



Industrial and Manufacturing Development Opportunities: a profitable venture

Key Development Assets:

- Strong transportation access
- Pro - business community
- Business assistance and development incentives available
- Low business costs - taxes, unemployment compensation, utilities, labor, etc.
- 60 minutes from Downtown Chicago
- Multiple greenfield sites available

Area Attraction & Amenities

- Radisson Hotel and Star Plaza Convention Center
- More than 15 hotels - economy, full-service and extended stay
- Child care facilities
- Abundant national, regional and local retailers
- Multiple banks and financial institutions
- A wide variety of restaurants

The Town of Merrillville has emerged as a major business center in the Chicago Metropolitan Region. With its centralized location, multi modal transportation networks, and access to one of the largest and most diversified labor pools in the county - it is no wonder that Merrillville is a story of business success. Northwest Indiana has long been known as one of the most cost effective areas to locate a business with decreased costs in labor, transportation, health care, and land acquisition, to name a few. Referred to as the "Downtown of Northwest Indiana", the Town of Merrillville population is growing rapidly, supporting one of the areas largest concentrations of retail and cultural amenities with a low cost, but high - leisurely quality of life. Locating your next industrial / manufacturing development in Merrillville is a smart decision. We offer over 2,000 acres of manufacturing zoned greenfield land and existing industrial parks, enabling business to quickly locate within the community while providing the flexibility for future expansion. Build to suit, existing leasable space, and new industrial parks development opportunities are available. A vast majority of the sites offer high visibility and quick access to major expressways.

Existing industrial parks include:

- Southlake Industrial Park (160 acres)
- BRS (72 acres)
- South Ridge (40 acres)
- Ameriplex at the Crossroads (360 acres)

Transportation Access:

Northwest Indiana, with Merrillville at its center, offers one of the most comprehensive and efficient transportation systems in the county. Major metropolitan centers are within close proximity, including Chicago, Detroit, Indianapolis, Milwaukee, Cleveland, Columbus, Cincinnati, Louisville, St. Louis and Toronto.

Rail: Northwest Indiana has one of the highest concentrations of rail service routes in the U.S., including service by Canadian National (CN); Chicago South Shore and South Bend (CSS & SB); CSX; Elgin, Joliet and Eastern; Indiana Harbor Belt (IHB); Indiana Northeastern; Norfolk Southern (N&S); and Union Pacific.

Air: Chicago's Midway and O'Hare airports are both within close proximity to Merrillville. The Gary - Chicago Airport is poised for freight and passenger growth.

Auto: Four major expressways: I-65, I-80 (Indiana Toll Road), I-90, and I-94; US 30 and State Road 53 (Broadway), either intersect or are within minutes from the Town of Merrillville. 65% of the nation's markets can be reached by truck in a single day.

Water: International Port of Indiana leads all western Great Lakes ports in international cargo



Our Commitment:

The Town of Merrillville is committed to ensuring the success and profitability of your development. We offer location and development incentives, including tax abatement, infrastructure support, and marketing assistance. Please contact the Community Development Director for information on available sites and development opportunities.