

FOR LEASE OR SALE

Office, Shop & Yard on 10 Acres

1111 US Highway 20, Michigan City, Indiana 46360



FOR SALE

\$3,800,000

FOR LEASE, WHOLE SITE OR BY ZONE

\$8.63 /SF/YR NNN

SITE

±10 acres

FLOOR AREA

±34,754 SF

BUILDINGS

3

ZONING

M-1

OFFERED BY THE OWNER

(206) 349-8988

Three separate buildings, one working site

The shop dates to 1985, the office to 1998 and the rear warehouse to 2006, and the site has run as a working terminal throughout. Three-phase power to every building, and an on-site industrial sanitary sewer storage system with a lift pump into the municipal line. Yard room to maneuver and expand.



Main office and dispatch

±8,358 SF

OFFICE / DISPATCH / CREW
QUARTERS

Full backup generator system
400 amp, 240V, three phase
Pond, landscaping and picnic area
Fronts US Highway 20
Brick, built 1998



Maintenance and repair shop

±18,404 SF

SHOP / TRAINING / CREW
QUARTERS

12 truck doors, 7 east and 5 west
5 drive-through bays, 16 ft ceilings
600 amp, 240V, three phase
9 outdoor cab-heater hookups
Two-story training and sleeping quarters
Steel frame and block, built 1985



Rear warehouse

±7,488 SF

TARP REPAIR / STORAGE

Heated tarp repair area
Unheated storage alongside
Two drive-in overhead doors
Wood frame and metal siding, built 2006

Who the site is set up for

A shop, an office and ten acres of yard behind one entrance. Permitted uses under M-1 are confirmed with LaPorte County before signing.

Trucking and logistics

Twelve drive-in doors, a dispatch office on backup power, ten acres of yard.

Truck and trailer repair

Five drive-through bays, 16 ft ceilings, cab-heater points, 600 amp three phase.

Heavy equipment rental

Yard for the fleet, five drive-through bays to service it, and frontage on US Highway 20.

RV and boat storage

Ten acres of yard behind one entrance, plus 7,488 SF of heated and cold space.

Lease the whole site, or one zone of it

All ten acres, one tenant

Three buildings and the full yard under a single operator. The buildings are linked by underground conduit and fiber optics, so the site already runs as one integrated operation rather than three separate ones. Suited to a trucking or logistics business, or to anyone who wants the whole property to themselves.

The lot runs deep off the highway, so it divides into three. One entrance serves every zone through a shared internal drive, and the rate is the same whether you take one zone or all of it. Every lease runs a five year minimum term.

RATE	BASIS
\$8.63 /SF/yr	NNN
TERM	WHOLE SITE
5 years min	≈ \$25,000/mo

Monthly figures are estimates from the rate and the building area, before NNN charges: property taxes, insurance and maintenance, paid by the tenant with their own utilities.



AERIAL OF THE SITE. ZONE BOUNDARIES ARE INDICATIVE, NOT SURVEYED.

■ ZONE 1

Office & Frontage

The front parcel on US Highway 20: the dispatch office, the shared entrance and a fully paved lot with striped parking. Suited to office and dispatch work, or to any operation that wants highway visibility.

BUILDING	±8,358 SF
LAND	±3.5 acres
ACCESS	Direct, on US-20
EST. RENT	≈ \$6,000/mo

■ ZONE 2

Repair Shop & Main Yard

The operating core: the 12-door maintenance shop with its training and sleeping quarters, plus a main yard ideal for truck and trailer parking. Suited to fleet maintenance, truck repair or a contractor base.

BUILDING	±18,404 SF
LAND	±5 acres
ACCESS	Shared drive
EST. RENT	≈ \$13,200/mo

■ ZONE 3

Rear Warehouse

The warehouse at the rear of the site, split into a heated repair area and unheated storage, with two drive-in overhead doors. Suited to equipment and materials storage, or light repair work under cover.

BUILDING	±7,488 SF
LAND	±1.25 acres
ACCESS	Shared drive
EST. RENT	≈ \$5,400/mo

Or buy the property

Everything on the site in one sale: ten acres, three buildings and the yard, to an owner-user or an investor. The price per square foot covers the land as well as the buildings.

PRICE

\$3,800,000

BUILDING AREA

±34,754 SF

SITE

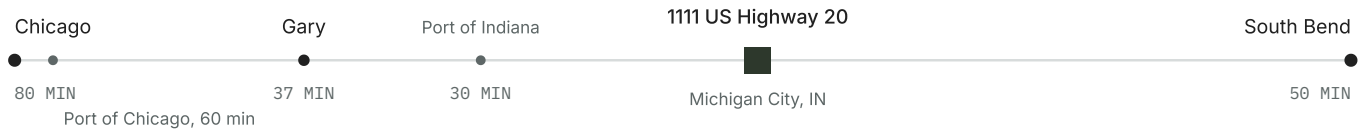
±10 acres

PRICE / SF

≈ \$109

Chicago freight, Indiana overhead

On US Highway 20 at the eastern edge of Michigan City, minutes from I-94 and the Indiana Toll Road, in the corridor between Chicago and South Bend. The highway itself is a heavy haul route.



South Shore freight railroad Carroll Avenue yard	7 MIN	I-94 interchange Exit 40, US-20 and US-35	8 MIN	11th Street station South Shore Line to Chicago	8 MIN
Indiana Toll Road, I-80/90 Exit 39, US-421	15 MIN	Port of Indiana, Burns Harbor Lake Michigan port	30 MIN	Gary I-94 west	37 MIN
South Bend US-20 east	50 MIN	Port of Chicago Lake Calumet Harbor	60 MIN	Chicago Loop I-94 west	80 MIN

ZONING

M-1 LIGHT INDUSTRIAL

The site sits in unincorporated Coolspring Township, LaPorte County, and carries a Michigan City address.

TALK TO THE OWNER DIRECTLY

(206) 349-8988

EMAIL

invest@victoryinfo.net

TOURS

By appointment

ONLINE

us20.victoryinvestor.com

Information is from the owner's records and published listings and is believed reliable but is not guaranteed. Zone boundaries, zone acreage and monthly rent figures are estimates. Drive times are routed estimates without traffic. Buyers and tenants should verify all details, including permitted uses, independently.