

MC ENTERPRISE CENTER, 931 SOUTH WOODLAND, MICHIGAN CITY, IN

500,000 SF INDUSTRIAL & OFFICE PARK IN A 35 ACRE

PARK-LIKE SETTING



- LOW COST OF DOING BUSINESS – **AT LEAST** 60% LOWER THAN ILLINOIS, WISCONSIN & MICHIGAN!

Industrial SF Available: 25,000 – 300,000 SF

Ceiling Height: 20-38 Feet

Rail: CSX

Crane: 5, 10 & 20 Ton Available

Power: Heavy – 400-2000 amps each

Zoning: Manufacturing

Loading: Numerous Docks & DID

Sprinkled: Yes – DRY SPRINKLER SYSTEM

Parking: Yes

COLD STORAGE SPACE AVAILABLE!

Office SF Available: 2500 – 30,000 SF

Office Suites are in Move-In Condition!

- PROXIMITY TO CHICAGO, MAJOR AIRPORTS & INTERSTATES
2.5 Miles to I-94 ½ Mile to U.S. 20
7.5 Miles to I-80
- GUARANTEED TAX CREDITS & EXEMPTIONS
- GENEROUS GOVERNMENTAL INCENTIVE PROGRAMS
- SUPERB WORKFORCE
- FOREIGN TRADE ZONE BENEFITS AVAILABLE
- LESS THAN 2 MILES AWAY FROM THE BLUE CHIP CASINO & HOTEL
- **FULL COMMISSION TO COOPERATING BROKERS!**



931 S Woodland Ave, Michigan City, IN 46360

Gardena St

Woodrow

Jackson St

Autumn Tr

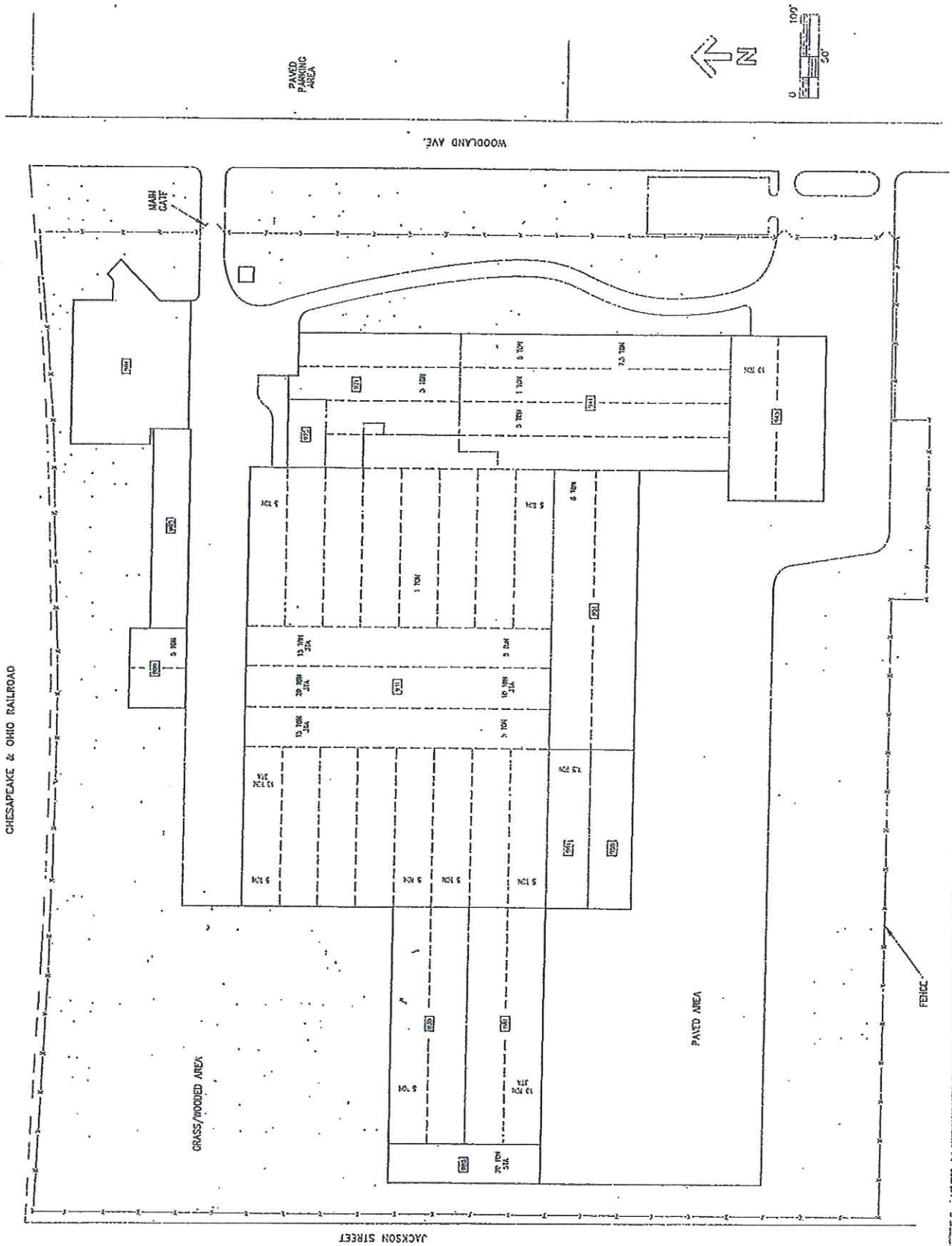
© 2009 Tele Atlas

Streaming 100%

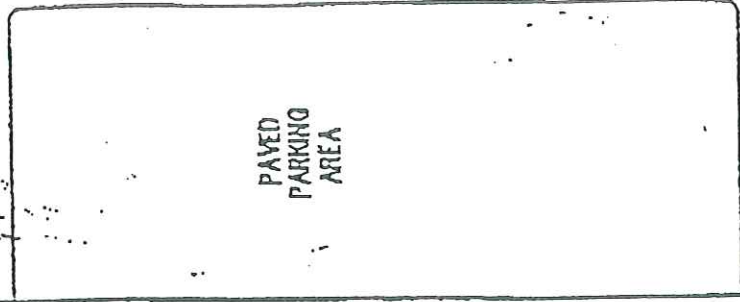
Google

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MC ENTERPRISE CENTER MICHIGAN CITY INDIANA



CHESAPEAKE & OHIO RAILROAD



WOODLAND AVE



MAIN GATE

901

905

907

909

929

927

925

921

923

981

985

931

935

955

945

GRASS/WOODED AREA

PAVED AREA

FENCE

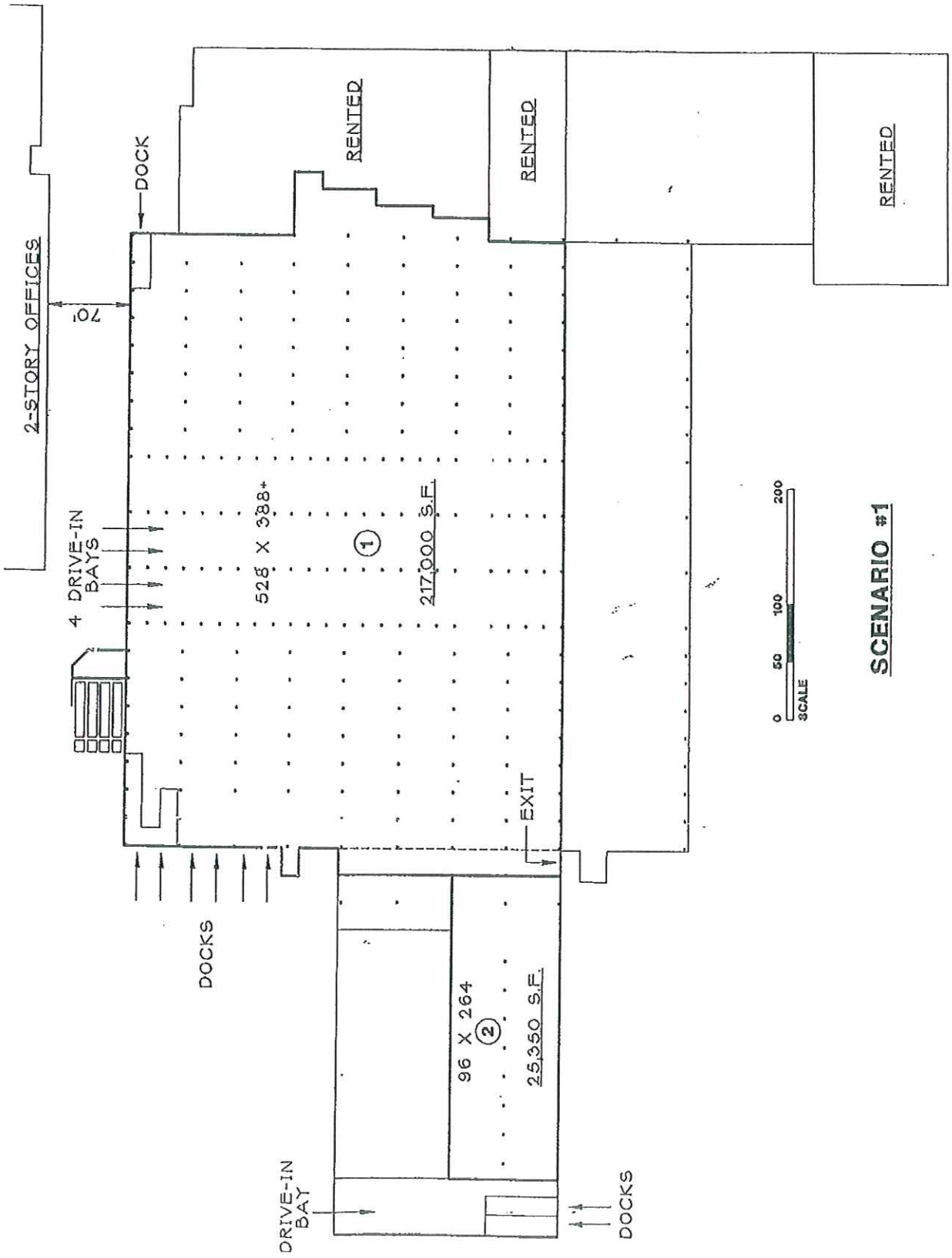
STREET ADDRESSES

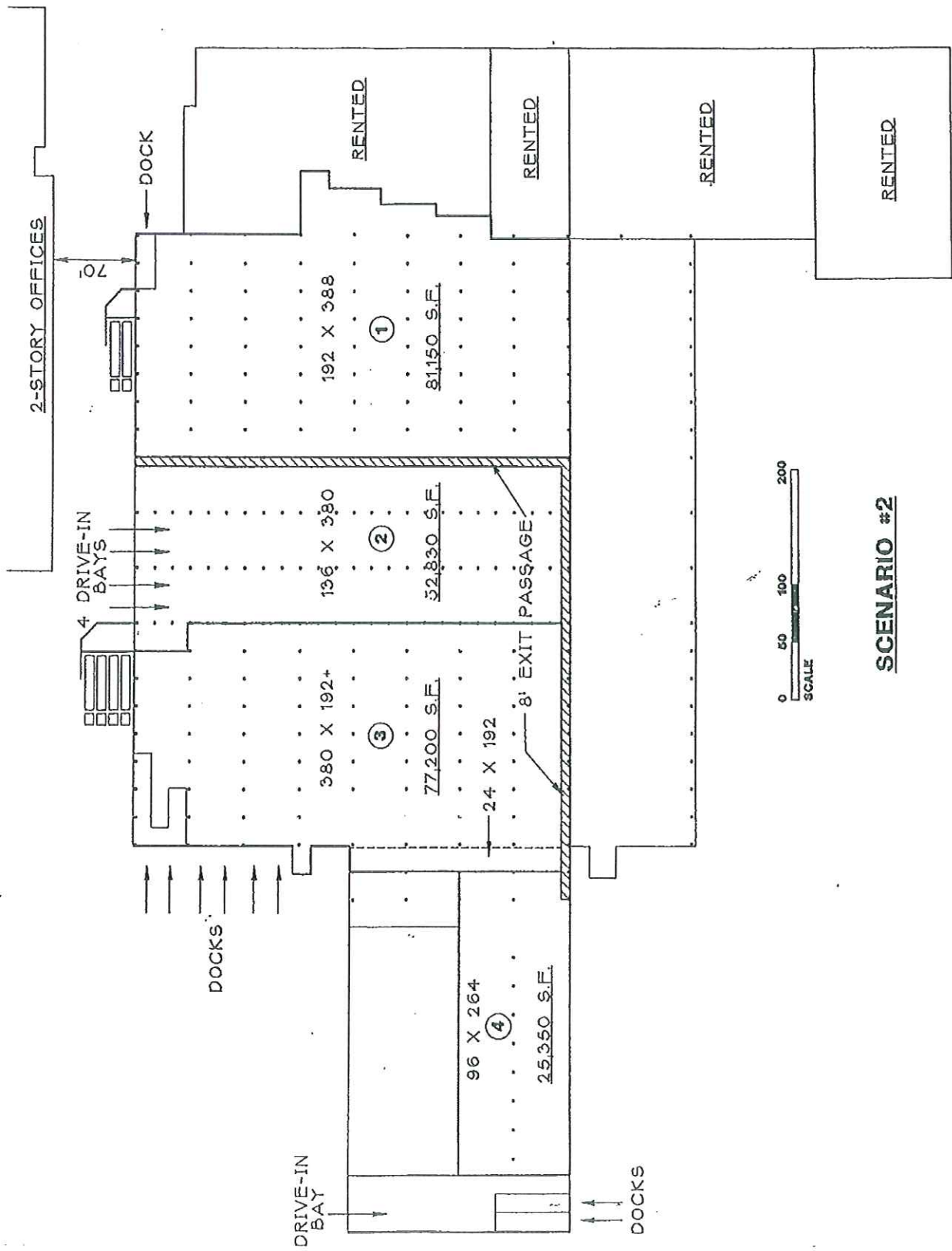
MC ENTERPRISE CENTER

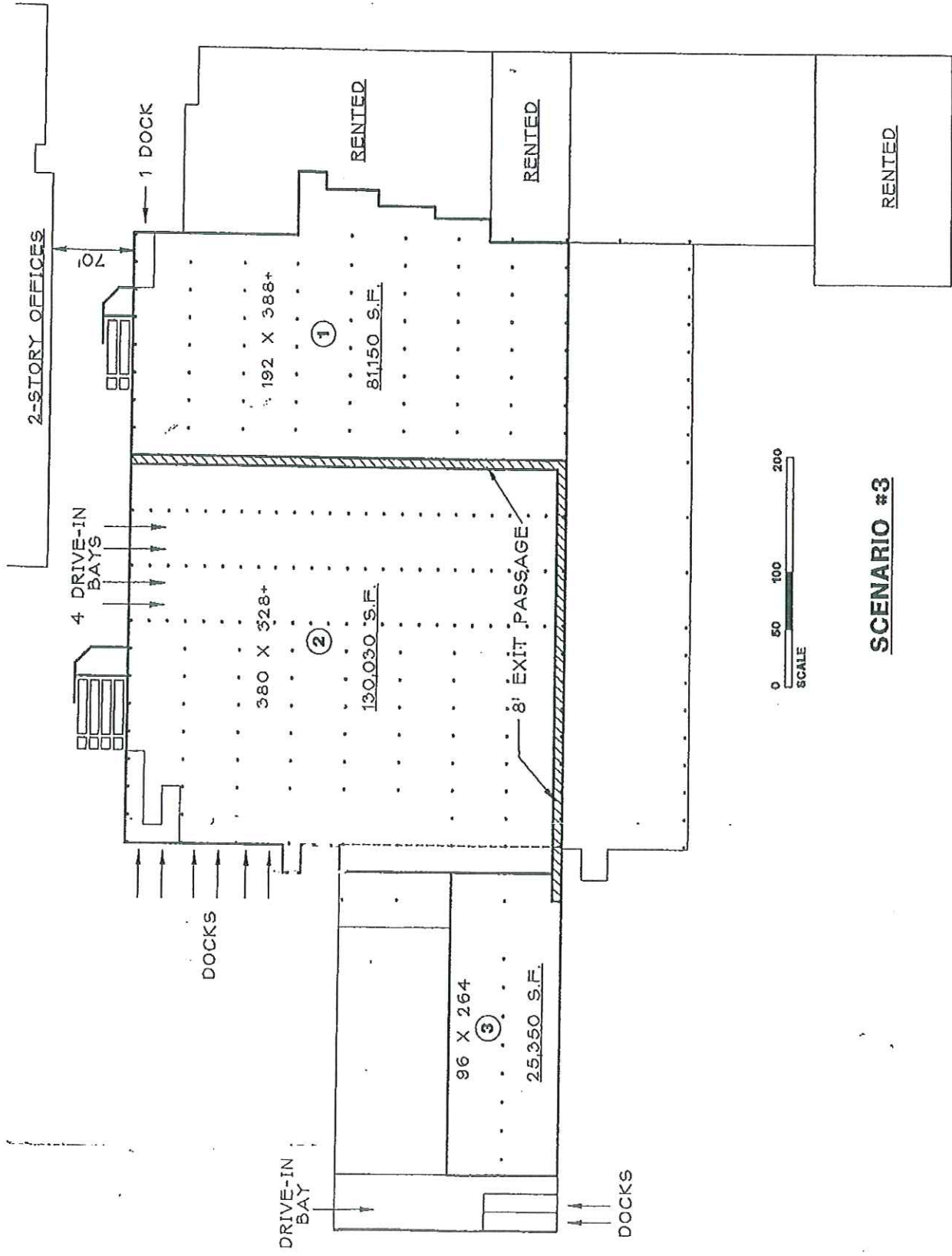
ALL ADDRESSES REFER TO WOODLAND AVE.

MICHIGAN CITY, INDIANA

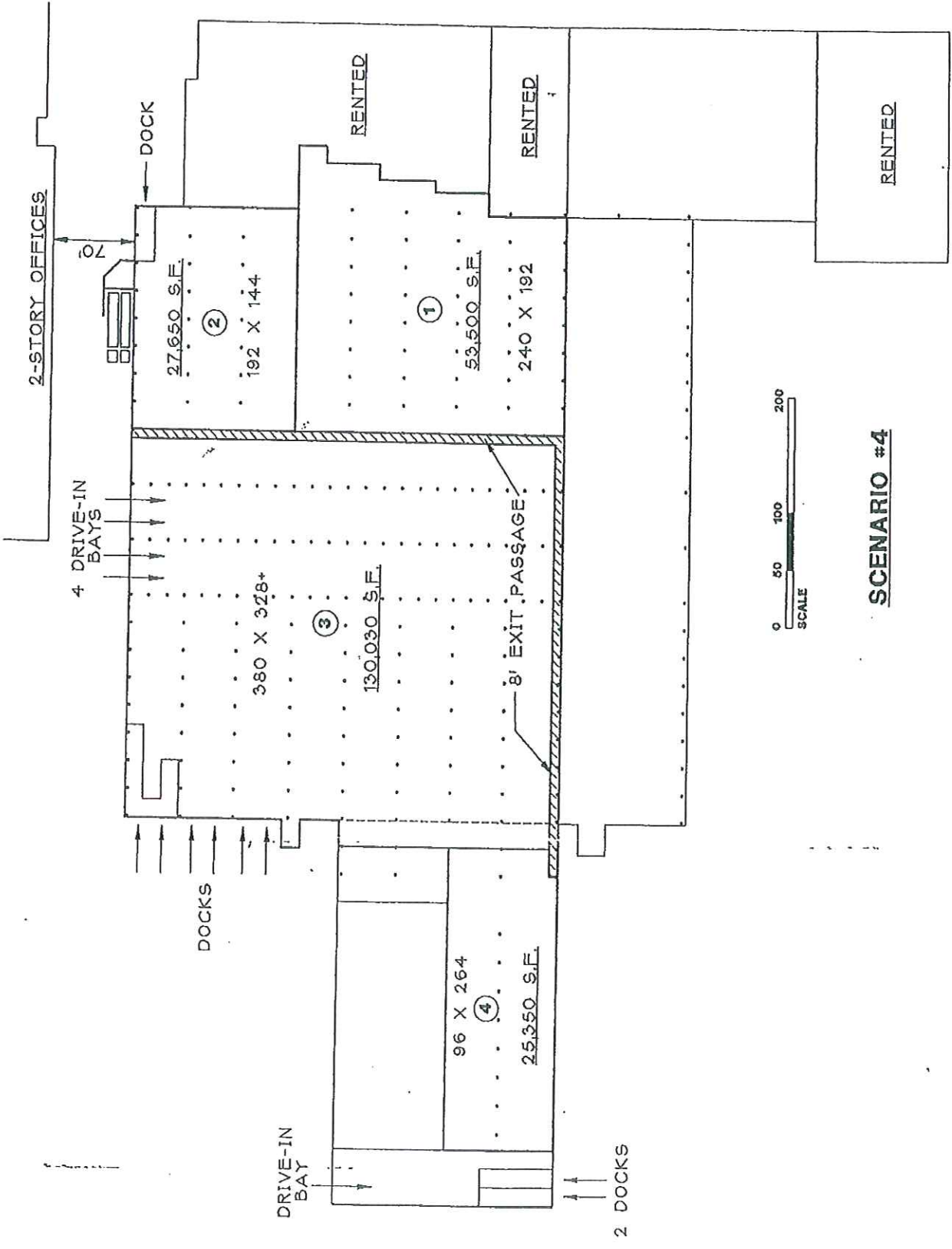
JACKSON STREET



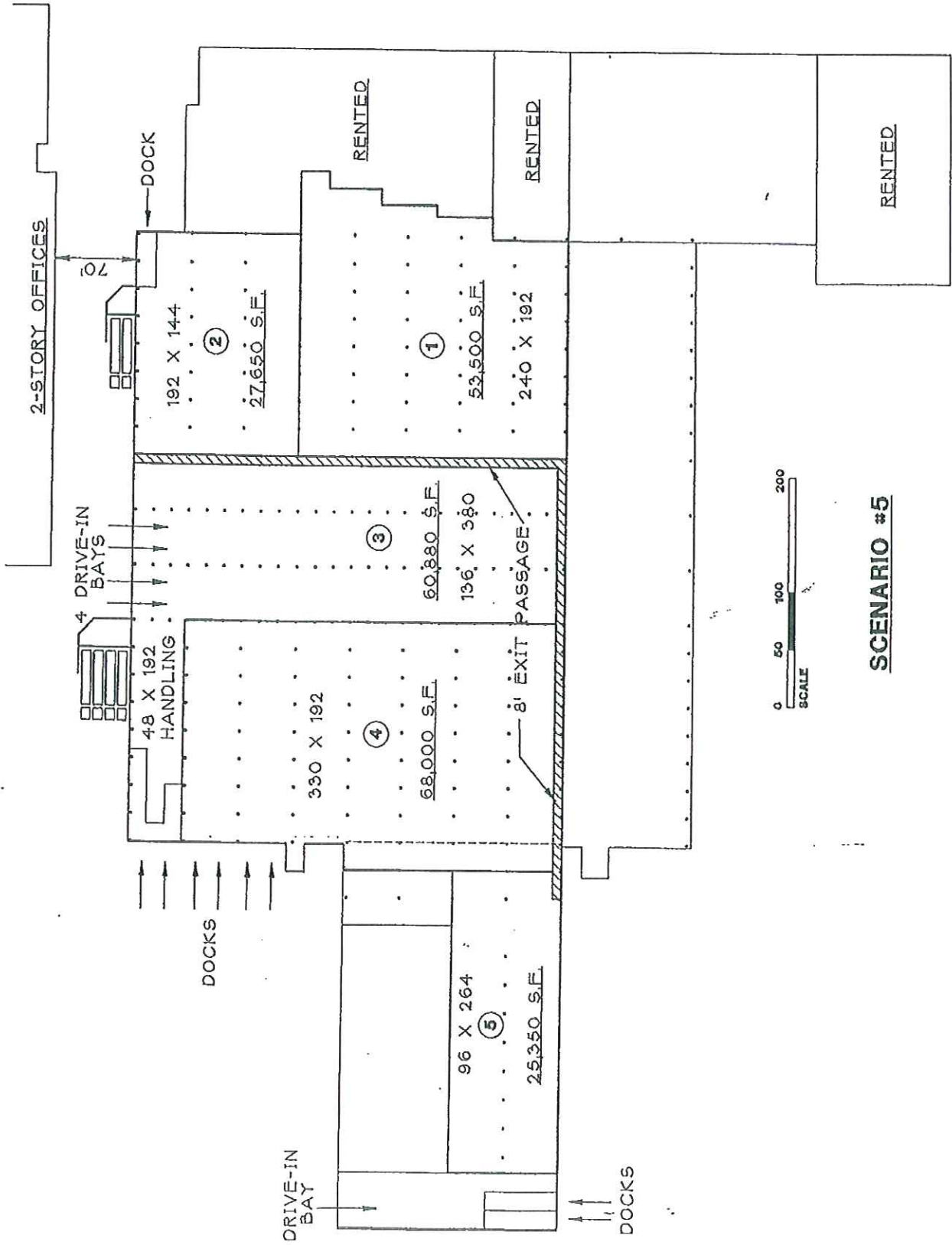




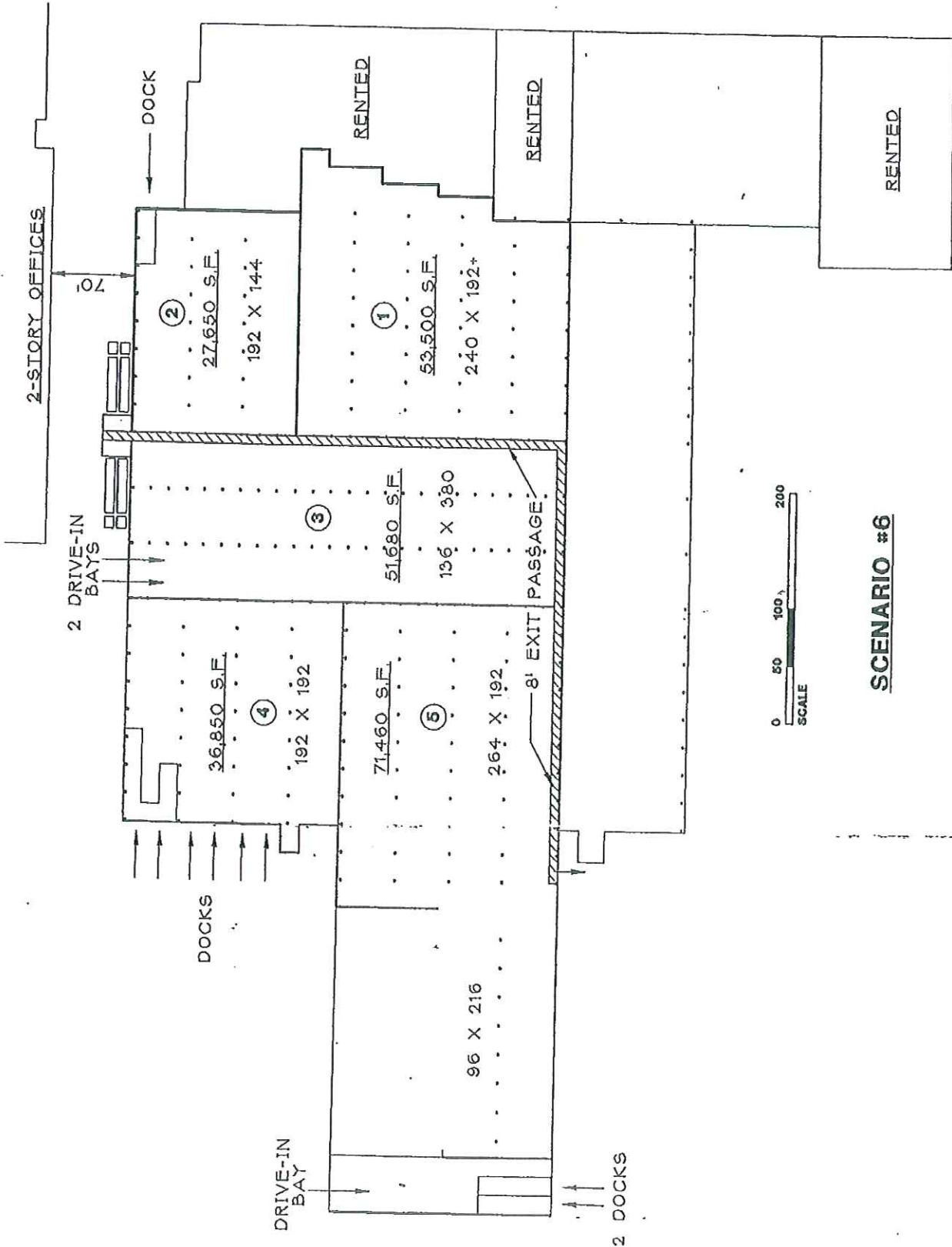
SCENARIO #3



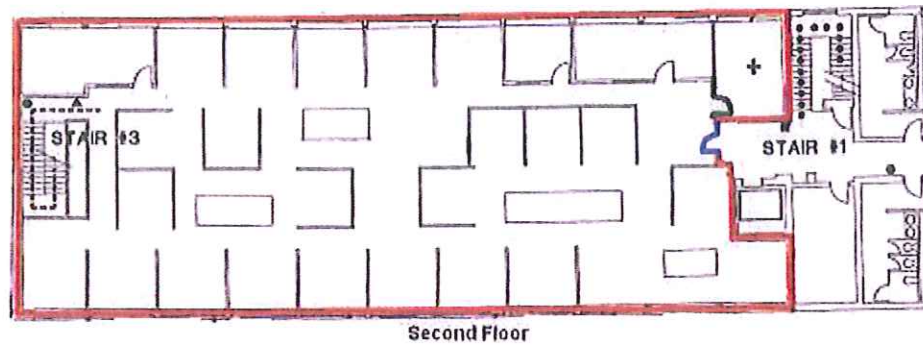
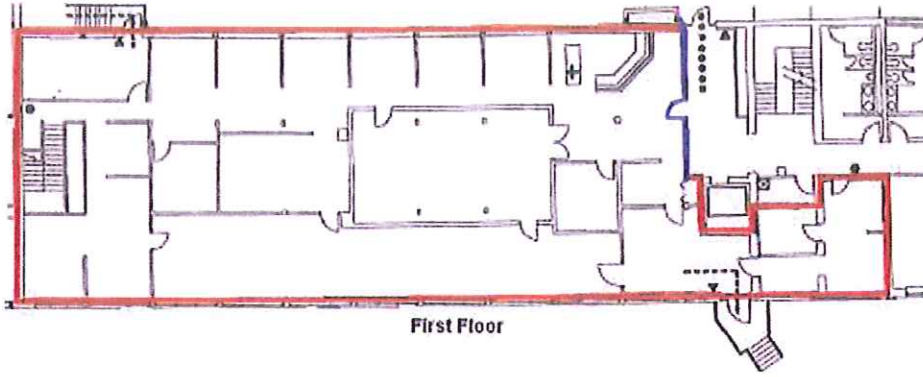
SCENARIO #4



SCENARIO #5

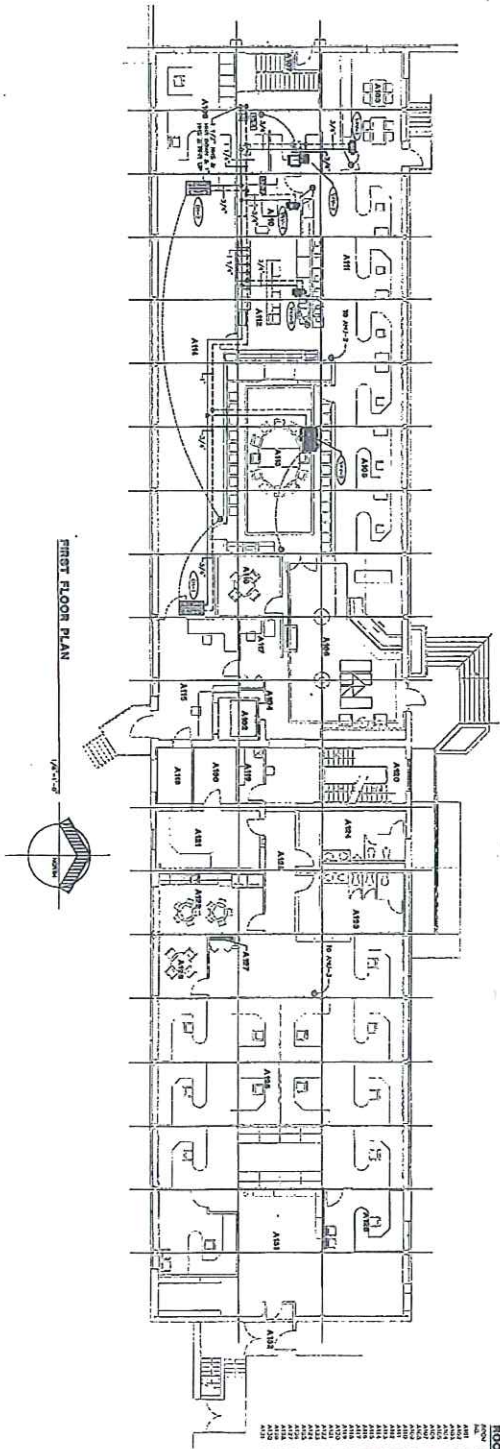


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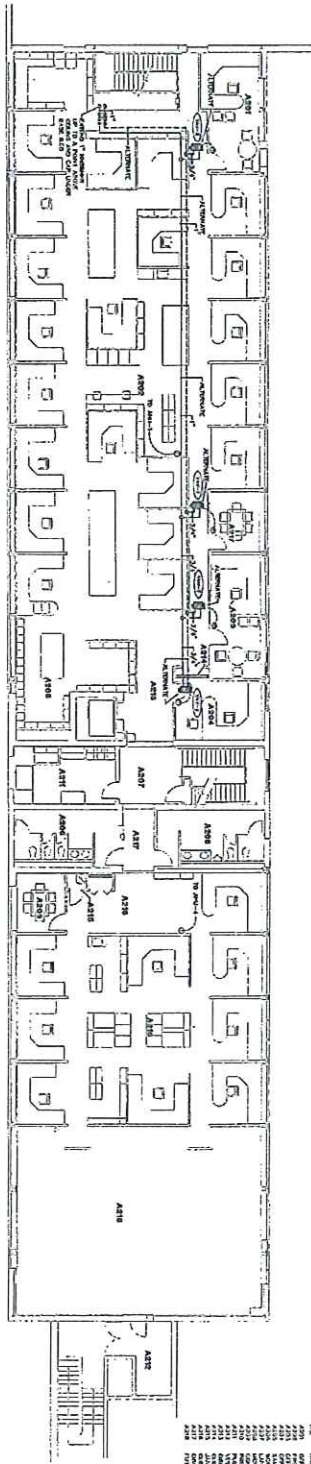


POSSIBLE CONFIGURATION OF SPACES FOR 2 TENANTS FOR
25,000 SF OFFICE BUILDING

MICHIGAN CITY ENTERPRISE CENTER
MICHIGAN CITY, INDIANA



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ROOM LEGEND *A*

ROOM NO.	DESCRIPTION	AREA
A101	RECEPTION	1,200
A102	OFFICE	1,500
A103	CONFERENCE	800
A104	STORAGE	500
A105	RESTROOM	200
A106	STAIR	100
A107	ELEVATOR	100
A108	MECHANICAL	1,000
A109	UTILITY	500
A110	LABORATORY	2,000
A111	OFFICE	1,500
A112	CONFERENCE	800
A113	STORAGE	500
A114	RESTROOM	200
A115	STAIR	100
A116	ELEVATOR	100
A117	MECHANICAL	1,000
A118	UTILITY	500
A119	LABORATORY	2,000
A120	OFFICE	1,500
A121	CONFERENCE	800
A122	STORAGE	500
A123	RESTROOM	200
A124	STAIR	100
A125	ELEVATOR	100
A126	MECHANICAL	1,000
A127	UTILITY	500
A128	LABORATORY	2,000
A129	OFFICE	1,500
A130	CONFERENCE	800
A131	STORAGE	500
A132	RESTROOM	200
A133	STAIR	100
A134	ELEVATOR	100
A135	MECHANICAL	1,000
A136	UTILITY	500
A137	LABORATORY	2,000
A138	OFFICE	1,500
A139	CONFERENCE	800
A140	STORAGE	500
A141	RESTROOM	200
A142	STAIR	100
A143	ELEVATOR	100
A144	MECHANICAL	1,000
A145	UTILITY	500
A146	LABORATORY	2,000
A147	OFFICE	1,500
A148	CONFERENCE	800
A149	STORAGE	500
A150	RESTROOM	200
A151	STAIR	100
A152	ELEVATOR	100
A153	MECHANICAL	1,000
A154	UTILITY	500
A155	LABORATORY	2,000
A156	OFFICE	1,500
A157	CONFERENCE	800
A158	STORAGE	500
A159	RESTROOM	200
A160	STAIR	100
A161	ELEVATOR	100
A162	MECHANICAL	1,000
A163	UTILITY	500
A164	LABORATORY	2,000
A165	OFFICE	1,500
A166	CONFERENCE	800
A167	STORAGE	500
A168	RESTROOM	200
A169	STAIR	100
A170	ELEVATOR	100
A171	MECHANICAL	1,000
A172	UTILITY	500
A173	LABORATORY	2,000
A174	OFFICE	1,500
A175	CONFERENCE	800
A176	STORAGE	500
A177	RESTROOM	200
A178	STAIR	100
A179	ELEVATOR	100
A180	MECHANICAL	1,000
A181	UTILITY	500
A182	LABORATORY	2,000
A183	OFFICE	1,500
A184	CONFERENCE	800
A185	STORAGE	500
A186	RESTROOM	200
A187	STAIR	100
A188	ELEVATOR	100
A189	MECHANICAL	1,000
A190	UTILITY	500
A191	LABORATORY	2,000
A192	OFFICE	1,500
A193	CONFERENCE	800
A194	STORAGE	500
A195	RESTROOM	200
A196	STAIR	100
A197	ELEVATOR	100
A198	MECHANICAL	1,000
A199	UTILITY	500
A200	LABORATORY	2,000

ROOM LEGEND *A*

ROOM NO.	DESCRIPTION	AREA
A201	RECEPTION	1,200
A202	OFFICE	1,500
A203	CONFERENCE	800
A204	STORAGE	500
A205	RESTROOM	200
A206	STAIR	100
A207	ELEVATOR	100
A208	MECHANICAL	1,000
A209	UTILITY	500
A210	LABORATORY	2,000
A211	OFFICE	1,500
A212	CONFERENCE	800
A213	STORAGE	500
A214	RESTROOM	200
A215	STAIR	100
A216	ELEVATOR	100
A217	MECHANICAL	1,000
A218	UTILITY	500
A219	LABORATORY	2,000
A220	OFFICE	1,500
A221	CONFERENCE	800
A222	STORAGE	500
A223	RESTROOM	200
A224	STAIR	100
A225	ELEVATOR	100
A226	MECHANICAL	1,000
A227	UTILITY	500
A228	LABORATORY	2,000
A229	OFFICE	1,500
A230	CONFERENCE	800
A231	STORAGE	500
A232	RESTROOM	200
A233	STAIR	100
A234	ELEVATOR	100
A235	MECHANICAL	1,000
A236	UTILITY	500
A237	LABORATORY	2,000
A238	OFFICE	1,500
A239	CONFERENCE	800
A240	STORAGE	500
A241	RESTROOM	200
A242	STAIR	100
A243	ELEVATOR	100
A244	MECHANICAL	1,000
A245	UTILITY	500
A246	LABORATORY	2,000
A247	OFFICE	1,500
A248	CONFERENCE	800
A249	STORAGE	500
A250	RESTROOM	200
A251	STAIR	100
A252	ELEVATOR	100
A253	MECHANICAL	1,000
A254	UTILITY	500
A255	LABORATORY	2,000
A256	OFFICE	1,500
A257	CONFERENCE	800
A258	STORAGE	500
A259	RESTROOM	200
A260	STAIR	100
A261	ELEVATOR	100
A262	MECHANICAL	1,000
A263	UTILITY	500
A264	LABORATORY	2,000
A265	OFFICE	1,500
A266	CONFERENCE	800
A267	STORAGE	500
A268	RESTROOM	200
A269	STAIR	100
A270	ELEVATOR	100
A271	MECHANICAL	1,000
A272	UTILITY	500
A273	LABORATORY	2,000
A274	OFFICE	1,500
A275	CONFERENCE	800
A276	STORAGE	500
A277	RESTROOM	200
A278	STAIR	100
A279	ELEVATOR	100
A280	MECHANICAL	1,000
A281	UTILITY	500
A282	LABORATORY	2,000
A283	OFFICE	1,500
A284	CONFERENCE	800
A285	STORAGE	500
A286	RESTROOM	200
A287	STAIR	100
A288	ELEVATOR	100
A289	MECHANICAL	1,000
A290	UTILITY	500
A291	LABORATORY	2,000
A292	OFFICE	1,500
A293	CONFERENCE	800
A294	STORAGE	500
A295	RESTROOM	200
A296	STAIR	100
A297	ELEVATOR	100
A298	MECHANICAL	1,000
A299	UTILITY	500
A300	LABORATORY	2,000

PHOTOGRAPHS OF THE MC ENTERPRISE CENTER, MICHIGAN CITY, INDIANA



SUBJECT PROPERTY PHOTOGRAPHS



SUBJECT PROPERTY - NORTHERN (OFFICE) BUILDING



SUBJECT PROPERTY - NORTHERN (OFFICE) BUILDING

SUBJECT PROPERTY PHOTOGRAPHS

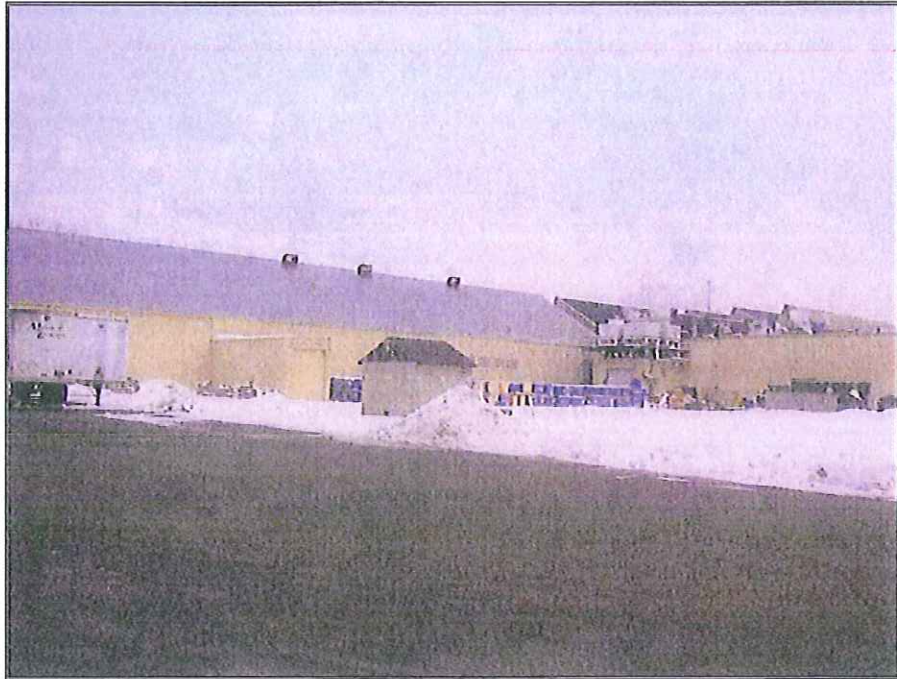


**SUBJECT PROPERTY -
SOUTHERN (WAREHOUSE/LIGHT INDUSTRIAL) BUILDING**



**SUBJECT PROPERTY -
SOUTHERN (WAREHOUSE/LIGHT INDUSTRIAL) BUILDING**

SUBJECT PROPERTY PHOTOGRAPHS



**SUBJECT PROPERTY -
SOUTHERN (WAREHOUSE/LIGHT INDUSTRIAL) BUILDING**

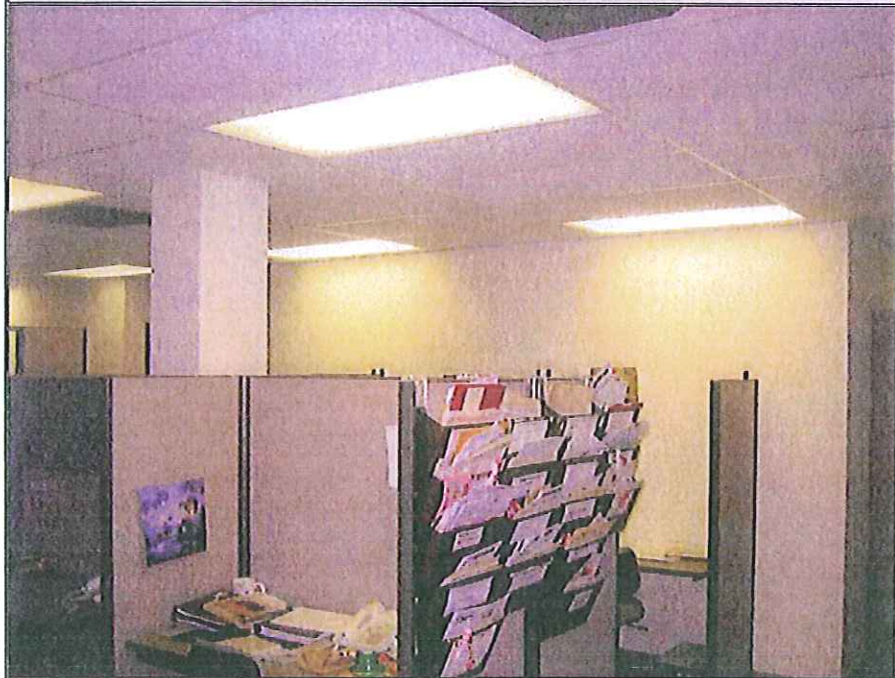


SUBJECT PROPERTY - EXCESS LAND PARCEL

SUBJECT PROPERTY PHOTOGRAPHS



**INTERIOR VIEW OF NORTHERN BUILDING -
FANNING-HOWEY TENANT SPACE**

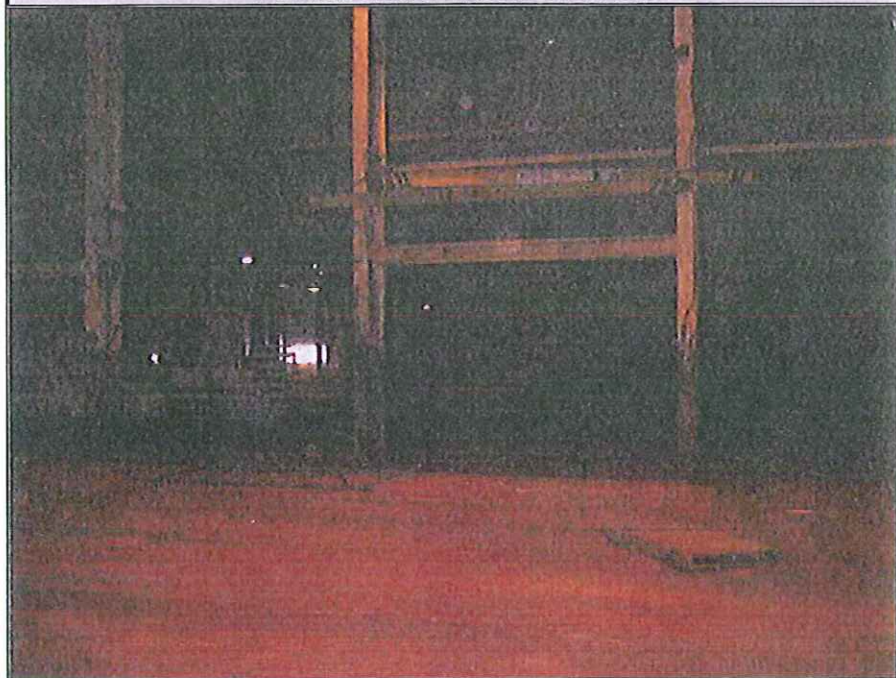


**INTERIOR VIEW OF NORTHERN BUILDING -
LA PORTE HOSPITAL TENANT SPACE**

SUBJECT PROPERTY PHOTOGRAPHS



**INTERIOR VIEW OF SOUTHERN BUILDING –
TYPICAL WAREHOUSE FINISH**

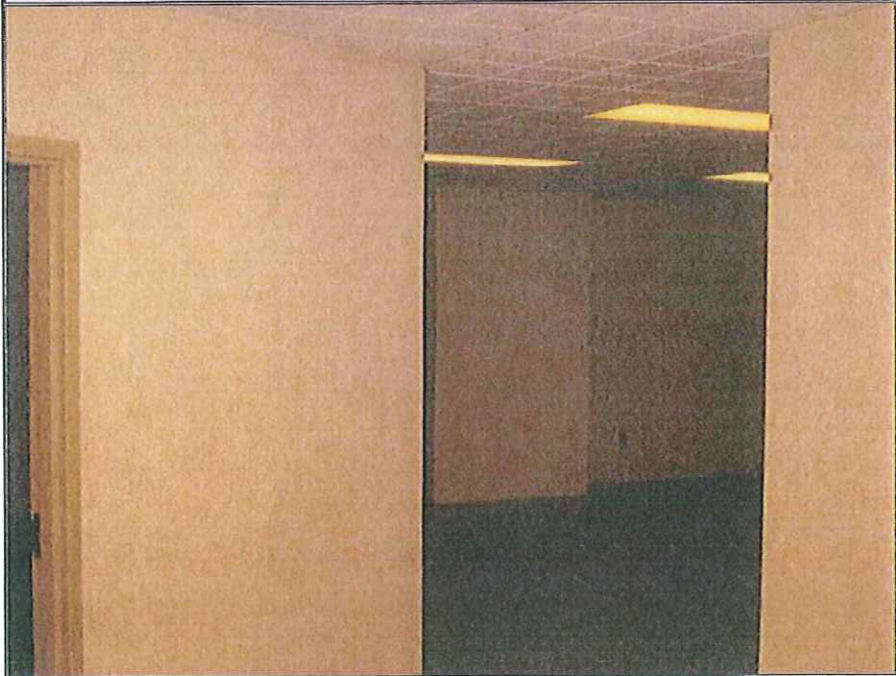


**INTERIOR VIEW OF SOUTHERN BUILDING –
NON-RENOVATED WAREHOUSE AREA**

SUBJECT PROPERTY PHOTOGRAPHS



**INTERIOR VIEW OF SOUTHERN BUILDING –
ENTRY TO 2-STORY OFFICE AREA**



**INTERIOR VIEW OF SOUTHERN BUILDING –
TYPICAL OFFICE FINISH**

SUBJECT PROPERTY PHOTOGRAPHS

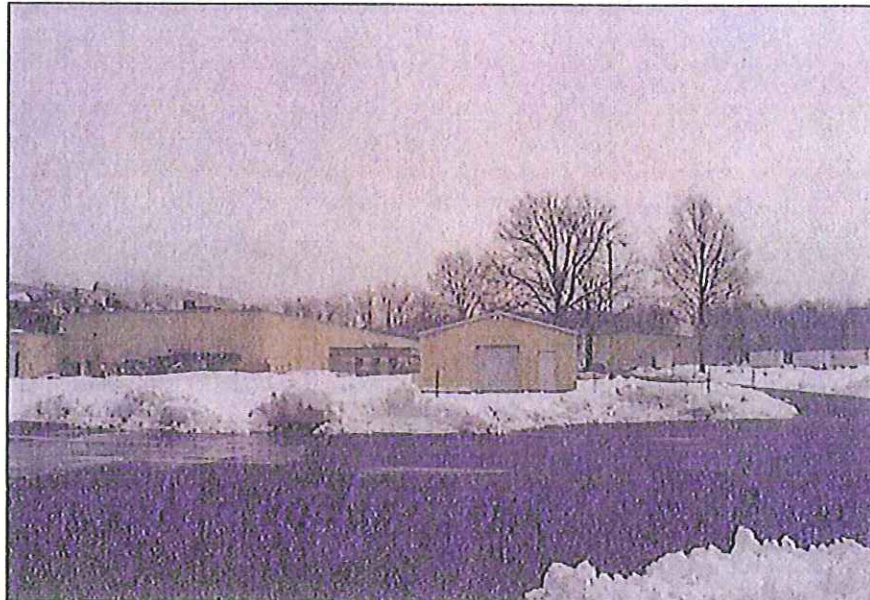


STREET VIEW - LOOKING NORTH ALONG WOODLAND AVENUE



STREET VIEW - LOOKING SOUTH ALONG WOODLAND AVENUE

**SUBJECT PHOTOGRAPHS
901-999 SOUTH WOODLAND AVENUE
MICHIGAN CITY, IL**



VIEW OF SOUTHWEST SECTION OF INDUSTRIAL BUILDING



**EAST ELEVATION OF INDUSTRIAL
BUILDING WITH NEWER OFFICE ADDITION**

SUBJECT PHOTOGRAPHS
901-999 SOUTH WOODLAND AVENUE
MICHIGAN CITY, IL



WEST ELEVATION OF OFFICE BUILDING



SOUTH ELEVATION OF OFFICE BUILDING

**SUBJECT PHOTOGRAPHS
901-999 SOUTH WOODLAND AVENUE
MICHIGAN CITY, IL**



SOUTH ELEVATION OF OFFICE BUILDING



NORTH ELEVATION OF INDUSTRIAL BUILDING

SUBJECT PHOTOGRAPHS
901-999 SOUTH WOODLAND AVENUE
MICHIGAN CITY, IL



EAST ELEVATION OF INDUSTRIAL BUILDING (FRONT)



EAST ELEVATION OF OFFICE BUILDING (FRONT)

**SUBJECT PHOTOGRAPHS
901-999 SOUTH WOODLAND AVENUE
MICHIGAN CITY, IL**



CONFERENCE ROOM



EXECUTIVE OFFICE SPACE

SUBJECT PHOTOGRAPHS
901-999 SOUTH WOODLAND AVENUE
MICHIGAN CITY, IL



TYPICAL WAREHOUSE/STORAGE SPACE



AUXILIARY PARKING AREA EAST OF WOODLAND AVENUE

**SUBJECT PHOTOGRAPHS
901-999 SOUTH WOODLAND AVENUE
MICHIGAN CITY, IL**

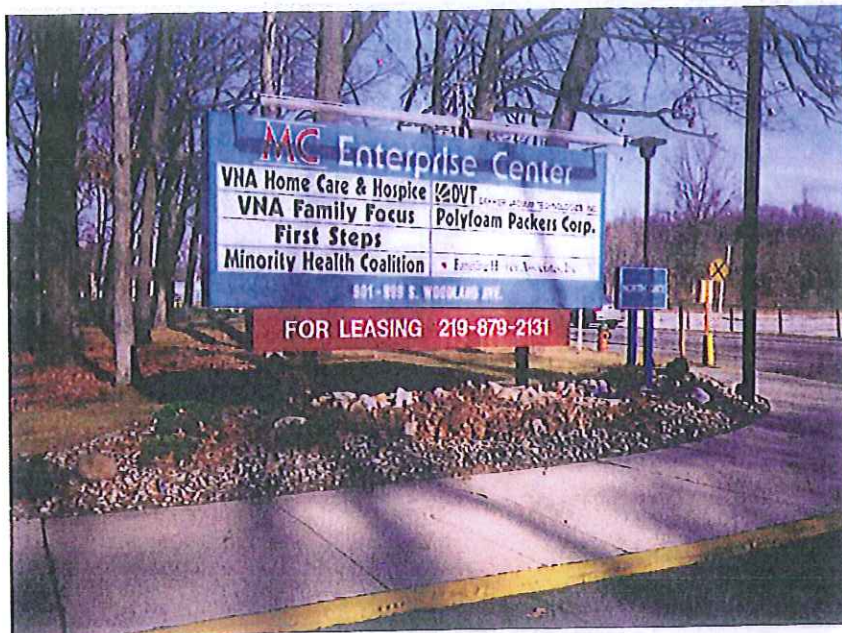


STREET SCENE LOOKING SOUTH ON WOODLAND AVENUE

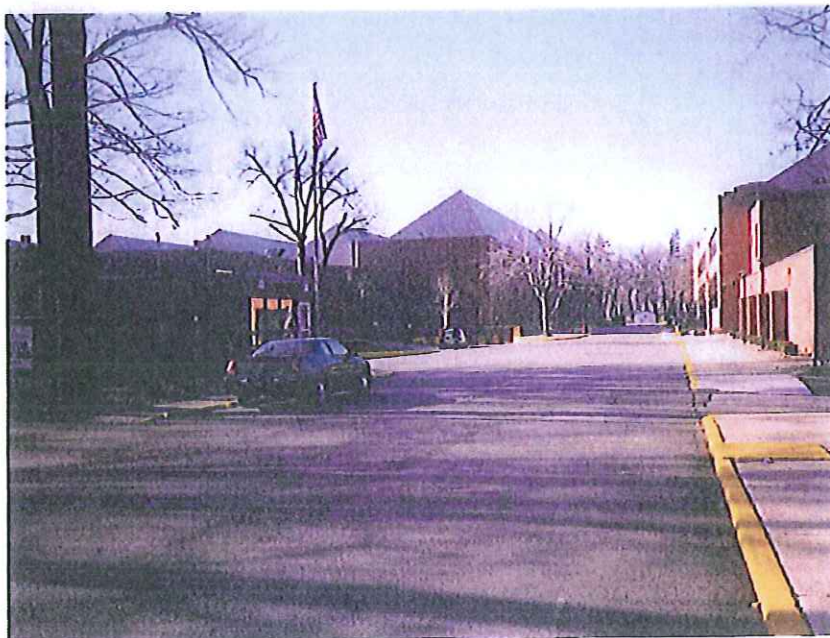


STREET SCENE LOOKING NORTH ON WOODLAND AVENUE

Main
Entrance

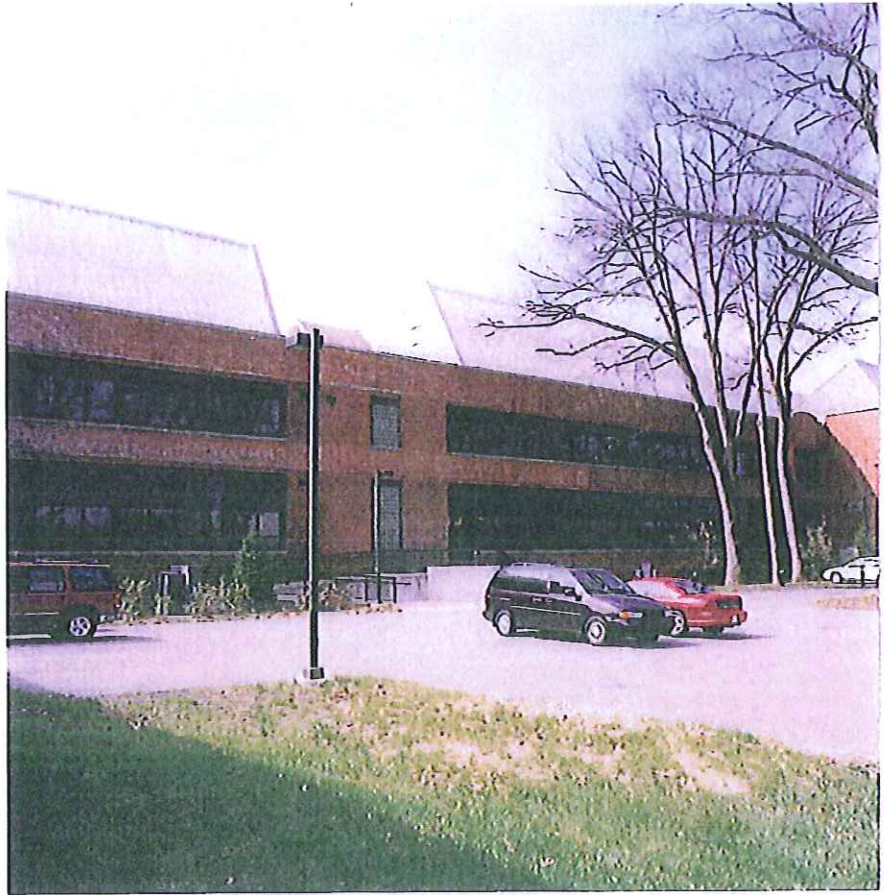


Main
Interior
Road

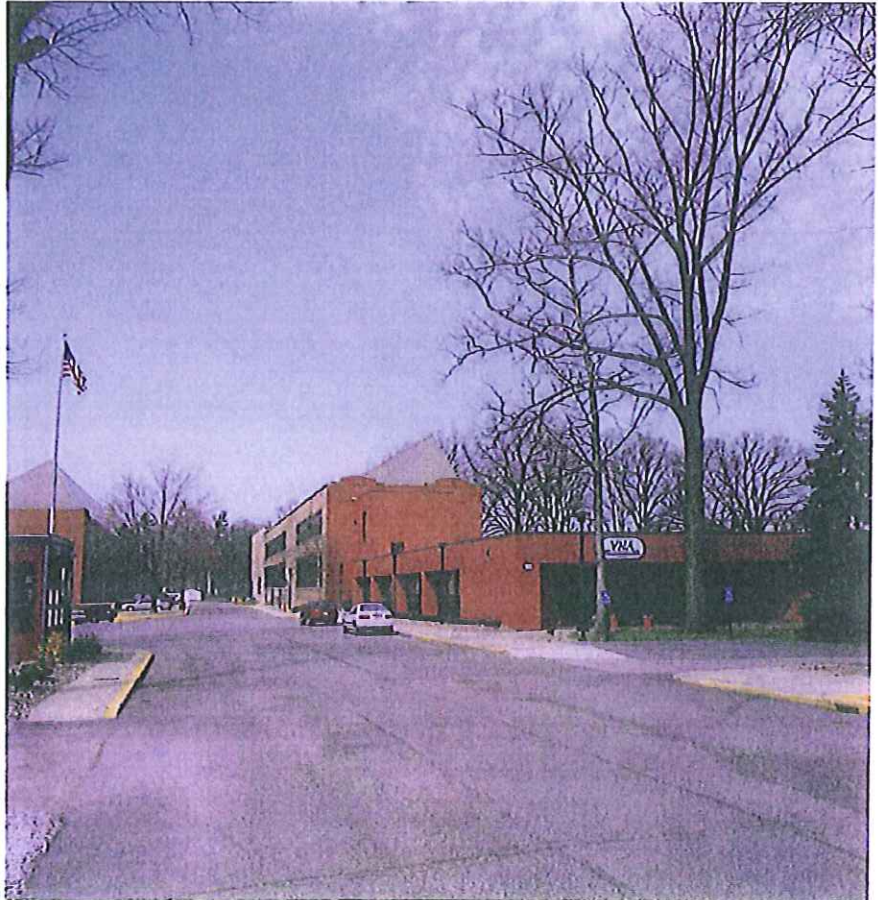


Front
Entrance

Space
905



Space
901



Space
925



Space
925



Space
905



Space
901

Space
925



Front Entrance

Space
905



Front Entrance

Space
905



Spaces
901 +
905

