

# 3410 DELTA DRIVE, PORTAGE, IN 46368



For more information, please contact:

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# PORTAGE FLEX BUILDING

3410 Delta Drive, Portage, IN 46368



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$599,000

**Price / SF:** \$66.49

**Lot Size:** 1.48 Acres

**Building Size:** 9009 SF

### PROPERTY HIGHLIGHTS

- Extremely well kept Office/Warehouse
- 9,009 SF consisting of 3,000 SF office & 6,009 SF flex/warehouse
- 1.48 acre parcel
- 15'6" ceiling heights
- Overhead drive-in door & Loading Dock
- Located directly next to IMAX Theater



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## PROPERTY DESCRIPTION

### PROPERTY OVERVIEW

Extremely well kept Office/Warehouse building located in Portage IN. The building is 8,600 sf and sits on 1.48 acres. The 9,009 sf consist of 3,000 sf of office space and 6,009 sf of flex/warehouse space. The flex/warehouse space has ceiling heights of 15'6", with one overhead door and a loading dock. Located directly next to the IMAX Theater, this property receives excellent visibility. The location is excellent for serving the Chicago MSA while avoiding the cost of doing business in Chicago.

### LOCATION OVERVIEW

Property is located on Delta Drive in Portage, IN. From 80/94 take exit 19, SR 249, South for 0.2 miles to Melton Rd. Turn Right onto Melton Rd for 0.4 miles. Turn Left onto Willowcreek Rd for 2.7. Turn Left onto Lute Rd for 1.0 miles then turn right on Airport Rd for 0.2 miles. Turn Left onto Pan Am Blvd for 0.1 miles then turn right at the 1st cross street onto Delta Dr where the property is located on the right.

Portage is a city in Portage Township, Porter County, Indiana, United States. The population was 36,828 as of the 2010 census. It is the largest city in Porter County, and the third largest in Northwest Indiana.



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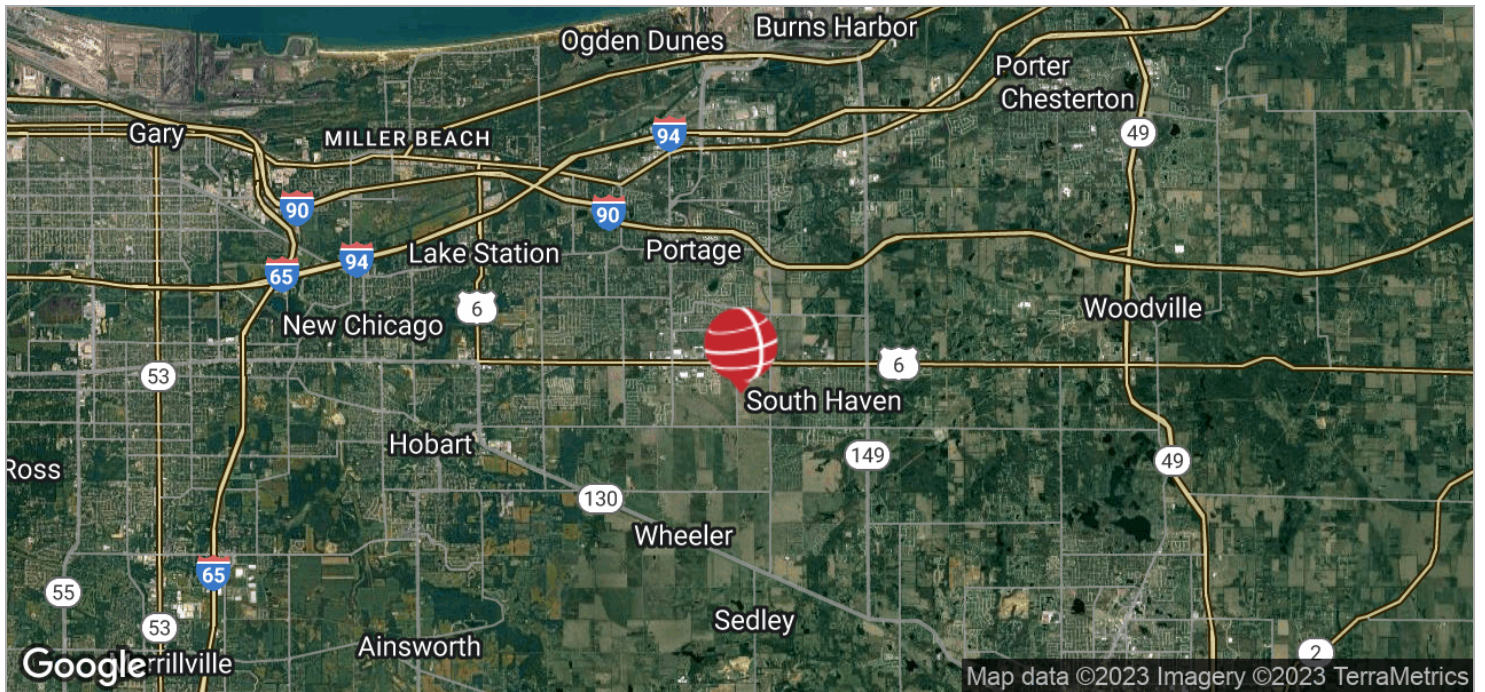


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## LOCATION MAPS



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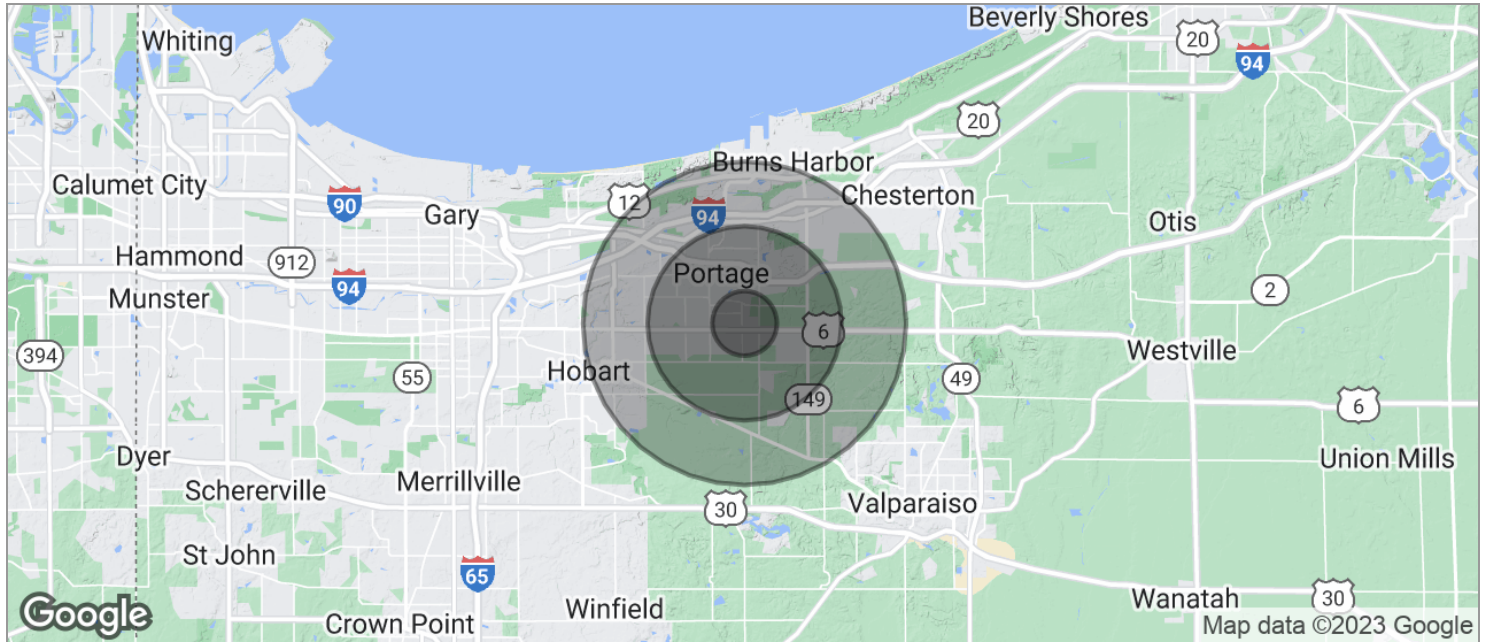


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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,369	42,744	75,477
MEDIAN AGE	37.6	36.7	36.9
MEDIAN AGE (MALE)	34.1	35.8	36.5
MEDIAN AGE (FEMALE)	40.6	37.7	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,645	15,998	28,378
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$61,313	\$61,157	\$62,821
AVERAGE HOUSE VALUE	\$147,345	\$150,267	\$158,189

\* Demographic data derived from 2020 ACS - US Census

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