

Sublease

37,985 square feet



NorthWind Crossings Business Park
6221 Northwind Parkway | Suite B
Hobart, Indiana

Rare Availability of Industrial Space in Northwest Indiana Submarket of Metro Chicago



Specifications

Total Building Size	150,000 square feet
Available Space	37,985 square feet
Available Office Area	To suit (no existing office area)
Ceiling Height	28' clear
Column Spacing	40' x 40' 50' speed bays
Loading	3 truck-level docks 1 grade-level overhead door
Car Parking	+/- 60 positions
Fire Protection	ESFR
Available Power	400-amp service
Year Built	2008
Asking Lease Rate	\$7.25/sf NNN (as-is condition)
Real Estate Taxes	\$1.26/sf (2020)
Term	Sublease through November 2027

Scott Duerkop
+1 312 952 0260
scott.duerkop@am.jll.com



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SITE PLAN



PROPERTY MAP

