

Merrillville Office

8450 Broadway, Merrillville, IN 46410, USA



Property Overview

Price/Rent PSF	Inquire
Asset Type	Office
Trade Type	Sale
SQ. FT. Available	48,330
Date Available	10/26/2018
Additional URL	http://www.hilcorealestate.com/properties-for-sale/inventory?propertyId=387615-sale

Contact



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Description

Location

This large office and warehouse property is located at the corner of Broadway and W. 84th Avenue within Merrillville, a town in northwest Indiana. The property is just west of a number of national restaurant chains, Chase Bank, Centier Bank and in close proximity to Meijer. In addition, there are several neighborhood centers, a regional mall, and several hotels on the eastern side of the 80th Avenue exit off of I-65, approximately 1.6 miles from Subject. The property is located off of 80th Avenue/81st Avenue, a major thoroughfare of this area. The immediate area surrounding the Subject is populated by office, medical and bank uses.

Sale

BID DEADLINE: November 27th

ON-SITE INSPECTION: November 8th & November 15th | 10:00am - 12:00pm

The Subject property is a freestanding office building split between one and two stories. Built in 1978, the property includes a main office area with 24 private offices, two conference rooms, break room, kitchenette, washrooms and several ancillary mechanical and storage rooms. The second floor features additional private offices, four general offices and restrooms. Approximately 43,500 SF (or 75%) of the facility is office area. The second building is a two story warehouse building constructed in 1992 totaling 9,898 SF. The site also includes 293+/- parking spaces. DirectBuy looks to arrange a sale leaseback with an eight month initial term and a two month extension option.

In cooperation with Steven Mathis, IN Broker Lic. #RB15000970

Location

