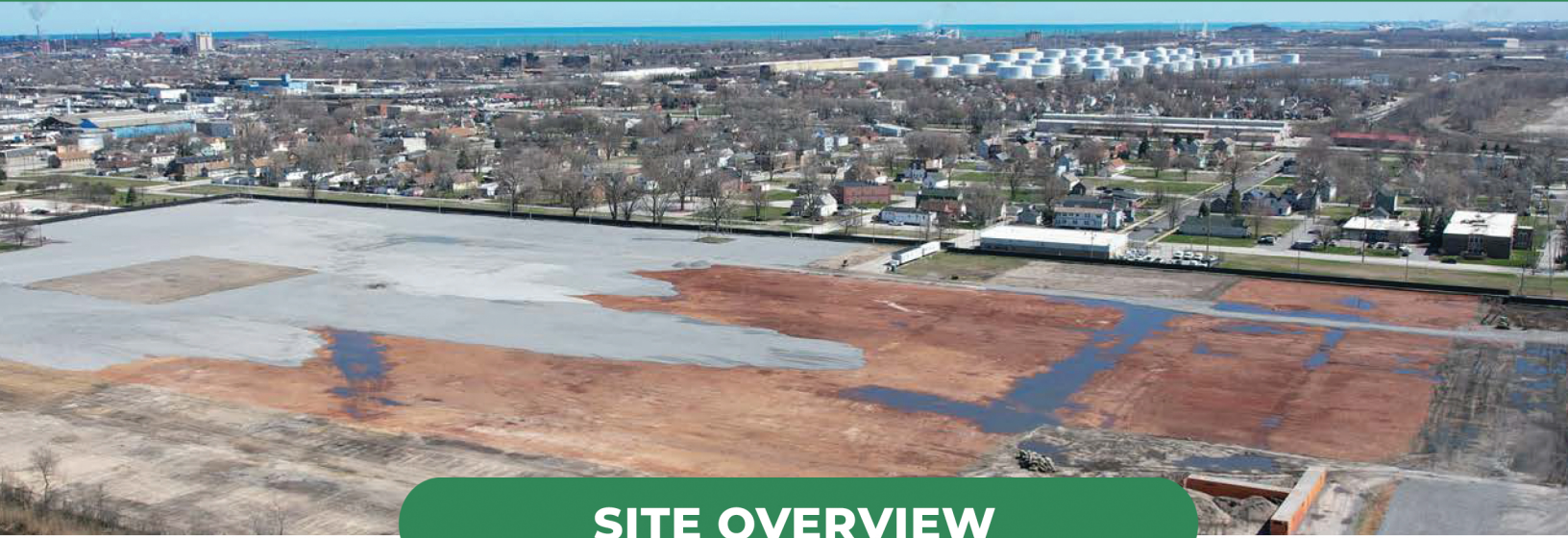


# EAST CHICAGO (FORMER USS LEAD SITE)

416 E 151<sup>st</sup>, East Chicago, IN 46312

Total Acreage: ~65



## SITE OVERVIEW

<b>Site Name:</b>	East Chicago (Former USS Lead Site)
<b>Historic Use:</b>	Residential and industrial
<b>Site Address:</b>	416 E 151st, East Chicago, IN 46312
<b>Correspondence Address:</b>	4101 Arthur Kill Rd. Staten Island, NY 10309
<b>Total Acreage:</b>	Approximately 65 Acres
<b>Zoning:</b>	Industrial
<b>Date Acquired:</b>	1/1/2022
<b>Remediation Status:</b>	Anticipated completion summer 2024
<b>Development Engineering:</b>	<ul style="list-style-type: none"><li>● Preliminary Engineering Completed</li><li>● Detailed Site Work Engineering Under Review</li></ul>

### Description:

The Site is in East Chicago, Indiana, approximately 24 miles southeast of Chicago, IL via I-90. It comprises roughly 65 acres zoned for industrial use and is ripe for redevelopment. The site is bounded by 151st St. on the south and residential homes on the east. Remedial activities will finish in 2024. IDA acquired the site and all environmental liabilities through a wholly owned subsidiary. Local officials and stakeholders are highly motivated for site redevelopment.

### TRANSPORTATION

Access to major highways I-80/94, I-90, I-65, I-55

### UTILITIES

All major utilities available

### ACCESS POINTS

- ▶ Chicago Avenue – State Road 312
- ▶ 151<sup>st</sup> and Railroad Avenue

### SITE ASSETS

- ▶ Pro-business and development environment
- ▶ Proximity to Chicago, IL
- ▶ Proximity to major interstates
- ▶ Numerous full interchanges close by
- ▶ Low property taxes (Lake County)
- ▶ Local and State incentives
- ▶ Excellent labor market
- ▶ Local community support