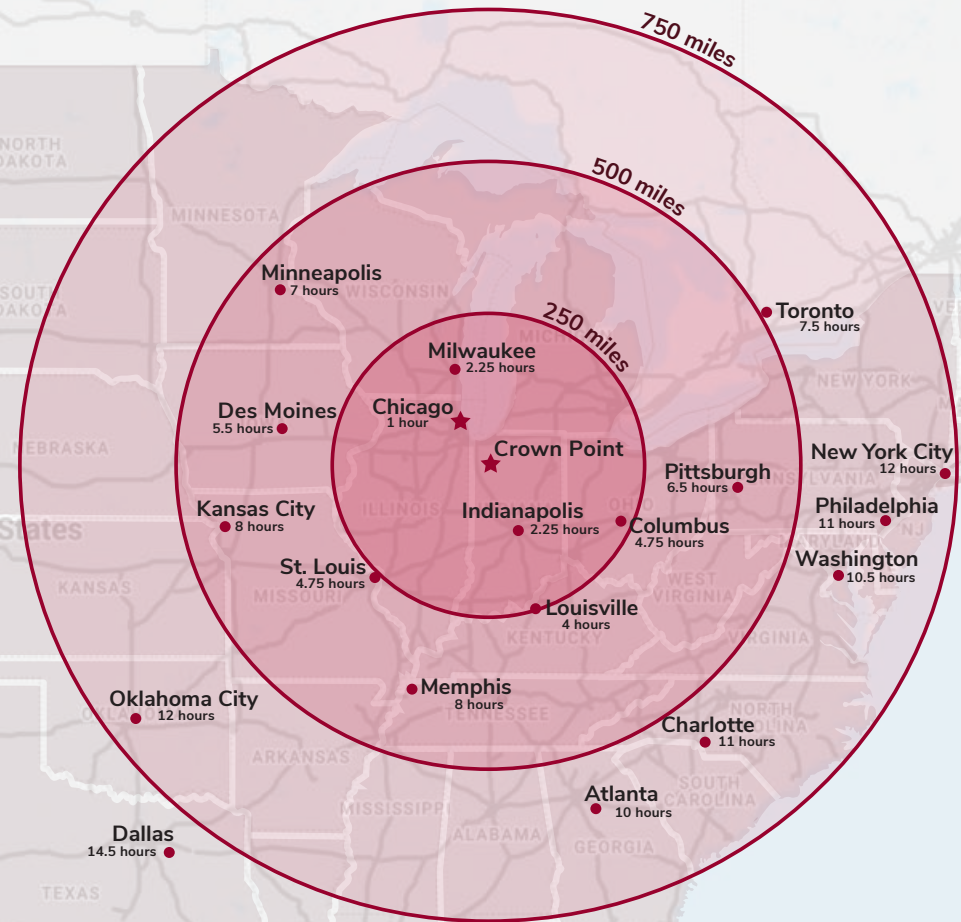
[VenturePark65.com](http://VenturePark65.com)

## LOCATION HIGHLIGHTS

Strategically positioned at a true crossroads – about 13 miles to the Indiana/Illinois border and just 45 miles from downtown Chicago, VenturePark 65 is easily accessible by clients, customers and an abundant workforce.

The park is surrounded by convenient support services, including: a convention center, hotels, child care facilities, shopping, restaurants, and financial institutions.

I-65 access is approximately 3 miles away via 4-way interchanges at 81st Avenue to the North and 109th Avenue to the South. Additional access at US-30. Other major interstates (I-80, I-90 and I-94) are within 10 miles and international airports are just 45 and 65 miles away.

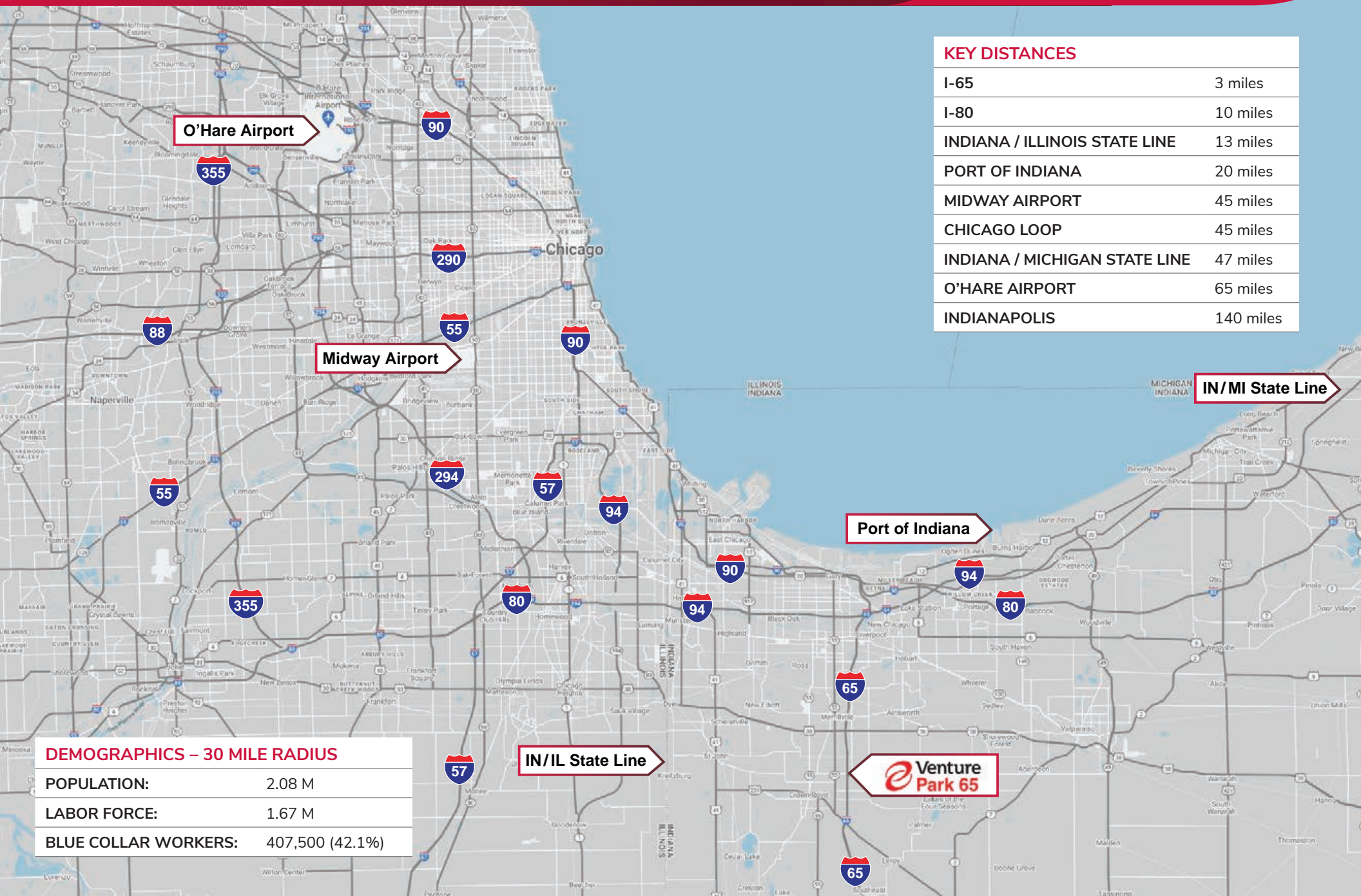




# Venture Park 65

Crown Point, IN

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## KEY DISTANCES

I-65	3 miles
I-80	10 miles
INDIANA / ILLINOIS STATE LINE	13 miles
PORT OF INDIANA	20 miles
MIDWAY AIRPORT	45 miles
CHICAGO LOOP	45 miles
INDIANA / MICHIGAN STATE LINE	47 miles
O'HARE AIRPORT	65 miles
INDIANAPOLIS	140 miles

## DEMOGRAPHICS - 30 MILE RADIUS

POPULATION:	2.08 M
LABOR FORCE:	1.67 M
BLUE COLLAR WORKERS:	407,500 (42.1%)



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## PROPOSED BTS SPECIFICATIONS

### SITE SUMMARY

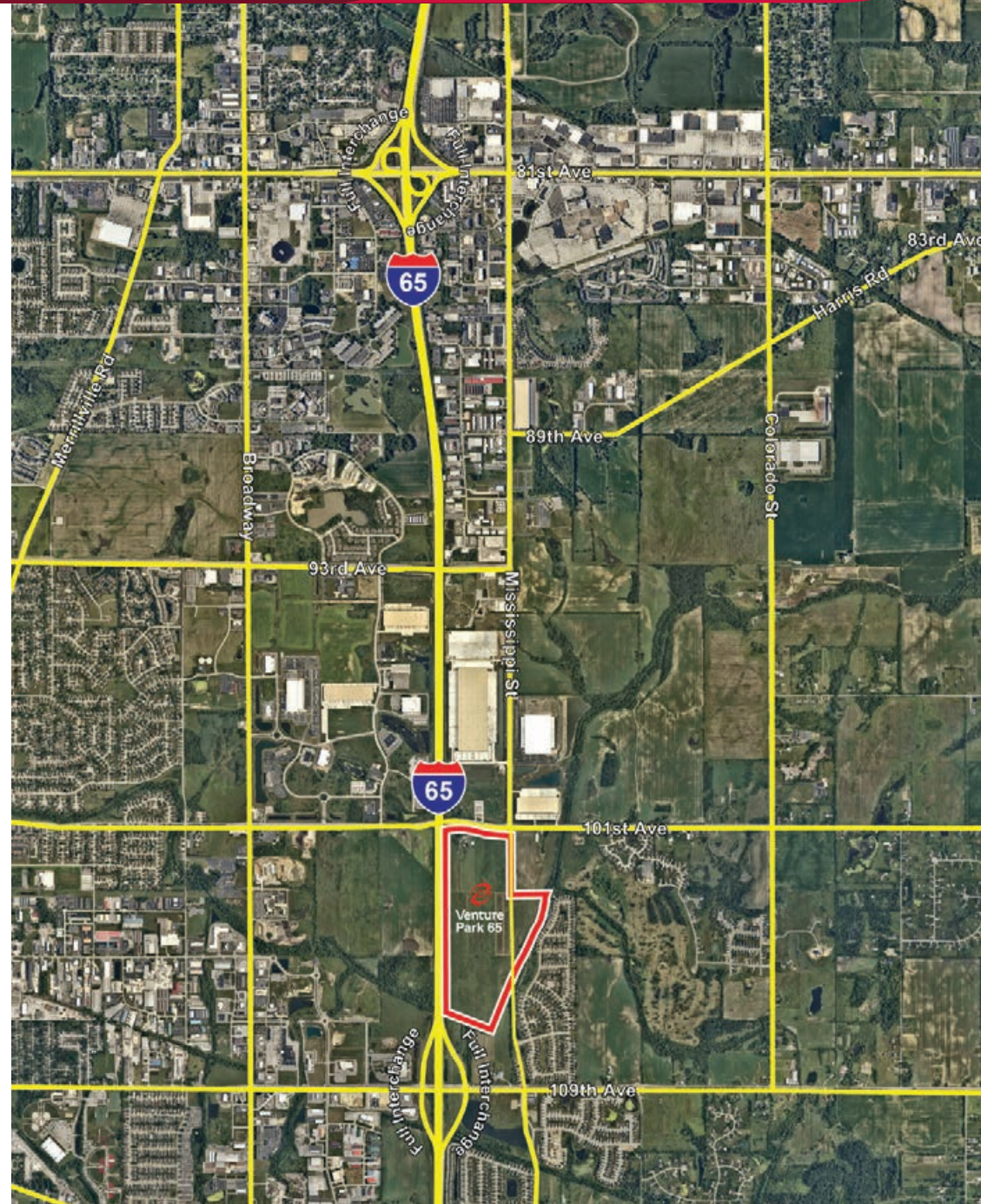
GROSS SITE AREA:	137.77 Acres
IMPROVEMENTS:	All utilities & power ready to the site
COMMENTS:	<ul style="list-style-type: none"><li>• 50% tax abatement for 10 years</li><li>• Interstate access to I-65 via full interchanges at 81st Ave (3 miles) and 109th St (3.5 miles)</li><li>• Pro-business state and city</li></ul>

### SINGLE BUILDING PLAN

FOOTPRINT:	2,001,120 SF
DRIVE-IN DOORS:	4
DOCKS:	370
CAR PARKING:	420 Stalls
TRAILER PARKING:	471 Stalls
CLEAR HEIGHT:	40'

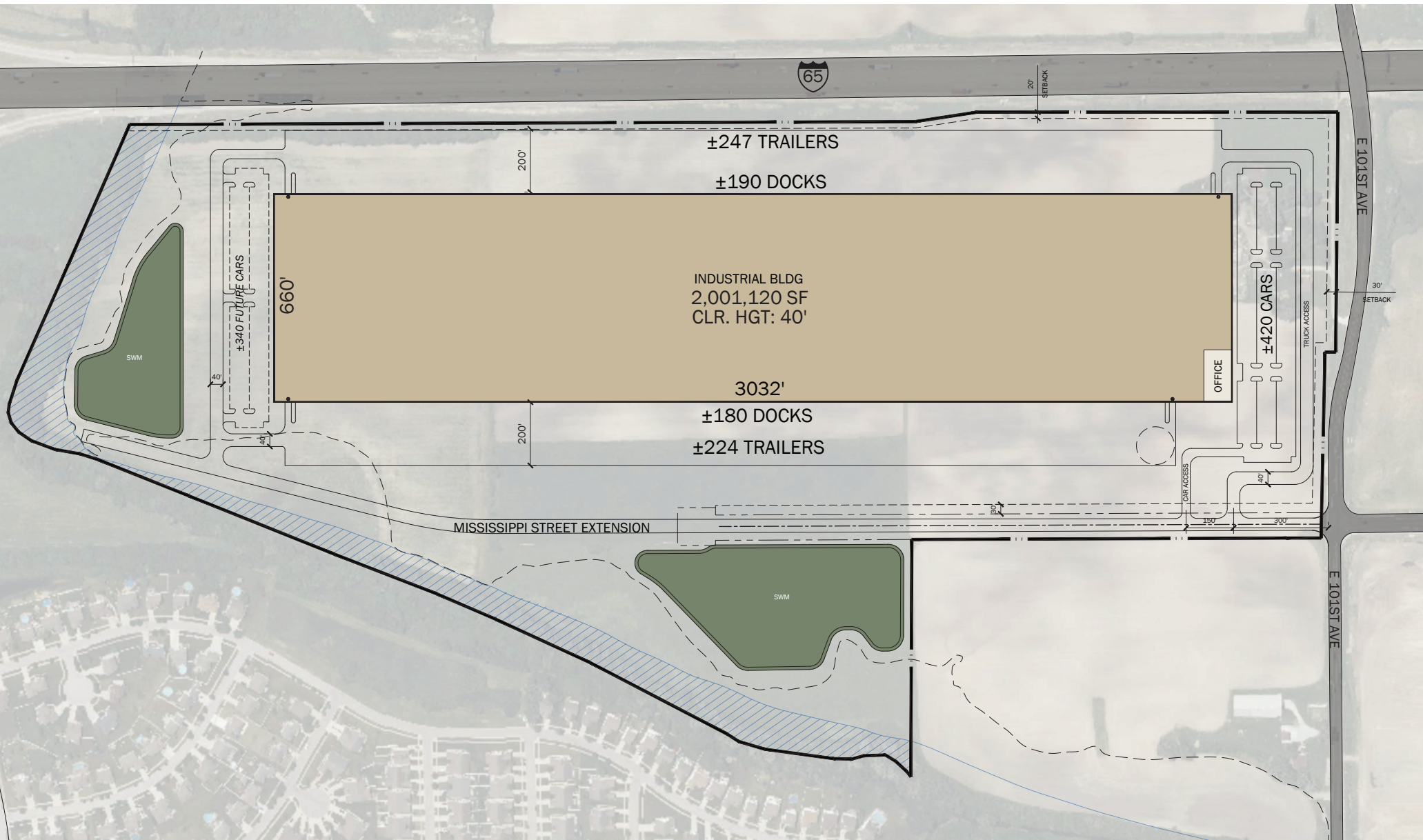
### TWO-BUILDING PLAN

	BUILDING 1	BUILDING 2
FOOTPRINT:	1,000,060 SF	859,940 SF
DRIVE-IN DOORS:	4	4
DOCKS:	180	150
CAR PARKING:	610 Stalls	302 Stalls
TRAILER PARKING:	235 Stalls	196 Stalls
CLEAR HEIGHT:	40'	40'

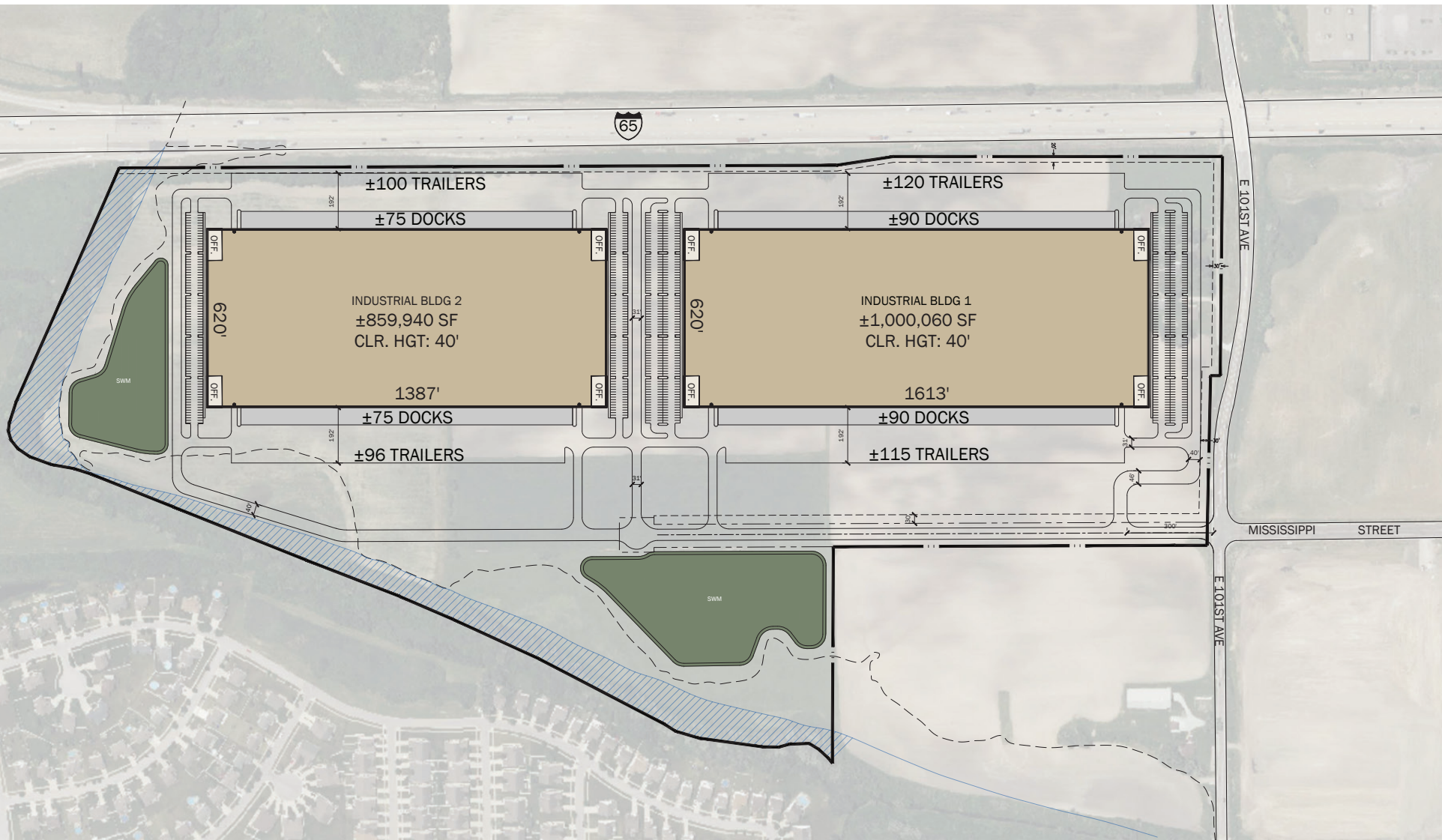




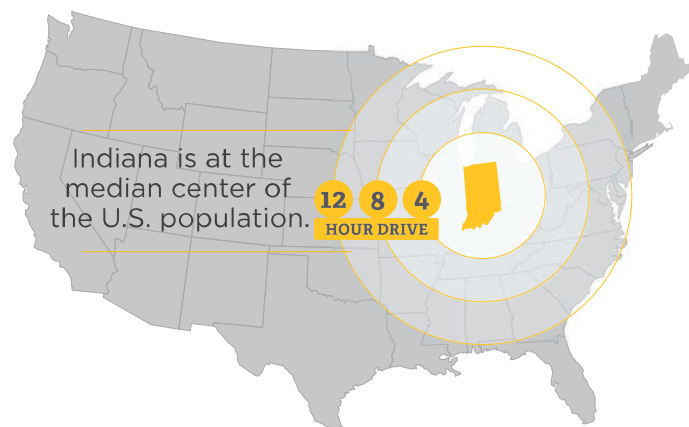
## CONCEPTUAL SINGLE-BUILDING SITE PLAN



## CONCEPTUAL TWO-BUILDING SITE PLAN



## Indiana Advantage



### FASTER DELIVERY

**1st** in shortest distance to median center of U.S. population

**1st** in pass-through interstates

### COMPETITIVE TAX CLIMATE

**4.9%** Corporate Income Tax Rate

**1-3%** Capped Property Taxes

### RIGHT TO WORK

Indiana is a right to work state with a business-friendly environment.

[iedc.in.gov](http://iedc.in.gov)

### 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.

**Individual Income Tax Rate: 3.05%**

**AAA** Indiana Bond Rating

### TRANSPORTATION INFRASTRUCTURE

Indiana is 1st in pass-through highways, and located at median center of the U.S. population, making shipping hassle-free — and makes Indiana a prime location to be the defining hub for the U.S. supply chain.

Proximity to World's 4th Busiest Airport (O'Hare)

### WORKER'S COMPENSATION PREMIUM RATE RANK: **4th**

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

### UNEMPLOYMENT INSURANCE RATE: **2.5%**

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or 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.

**UI Tax for New Employers: \$238**

### INFRASTRUCTURE INVESTMENT

**\$1.2 Billion** per year allocated through 2024 for transportation infrastructure projects

**\$1 Billion** in new infrastructure investments to assure continued global connectivity



**5** America's Top State for Business Infrastructure  
(CNBC, 2023)

**2** Best Place to Start a Business  
(Forbes, 2024)

**1** Property Tax Index Rank  
(Tax Foundation, 2022)

**5** Cost of Doing Business  
(CNBC, 2023)

**3** State Business Tax Climate Index Score  
(Cost of Living, CNBC, 2023)

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