



## NorthWind Crossings Benefits

### Top 10 Reasons to Operate in Northwest Indiana

1. "Right to Work" state
2. Lowest overall operating cost submarket in the Chicago Metro Market
3. Favorable worker's compensation laws
4. No inventory tax
5. Aggressive menu of available quantifiable state and local incentives
6. Close proximity to multiple interstate highways
7. Within three days drive time to nearly 95% of the nation's population
8. Close proximity to two major population centers - Indianapolis & Chicago
9. Lower business taxes, lower cost of living and a more cost-effective labor force
10. Larger allowable cargo volume per semi-truck (three trailers vs. two) vs. neighboring states



### Additional Benefits of NorthWind Crossings

- The **ONLY** Class-A industrial business park development in Lake County, Indiana
- Master planned, modern, professionally-managed business park
- Modern, well-appointed concrete construction with expansive loading and truck courts, high ceiling clearances, and availabilities for lease or build-to-suit
- NorthWind Crossings qualifies as one of the State of Indiana's "**Shovel Ready**" sites. This designation reduces otherwise potentially lengthy development timelines. NorthWind Crossings is the only shovel ready site in Lake County.
- Reduced development costs
- Great area amenities
- Abundant dining and other employee-friendly area amenities adjacent to site
- Regional mall and supporting retail less than three-miles south
- High image development in Northwest Indiana



Owned & Developed by:



