

Marcus & Millichap
TAG INDUSTRIAL GROUP

VACANT INDUSTRIAL | EASTPORT CENTRE BUSINESS PARK
1061 TRANSPORT DRIVE

VALPARAISO, IN 46383

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TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Rent Roll • Operating Statement
Regional Map • Aerial Map • Property Photos
Floor Plan • Tenant Summary • Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Vacant Single-Tenant 14,800-Square-Foot Warehouse Situated on 1.39 Acres
- Features Clear Height Up to 18'; One Dock Door, Two Drive-In Doors, and Three-Phase Heavy Power
 - Located 56 Miles Southeast of Downtown Chicago via I-90
 - Ideal for Owner Use or Lease-Up Investment Opportunity
- High Barrier-to-Entry Submarket with 2.4% Vacancy vs. 7.0% National Average

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 1061 Transport Drive in Valparaiso, Indiana. The subject property consists of approximately 14,800 square feet of warehouse space and is situated on 1.39 acres of land. Delivered in 2007, the single-tenant asset features metal construction, a clear height ranging from 14'5" to 17'11", one dock-high door set in a truck well, two drive-in doors, and three-phase heavy power with 400 amps and 120 to 208 volts. Located near the interchange of Indiana State Road 49 and U.S. Route 30, the property is about 56 miles southeast of Downtown Chicago via Interstate 90. For Sale as vacant, the property can be acquired for owner use or as a lease-up opportunity.

The subject property is located in the mid-sized Porter County submarket, containing 22.3 million square feet of industrial space. Over the last decade, the submarket has experienced minimal growth and did not have a single industrial delivery in 2024. While net absorption contracted to a 13-year low of -293,000 square feet, the vacancy rate only increased 130 basis points to 2.4 percent, sitting well below the 7.0 percent national average (based on top 50 metros, minimum 10,000 square feet, Classes A, B, and C). Despite availability remaining historically tight in Porter County, annual rent growth decelerated by 3.7 percentage points to 2.8 percent in 2024, representing the slowest pace in a decade. Market rents averaged about \$9.80 per square foot, up about 65 percent since 2014. During Q1 2025, only about 100,000 square feet of industrial space were under construction, making up less than 1 percent of inventory.

Due to a lack of new supply, demand will continue to drive rents and vacancies for the foreseeable future in Porter County (CoStar).

Known as the Greater Chicagoland area, Chicago-Naperville-Elgin is the third largest metro in the nation. The metro houses 9.3 million people, including 2.7 million residents within the city of Chicago. The number of corporate headquarters in Chicago is second only to New York City and is home to 30 Fortune 500 companies. Thanks to eight commercial and passenger rail lines, the Port of Chicago, three international airports, and a vast network of freeways, Chicago is a major distribution and logistics hub. The local economy and workforce are highly diverse, supported largely by distribution, finance, manufacturing, and high-tech industries. As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago boasts 100 neighborhoods, 77 community areas, 50 wards, and eight major league sports teams, including two MLB teams. Chicago is a leader in reforming public schools, enhancing public safety and security initiatives, providing affordable housing in attractive and economically sound communities, ensuring accessibility for all, and fostering, social, economic, and environmental sustainability (Chicago.gov).

PROPERTY DETAILS

1061 TRANSPORT DRIVE, VALPARAISO, IN 46383

Number of Suites	1
Number of Buildings	1
Total Square Feet	14,800 SF
Warehouse Square Feet	+/- 11,813 SF
Office Square Feet	+/- 2,987 SF
Office Ratio	+/- 20.18%
Year Built	2007
Lot Size	1.39 Acres
Clear Height	14'-5" - 17'-11"
Type of Ownership	Fee Simple
Parking Spaces	16
Parking Surface	Asphalt
Building Class	C
Tenancy	Owner-User
Dock-High Doors	1
Grade Level Doors	2
Construction	Metal
Power	400a/120-208v3p
Type of Lighting	Fluorescent
Zoning	Heavy Industrial (INH)
Roof Type	Metal
Age/Condition of Roofs	2007 - Original
HVAC Units	1
Age/Condition of HVAC	Original



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1061 TRANSPORT DRIVE

VALPARAISO, IN 46383

OFFERING PRICE
\$1,550,000

PRO FORMA CAP RATE
9.11%

Offering Price	\$1,550,000
Pro Forma Cap Rate	9.11%
Price/SF	\$104.73
Total Square Feet	14,800
Tenancy	Owner-User
Occupancy	0.00%

DEBT QUOTE (CONVENTIONAL)

Loan Type	Conventional
LTV	65%
Interest Rate	6.75%
Term	5 Years
Amortization Period	25 Years

DEBT QUOTE (SBA)

Loan Type	SBA 504
LTV	90%
Interest Rate	6.50%
Term	10 Years
Amortization Period	25 Years

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RENT ROLL

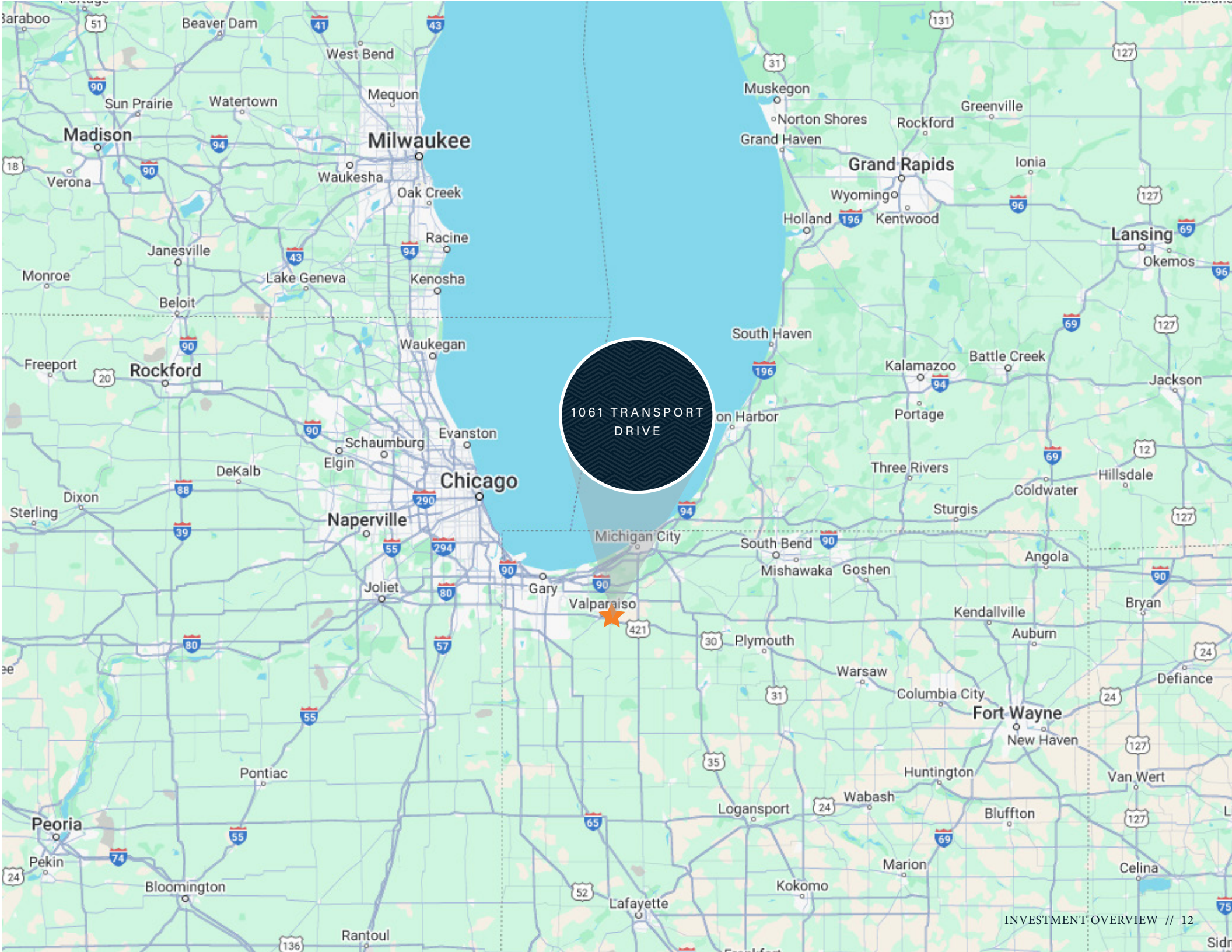
Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Lease Type
				Comm.	Exp.					
Vacant	1061	14,800	100.0%	TBD	TBD	\$0.00	\$0.00	\$0.00	\$148,000	NNN
Total		14,800				\$0.00	\$0.00	\$0.00	\$148,000	
Occupied Tenants: 0				Unoccupied Tenants: 1		Occupied GLA: 0.00%		Unoccupied GLA: 100.00%		
Total Current Rents: \$0						Occupied Current Rents: \$0		Unoccupied Current Rents: \$0		

Notes: Pro Forma Rent Per Year = \$10.00 PSF NNN.

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF	Notes
Scheduled Base Rental Income	0		0.00	148,000		10.00	
Expense Reimbursement Income							
Net Lease Reimbursement							
Insurance	0		0.00	4,440		0.30	
Real estate Taxes	0		0.00	15,789		1.07	
Management Fees	0		0.00	0		0.00	
Total Reimbursement Income	\$0	0.0%	\$0.00	\$20,229	75.0%	\$1.37	
Effective Gross Revenue	\$0		\$0.00	\$168,229		\$11.37	

Operating Expenses	Current		Per SF	Pro Forma		Per SF	
Insurance	4,440		0.30	4,440		0.30	Estimated
Real Estate Taxes	15,037		1.02	15,789		1.07	2024 Pay 2025
Management Fee	0	0.0%	0.00	6,729	4.0%	0.45	Assumption
Total Expenses	\$19,477		\$1.32	\$26,958		\$1.82	
Expenses as % of EGR	0.0%			16.0%			
Net Operating Income	-\$19,477		(\$1.32)	\$141,271		\$9.55	



1061 TRANSPORT
DRIVE



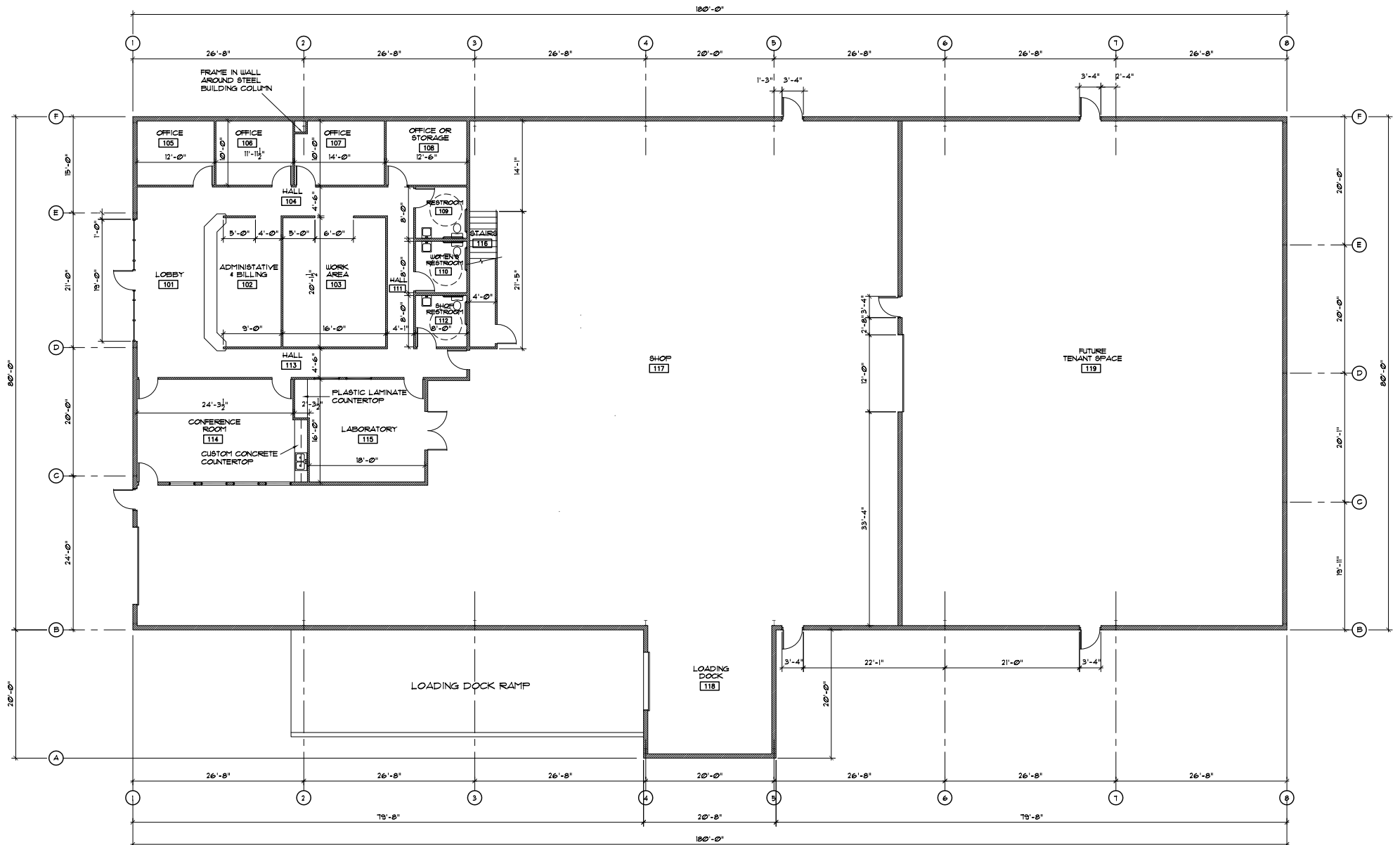
1061 TRANSPORT
DRIVE





[Click Here for More Interior Photos](#)

FLOOR PLAN



FLOOR PLAN
SCALE 1/8" = 1'-0"



CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



1,249 Financing
Transactions
in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



Access to more capital
sources than any other
firm in the industry

WHY MMCC?

Optimum financing solutions
to enhance value

Enhanced control through
MMCC's ability to qualify
investor finance contingencies.

Enhanced control through quickly
identifying potential debt/equity
sources, processing, and closing
buyer's finance alternatives.

Enhanced control through MMCC's
ability to monitor investor/duo
diligence and underwriting to
ensure timely, predictable closings.

The background of the slide is a dark, blue-tinted photograph of an industrial interior. It shows a high ceiling with a complex network of metal beams and pipes. Several large, white, dome-shaped pendant lights are suspended from the ceiling. In the lower-left corner, a large, white, industrial-style door is visible. The overall atmosphere is that of a modern, functional industrial space.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

CHICAGO

ILLINOIS

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.5 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. The greatest growth during the past 20 years occurred in the western portion of the region and was exemplified between 2020-2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for hybrid work schedules, while progressing tourism levels support activity in the urban core.



THIRD-LARGEST
METROPOLITAN
AREA



WEALTH OF
INTELLECTUAL
CAPITAL



LARGE, DIVERSE
EMPLOYMENT
BASE

METROPLEX GROWTH

ECONOMY

The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. Fortune 500 companies headquartered in the metro include Walgreens, Abbott Laboratories, Allstate and McDonald's. The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment are improving. Large tech firms operating in the metro, such as Amazon and Google, attract a wide array of startup companies. Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros.



9%
MANUFACTURING



18%
PROFESSIONAL AND
BUSINESS SERVICES



11%
GOVERNMENT



9%
LEISURE AND HOSPITALITY



7%
FINANCIAL
ACTIVITIES



20%
TRADE, TRANSPORTATION,
AND UTILITIES



4%
CONSTRUCTION



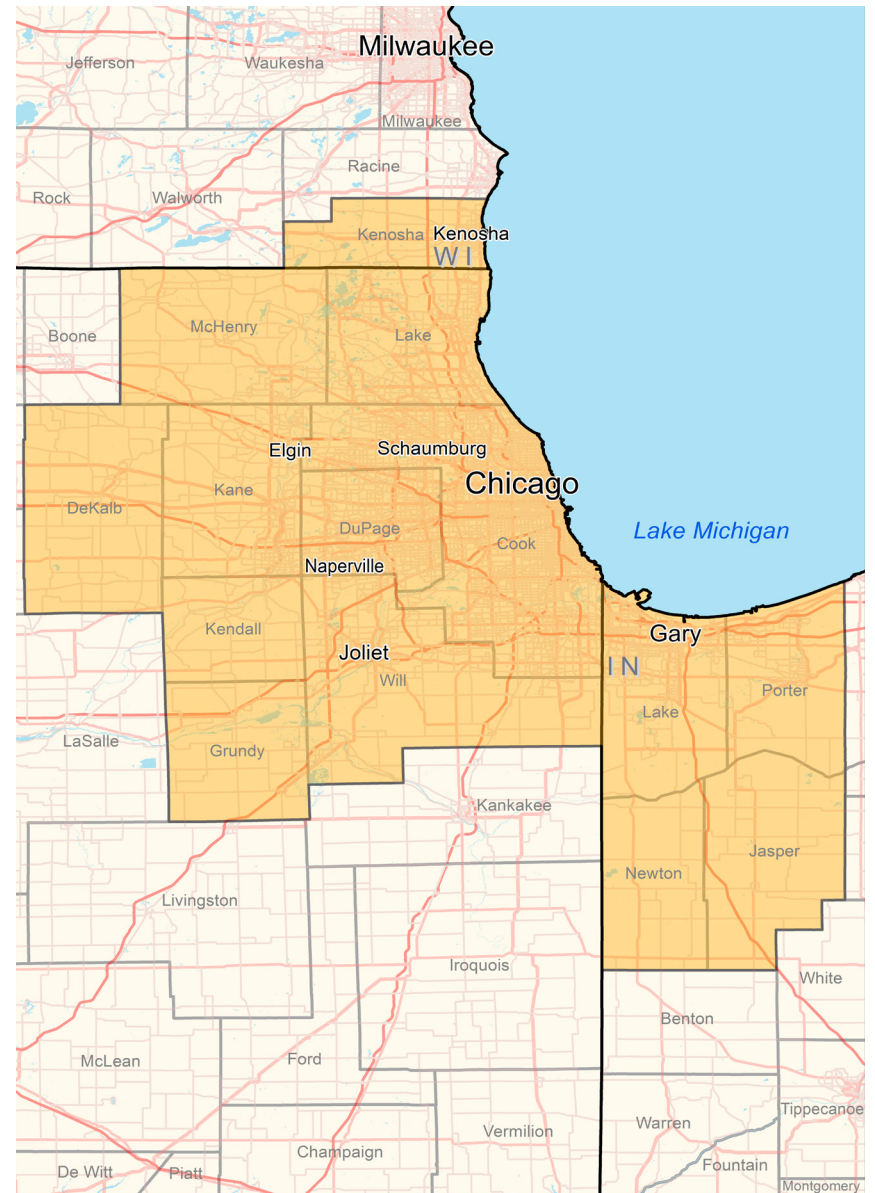
16%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



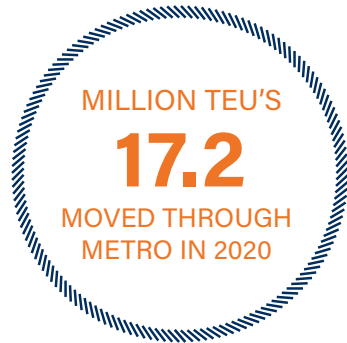
4%
OTHER SERVICES



METROPLEX GROWTH

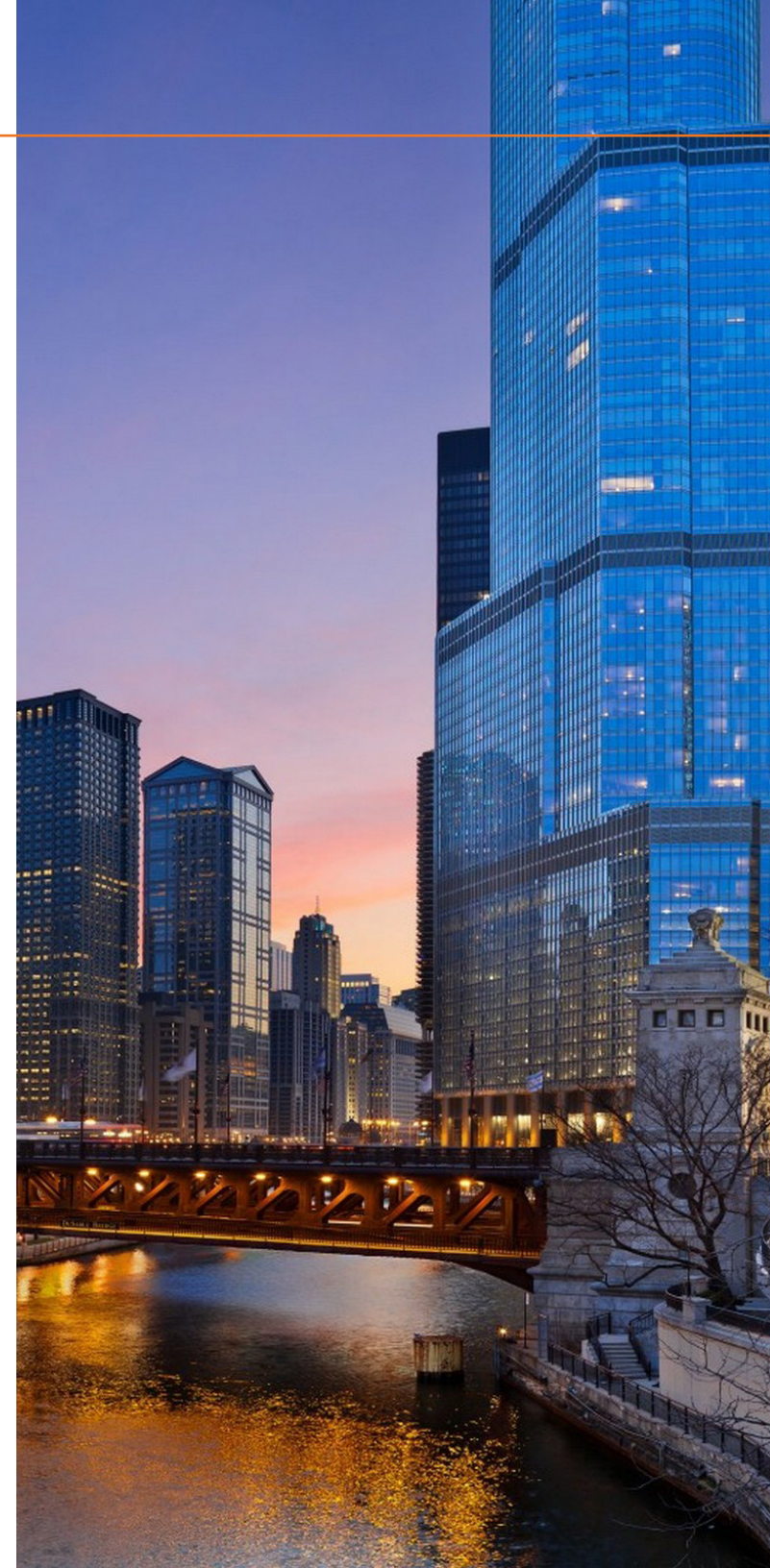
TRANSPORTATION

The region's transit network ranks among the largest and most efficient in the world. The vast network of freeways, centralized location, a large rail-truck intermodal facility and the Port of Chicago contribute to the metro's position as a major distribution and logistics hub. Chicago is the nation's top freight rail hub, with major carriers BNSF, Union Pacific, CSX and Norfolk Southern servicing the region. Amtrak routes originate from Union Station, while the Metra commuter rail and the Chicago L provide passenger service throughout the metro area and beyond. International airports include O'Hare, Midway and Gary/Chicago. Sixteen smaller airports also provide air service for the region.



QUALITY OF LIFE

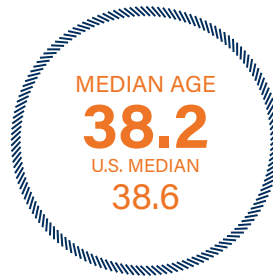
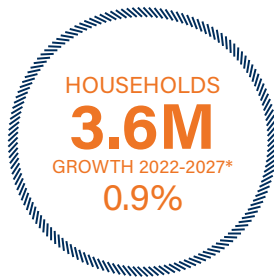
The Chicago metro has something to offer to each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities. The Chicago area's relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver. Cultural activities and artistic venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras, and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which broke ground in September 2021.



METROPLEX GROWTH

DEMOGRAPHICS

Chicago is the second-most populous metro in the U.S., with 9.5 million residents. During the next five years, the population is expected to remain steady. World-class education institutions, including Northwestern University and the University of Chicago, help provide a skilled labor pool. More than 40 percent of residents ages 25 and older hold a bachelor's degree, and of these, roughly 15 percent have also earned a graduate or professional degree, which is well above the national level. Younger professionals moving to the market for employment provide a skilled workforce and contribute to a median age that is slightly below that of the U.S. median, as well as a household income above the national level. More people are renting as thousands of new apartments are completed. The local home-ownership at 61 percent is slightly below the national rate.



DEMOGRAPHICS



50,908

Total Population
Within 5 Miles



49.5%



50.5%



\$103,903

Average Household Income
Within 5 Miles



27,542

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	849	27,463	51,568
2023 Estimate			
Total Population	839	27,205	50,908
2020 Census			
Total Population	861	26,783	50,994
2010 Census			
Total Population	977	25,788	47,526
Daytime Population			
2023 Estimate	1,440	36,023	57,617
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	347	11,180	21,044
2023 Estimate			
Total Households	341	11,002	20,645
Average (Mean) Household Size	2.4	2.3	2.4
2020 Census			
Total Households	337	10,890	20,403
2010 Census			
Total Households	331	10,012	18,558

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	5.1%	5.7%	8.2%
\$150,000-\$199,999	7.7%	7.5%	9.5%
\$100,000-\$149,999	16.0%	15.3%	18.7%
\$75,000-\$99,999	16.0%	14.7%	14.5%
\$50,000-\$74,999	18.2%	15.2%	14.4%
\$35,000-\$49,999	11.8%	12.3%	11.2%
\$25,000-\$34,999	8.5%	9.3%	8.2%
\$15,000-\$24,999	5.8%	8.0%	6.5%
Under \$15,000	10.9%	12.1%	8.9%
Average Household Income	\$89,082	\$87,552	\$103,903
Median Household Income	\$68,070	\$63,654	\$76,585
Per Capita Income	\$37,634	\$36,382	\$42,735
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	839	27,205	50,908
Under 20	22.7%	24.3%	23.9%
20 to 34 Years	25.7%	26.5%	21.4%
35 to 39 Years	8.1%	6.8%	6.5%
40 to 49 Years	13.6%	11.3%	12.3%
50 to 64 Years	17.5%	16.8%	19.1%
Age 65+	12.4%	14.2%	16.7%
Median Age	36.0	34.4	38.6
Population 25+ by Education Level			
2023 Estimate Population Age 25+	580	17,730	34,644
Elementary (0-8)	2.1%	1.8%	1.3%
Some High School (9-11)	5.1%	3.6%	3.1%
High School Graduate (12)	36.1%	30.5%	28.9%
Some College (13-15)	21.3%	19.9%	19.3%
Associate Degree Only	10.4%	9.3%	9.2%
Bachelor's Degree Only	14.6%	22.1%	23.3%
Graduate Degree	10.4%	12.8%	14.9%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	27.0	28.0

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