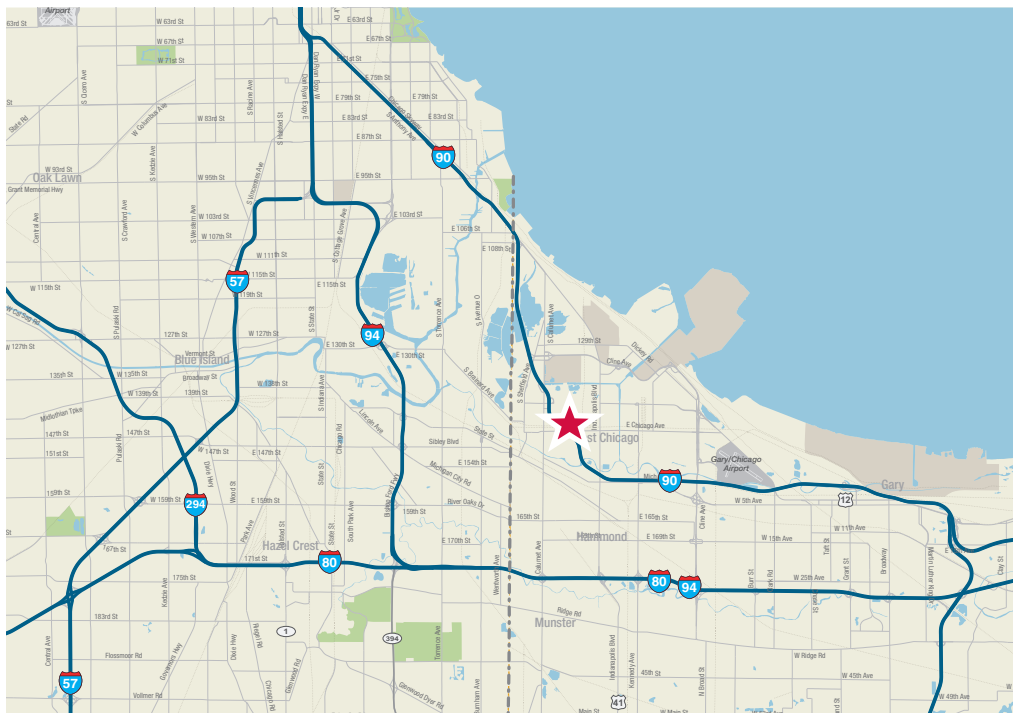
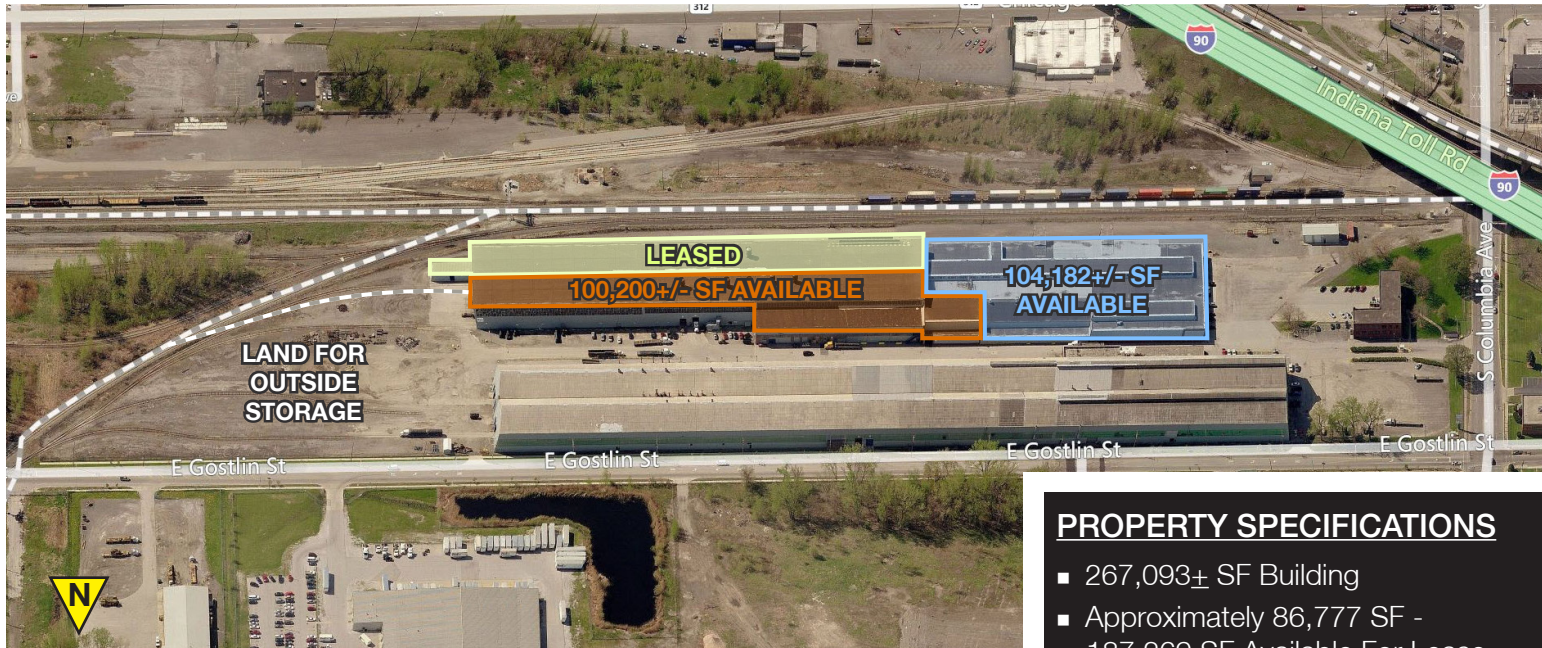


# FOR LEASE

## 4531 Columbia Avenue

Hammond, Indiana



### PROPERTY SPECIFICATIONS

- 267,093± SF Building
- Approximately 86,777 SF - 187,269 SF Available For Lease

Tenant A: 100,492± SF  
96,401± SF Warehouse  
4,091± SF Office

Tenant B: 86,777± SF  
83,033± SF Warehouse  
3,744± SF Office

- 18' - 50' Clear Ceiling Height
- 800 Amps, 3-Phase
- (4) 20 Ton Overhead Cranes
- CSX Spur into Building and Under Cranes
- 6 Large Drive-In Doors
- 2 Rail Overhead Doors
- Office Space Available in Free Standing Building
- Fully Secured with Staffed 24-Hour Guard Shack



Commercial Real Estate Services, Worldwide.

### Industrial Services Group

Above information is subject to verification and no liability for errors or omissions is assumed. Price subject to change and listing may be withdrawn without notice.

# FOR LEASE

## 4531 Columbia Avenue

Hammond, Indiana

## 4531 COLUMBIA AVENUE

HAMMOND, IN 46327

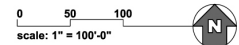
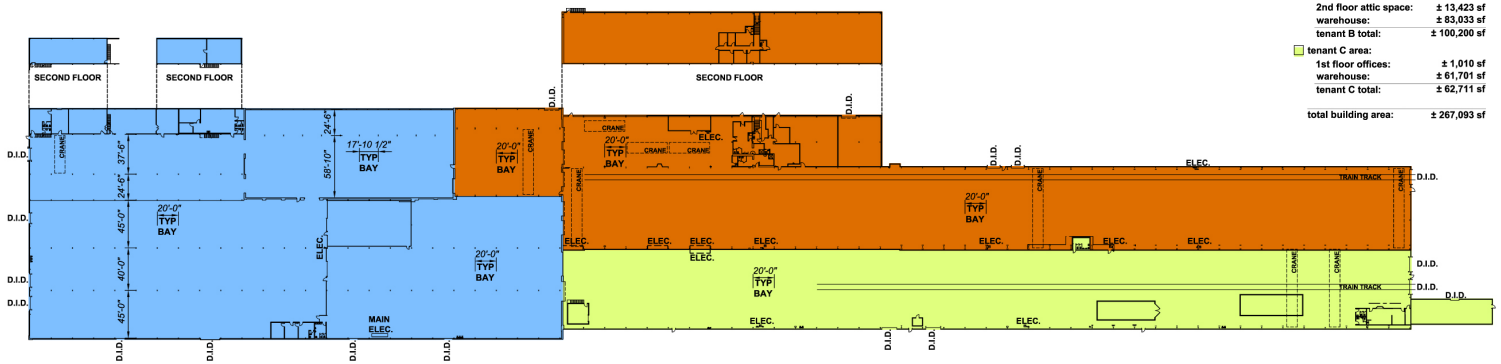
**NAI Hiffman**  
Commercial Real Estate Services, Worldwide.  
Asset Management, LLC

One Oakbrook Terrace  
Suite 600  
Oakbrook Terrace, IL 60181  
www.hiffman.com  
tel: (630) 932-1234

### building information

one story multi-tenant office/warehouse

■ tenant A area:	
1st floor offices:	± 4,091 sf
2nd floor attic space:	± 3,690 sf
warehouse:	± 96,401 sf
tenant A total:	± 104,182 sf
■ tenant B area:	
1st floor offices:	± 2,498 sf
2nd floor offices:	± 1,246 sf
2nd floor attic space:	± 13,423 sf
warehouse:	± 83,033 sf
tenant B total:	± 100,200 sf
■ tenant C area:	
1st floor offices:	± 1,010 sf
warehouse:	± 61,701 sf
tenant C total:	± 62,711 sf
total building area:	± 267,093 sf



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FOR LEASE

**4531 Columbia Avenue**

Hammond, Indiana

