

AMERIPLEX

AT THE PORT

Portage, Indiana

## Where Business Goes to Work in Chicagoland

Holladay Properties continues its tradition of quality developments with AmeriPlex at the Port, an exciting 385-acre business park located in Portage, Indiana. As Chicagoland expands into Northwest Indiana, Portage has become a growing, vibrant community with great savings in taxes, operating costs and land.

An attractive array of services and amenities, combined with our location, beautifully designed architecture and landscaping and access to state and local economic incentives ensure a quality development that we're sure you'll find offers the best value in the region.

We invite you to join the AmeriPlex family, and see what we can do for you.



## Location, Location, Location

Location can make or break a business and AmeriPlex at the Port offers unparalleled access to major transportation links via land, air and water. Conveniently located on America's "Main Street," I-94, near the southern shore of Lake Michigan, roughly 80% of the U.S. population is within a day's drive of AmeriPlex. We also offer close proximity to I-65, I-80/90 (the Indiana Toll Road), Chicago and O'Hare International Airport.



## Lower Overhead, Greater Value

Indiana ranks 1st in the Midwest and 5th in the nation in CEO Magazine's Best/Worst States survey and Indiana companies enjoy some of the lowest business costs in the country. Here, corporate state income tax, worker's compensation, and unemployment costs are all an average of 30% lower than those of Illinois. Even utility costs are lower. AmeriPlex at the Port lets you enjoy all these money-saving advantages while taking advantage of the many amenities and conveniences offered by the Chicago area.

## In Good Company

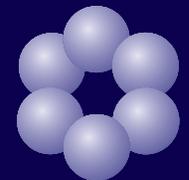
As a tenant of AmeriPlex at the Port, you'll be one of many who have already experienced what our location has to offer. Our impressive list of tenants encompasses a variety of industries including automotive, hospitality, life sciences, medical, distribution, and technology. Each is having a positive impact on our state and regional economy and is thriving at AmeriPlex.

## Innovative Architecture

Designed to meet the demands of technological facilities, AmeriPlex offers the perfect combination of style and practicality. Our development standards insure a quality development with architectural features throughout the park based on Frank Lloyd Wright designs. AmeriPlex offers an exceptional location to build a distinctive image for your business for those who wish to stand out amidst a crowd of competitors.

## The Perfect Setting

AmeriPlex is a master-planned business park that provides the perfect environment for a variety of uses. Land purchase, leasing, and build to suit opportunities are available for every size business and plans are tailored to fit your budget and other needs. Parcels range in size from one to 20 acres, giving you exceptional flexibility - and plenty of room to grow.



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# Unparalleled Environment

AmeriPlex embraces its role in the environment. In 2010, AmeriPlex was certified as a "Wildlife Friendly Habitat" by the Indiana Wildlife Federation, only the second business park in Indiana to receive such a designation. Tenants in this unique development enjoy beautiful views of native prairie grasses, wildflowers as well as access to Deer Trail Park, which features over two miles of trails and fishing access to the Little Calumet River.



Certified  
**Wildlife Friendly Habitat**  
providing food water and shelter

**INDIANA WILDLIFE FEDERATION**

Ecosystem  
Level 3 Certification  
Steward

[www.Indianawildlife.org](http://www.Indianawildlife.org)

**Industrial**  
+/- 33.39 acres available

**Commercial/Retail**  
+/- 35.89 acres available



Indiana Dunes National Lakeshore Property

Indiana Dunes National Lakeshore Property

**SOLD**

Michigan State Line - 30 Miles

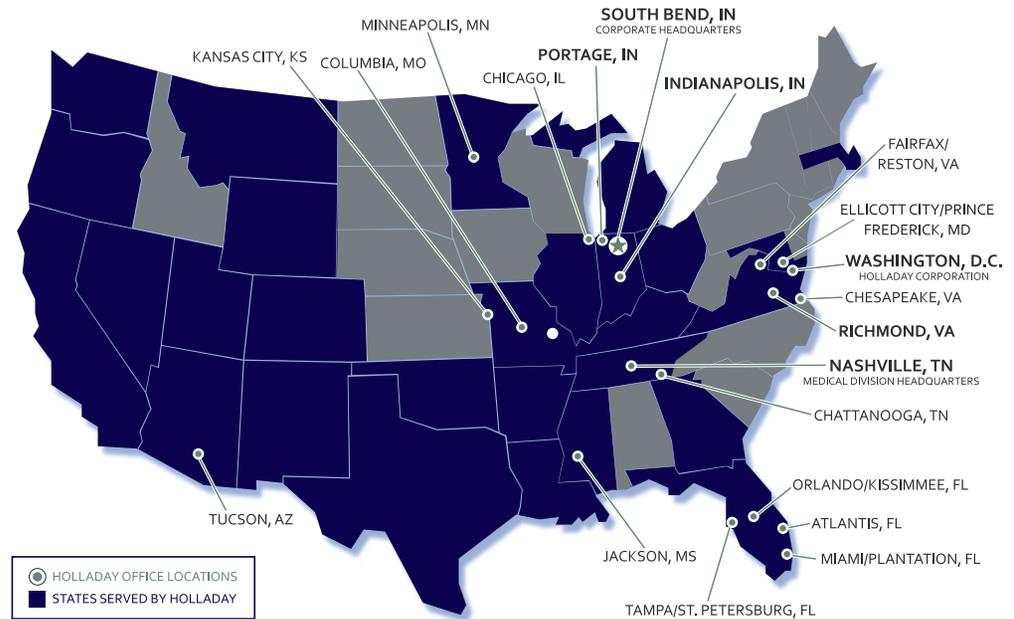
Chicago Loop - 30 Miles  
I-65 - 7 Miles

1 Mile



## About Holladay Properties

Established in 1952 as Grant Holladay Construction Company, a developer of single-family tract housing, Holladay built its first Midwest residential project in 1967 in South Bend, where we opened an office in 1978. Over the years, Holladay has grown and diversified into a full-scale land development, design/build and fully integrated commercial real estate company. We have developed over 20 million square feet of commercial space and are one of the largest medical office management companies in the country. With more than 230 employees in a variety of specialties working from about 30 offices in the U.S., Holladay has the knowledge, experience and people to complete any type of project for any kind of client.



Another step forward by



[www.HolladayProperties.com](http://www.HolladayProperties.com)

South Bend - Nashville - Indianapolis - Chicago/Portage - Richmond

For more information on build-to-suit, leasing or land purchase opportunities at AmeriPlex at the Port, please call 219-841-5583.

