

## Four Parcels Ready For Development | Zoned For A Variety Of Uses



### Property Details

Located along the U.S. 20/U.S. 35 corridor, with access to Indiana Highway 212, includes four (4) separate parcels ready for development and available for sale. Zoning for these properties includes industrial and manufacturing, retail/office, residential and agricultural. This area is also serviced by the Michigan City Airport and South Shore Freight Line Railroad, and is located less than one mile west from the U.S. 20/I-94 interchange.

SITE #	ACREAGE	PRICE PER ACRE	ZONED / ACCOMMODATED SITE USES
2	17.2 Acres	\$47,900	Retail, commercial, hotel/motel and office uses. Sewer, water & gas at the street. Potential for rail access.
3	5.8 Acres	\$47,900	Retail, commercial, hotel/motel and office uses. Sewer, water & gas at the street. Potential for rail access.
4	21 Acres	\$47,900	Residential development, assisted living, office, business and hotel/motel uses. Sewer, water & gas at the street.
5	6.1 Acres	\$47,900	Industrial/manufacturing, distribution and office development.
6	124.36 Acres	\$28,900	Industrial/manufacturing, distribution and office development. Site 6 is the proposed Oehmstead Industrial Park.

4100 Edison Lakes Parkway, Suite 350  
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A Global Brokerage Division of Cressy Commercial Real Estate

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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.



Development Sites For Sale

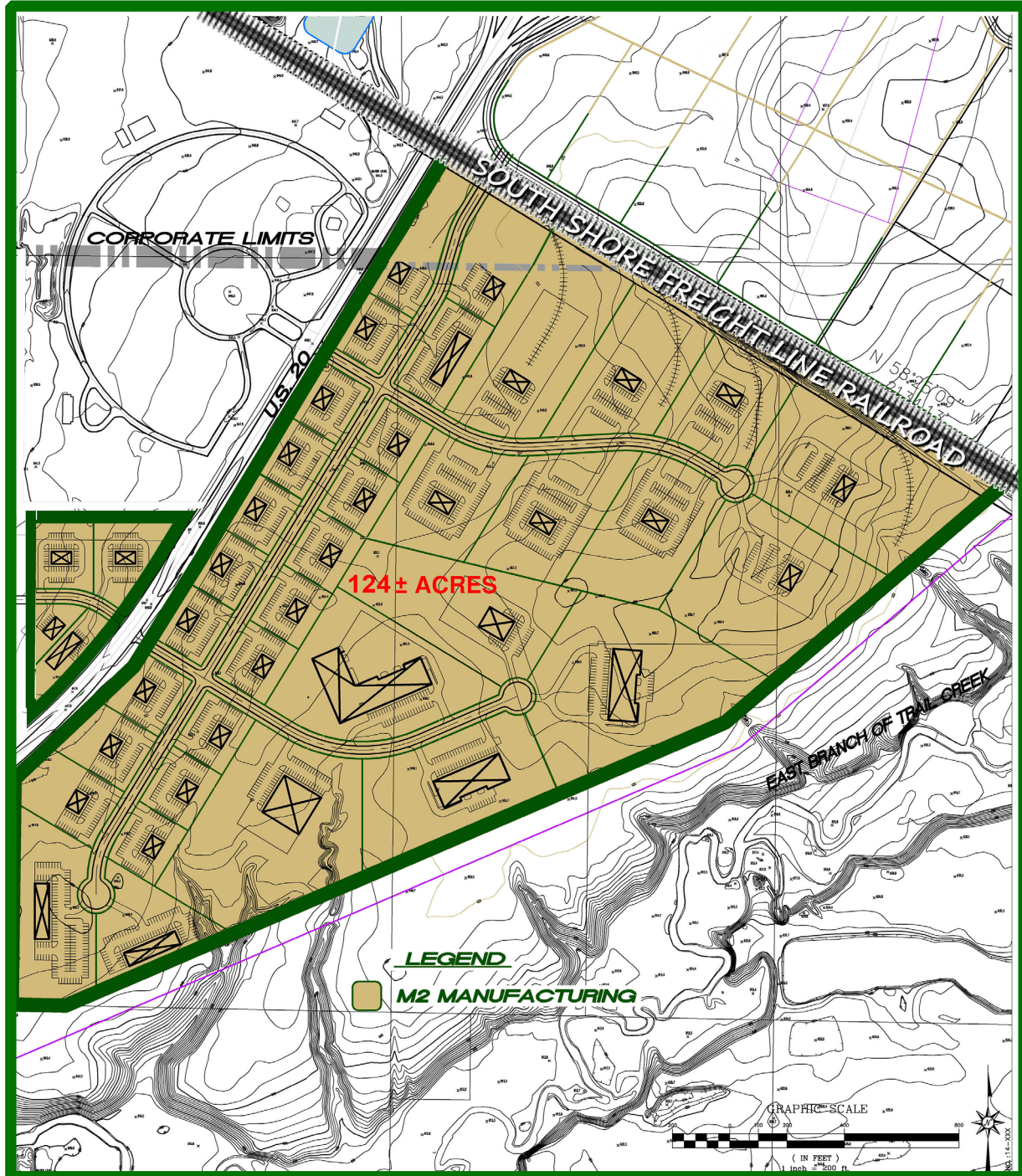
US 20 & US 35

Michigan City, Indiana



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## Proposed Site Plan For Parcels 5 & 6



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Development Sites For Sale

US 20 & US 35

Michigan City, Indiana



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Close Proximity To I-94 And Indiana Toll Road



## Location

The South Shore Freight Railroad serves as the southern border for the 124.36 acre parcel, and could provide rail service to large scale users including manufacturing and distribution. Located in northwest Indiana in LaPorte County, the property has excellent proximity to the I-94, Indiana Highway 212 interchanges and the Toll Road. The I-94 is a major transportation artery and critical in the delivery of goods throughout the Midwest. US 20/US 35 is the main transportation corridor serving the northern portion of Michigan City and Northern Indiana. These highways are also the direct routes to local establishments such as Blue Chip Casino, Lighthouse Place and primary hospital.

Traffic counts from the I-94 interchange west along US 20/US 35 average 24,000 to 25,000 daily. Additionally, over 365,000 trucks pass through the I-65, I-94, I-80/90 corridor area each day to the various regions each one of these interstates services. The site has the potential to be a big box warehouse or another type of transportation facility for the heavily trafficked I-94 corridor between Toronto, Windsor, Detroit, Kalamazoo, Chicago and Milwaukee.

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