



**INDUSTRIAL OFFICE SPACE**  
**4610 PROGRESS DRIVE**

COLUMBUS, IN 47201

**Breeden**  
**COMMERCIAL**

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Indiana

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Indiana

# PROPERTY SUMMARY

Industrial Office/Flex/Warehouse Space  
4610 Progress Drive | Columbus, IN 47201



## Property Summary

Building SF:	15,525
Available SF for Lease:	8,750
Lease Rate:	\$10.00
NNN Rate:	\$1.30
Lot Size:	1.16 Acres
Parking:	Approx 32 spaces
Year Built:	1998
Zoning:	I2 (Industrial: Medium)

## Property Overview

Located in a well-maintained office park, 4618 Progress Drive offers 8,750 SF of adaptable industrial office/flex space with an integrated small warehouse, perfectly suited for various business needs. Owner will divide/modify for qualified tenant(s).

This space features 11 private offices, each with a window allowing for ample natural light, including an executive office. Two conference rooms are positioned near the entrance—one small, one medium—while a large conference room, located in the center of the space, is equipped with a mini-split AC unit and wired for a projector, enhancing the professional environment.

The office space is further complemented by two open workspace areas: one measuring 54'8" x 44'10" and illuminated by two skylights, and another measuring 25'5" x 44'11" with a large row of windows.

The warehouse/garage space measures 22'2" x 23'8", with access provided by a 14-foot-tall by 12-foot-wide door, along with an additional man door.

Additional features of the space include a spacious kitchen/break area with a patio, a server room with two mini-split AC units, and a supply cabinet. The property also offers approximately 32 parking spaces and has existing infrastructure for a security system.

# PROPERTY PHOTOS

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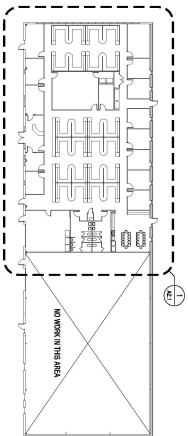
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# FLOOR PLAN

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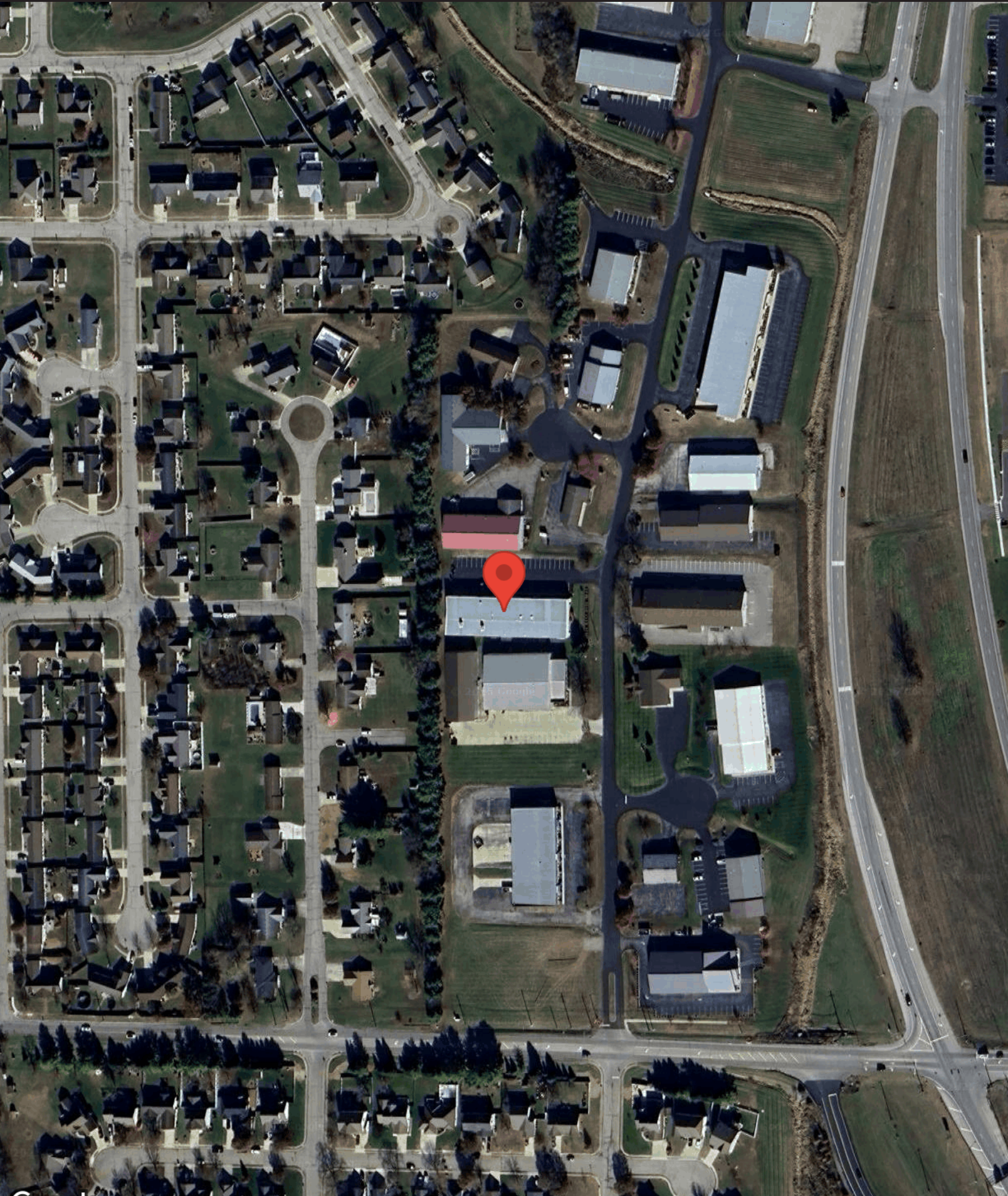
1 FLOOR PLAN  
1/2" = 1'-0"



KEY PLAN  
1/32" = 1'-0"

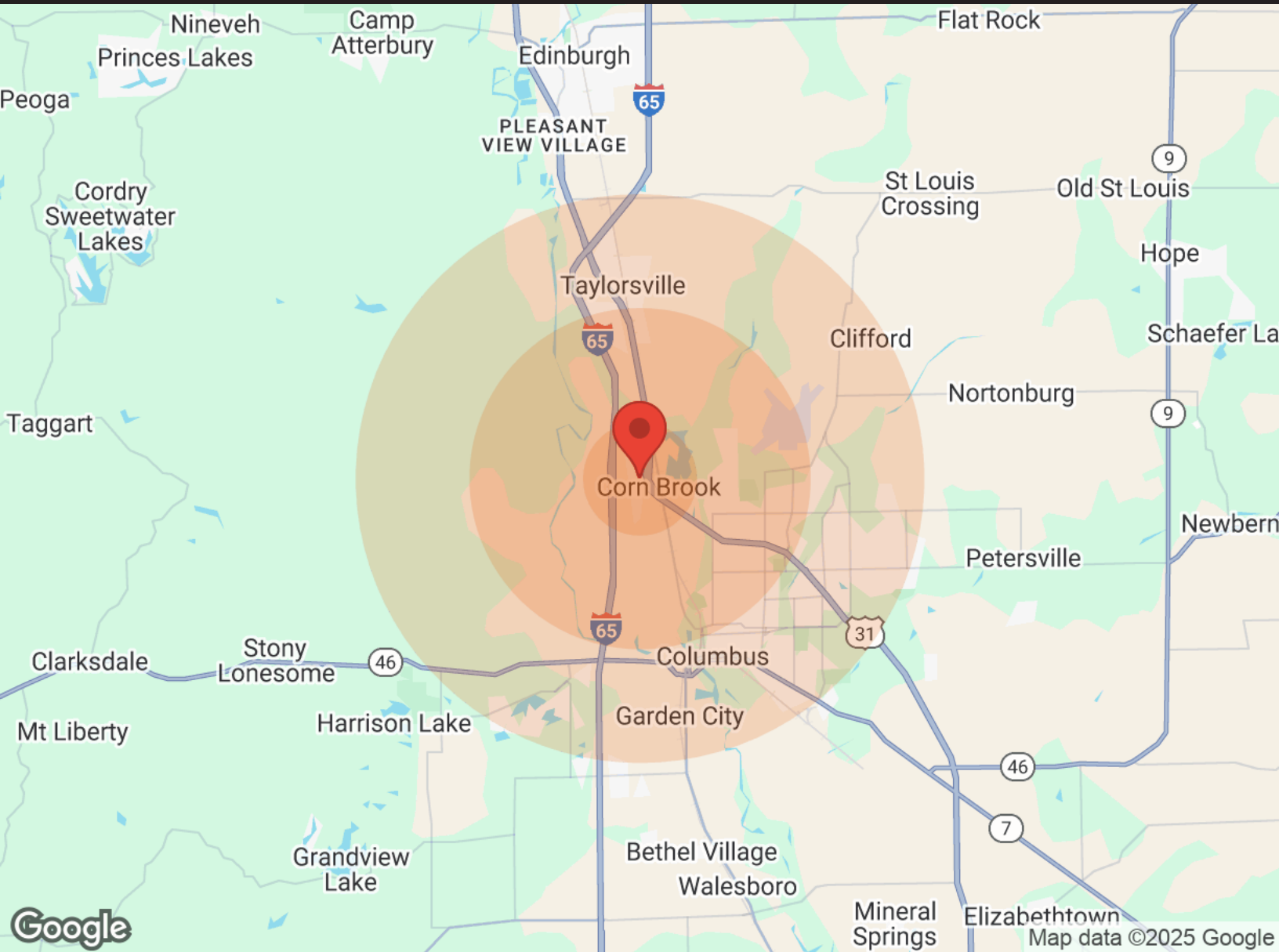
# AERIAL MAP

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# DEMOGRAPHICS

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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	678	9,678	24,796	Median	\$48,568	\$58,885	\$48,568
Female	636	10,485	26,528	< \$15,000	26	833	2,559
Total Population	1,314	20,163	51,324	\$15,000-\$24,999	69	789	2,219
				\$25,000-\$34,999	34	887	2,439
				\$35,000-\$49,999	123	1,111	3,044
				\$50,000-\$74,999	138	1,453	3,974
				\$75,000-\$99,999	64	967	2,553
				\$100,000-\$149,999	N/A	852	2,364
				\$150,000-\$199,999	21	368	746
				> \$200,000	N/A	201	546
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	1,295	17,650	45,738	Total Units	528	8,895	24,602
Black	3	204	537	Occupied	490	8,062	22,076
Am In/AK Nat	N/A	23	29	Owner Occupied	413	6,002	14,303
Hawaiian	4	12	18	Renter Occupied	77	2,060	7,773
Hispanic	22	2,266	3,451	Vacant	38	833	2,526
Multi-Racial	24	3,376	5,024				

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