

Industrial Property for Sale

600 E 2nd Street

Michigan City, IN



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Large Warehouse and Manufacturing Building with Water Access to Lake Michigan



Snapshot

Building:	100,875 SF within a TIF District & Opportunity Zone
Land:	6.612 Acres
Zoning:	Industrial
Year Built:	1929
Taxes:	\$13,000 (2017 Pay 2018)
Reduced Price:	\$2,900,000 (\$3,500,000)

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

Property Details

Price reduced! The property consists of a large industrial warehouse and light manufacturing brownfield building with boat dock stalls and access to Trail Creek and Lake Michigan. 4,700 SF of office space is also part of the total package. Built in 1929, this solid pre-WWII construction includes but is not limited to, thick concrete floors and an excellent structural combination of wooden and steel. Fantastic property for redevelopment related projects either as a functioning business, mixed use or residential component. This property is located in a Tax Increment Financing (TIF) District and Opportunity Zone.

Link to Video Tours: [600 E 2nd](#)

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Office Photos



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Warehouse Photos



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Located Across the Street from the Blue Chip Casino and Resort



Area Description

Great location on Highway 12 entering Michigan City, Indiana from the east, with water access where the Lake Michigan Intercoastal Waterway intersects with Trail Creek. Located directly across the street from the Blue Chip Casino and Resort and minutes from the Lighthouse Place Premium Outlet Mall, restaurants, clubs, and other Michigan City businesses. Less than one hour drive from the southside of downtown Chicago.

2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	AVERAGE DAILY TRAFFIC COUNTS (AADT)
POPULATION	5,748	30,373	39,093	Traffic Count E 2nd Street / W Washington Blvd. is 18,769 vehicles daily.
NUMBER OF HOUSEHOLDS	2,499	12,506	16,325	
AVERAGE HOUSEHOLD INCOME	\$39,736	\$45,163	\$48,138	
ANNUAL VISITORS - BLUE CHIP CASINO	2.253 Million			
ANNUAL VISITORS - LIGHTHOUSE PLACE OUTLET MALL	5 Million			

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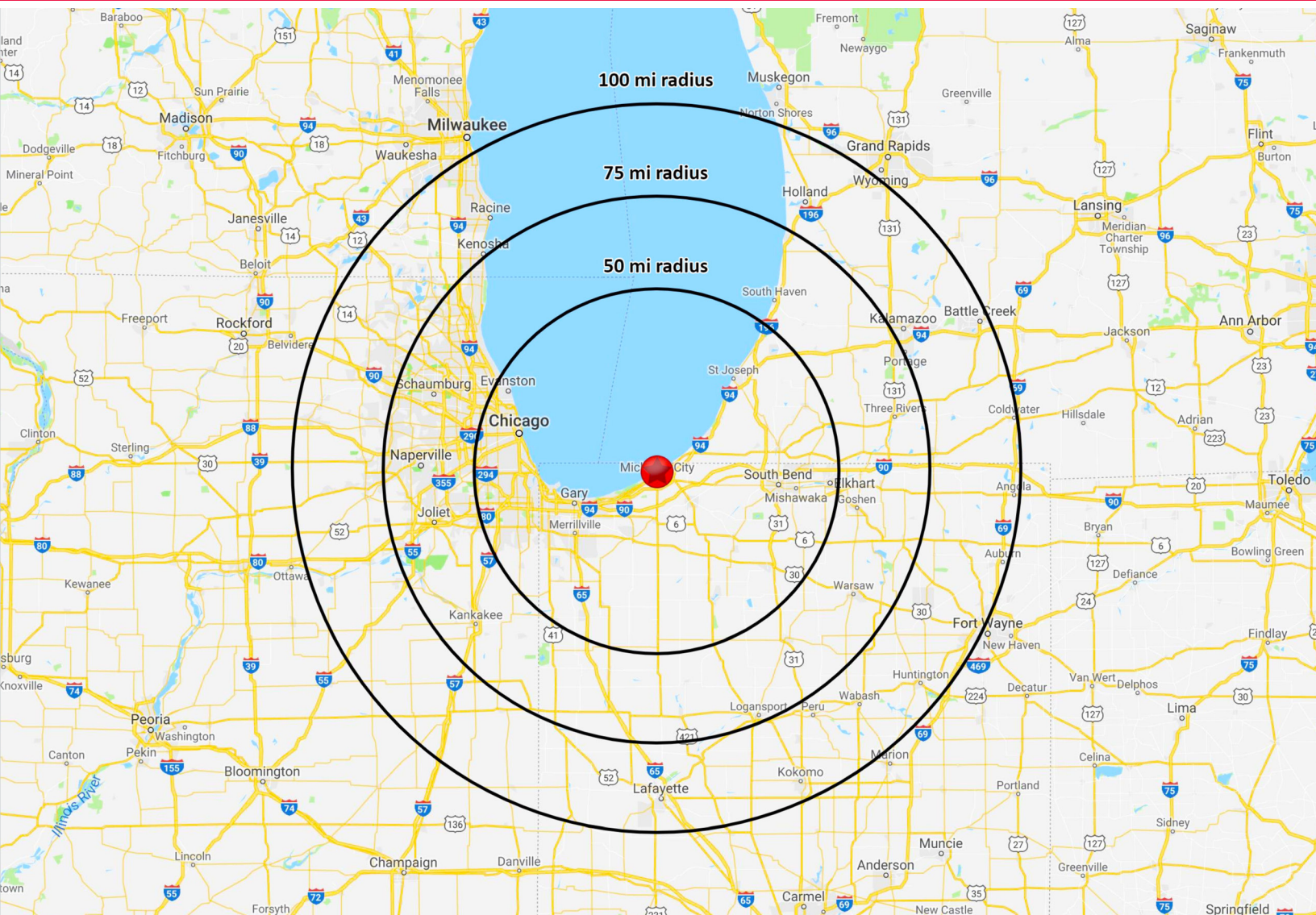
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Great Location in Michigan City, Less Than 1-Hour Drive to Downtown Chicago



Location

Great location on Indiana Highway 12 entering Michigan City, Indiana from the east. The site has significant waterfront access where the Lake Michigan Intercoastal Waterway intersections with Trail Creek. Boat docking slips are included with the purchase of the property. The site is directly across the street from the Blue Chip Casino and Resort and minutes from the very highly visited Lighthouse Outlet Mall, the Arts District area, restaurants, clubs and other Michigan City businesses.

The location is an ideal regional location less than one hour from Chicago, two and half hours from downtown, Indianapolis, and very accessible from a large part of the Midwest and Great Lakes Region.

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