

A photograph of a modern industrial office building with a mix of tan and light blue metal siding. The building has large windows and a blue awning over one of the entrances. In the foreground, there is a well-maintained lawn with several rounded, manicured bushes. A parking lot with a white car is visible to the right. The sky is bright blue with scattered white clouds. A large, semi-transparent red graphic consisting of several overlapping curved bands is positioned on the left side of the image, partially covering the building and lawn.

INDUSTRIAL OFFICE SPACE
4610 PROGRESS DRIVE

COLUMBUS, IN 47201

Breeden
COMMERCIAL

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Indiana

PROPERTY SUMMARY

Industrial Office Space
4610 Progress Drive | Columbus, IN 47201

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Property Summary

Building SF:	15,525
Available SF for Lease:	8,750
Lease Rate:	\$12.00
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 space with an integrated small warehouse, perfectly suited for various business needs.

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 cubicle areas: one housing 20 cubicles (54'8" x 44'10") and illuminated by two skylights, and another with 8 larger cubicles (25'5" x 44'11"). While the cubicles are not included, they can be purchased.

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, although it is not sprinkled.

The space will be available starting December 31, 2024, with the possibility of earlier occupancy.

PROPERTY PHOTOS

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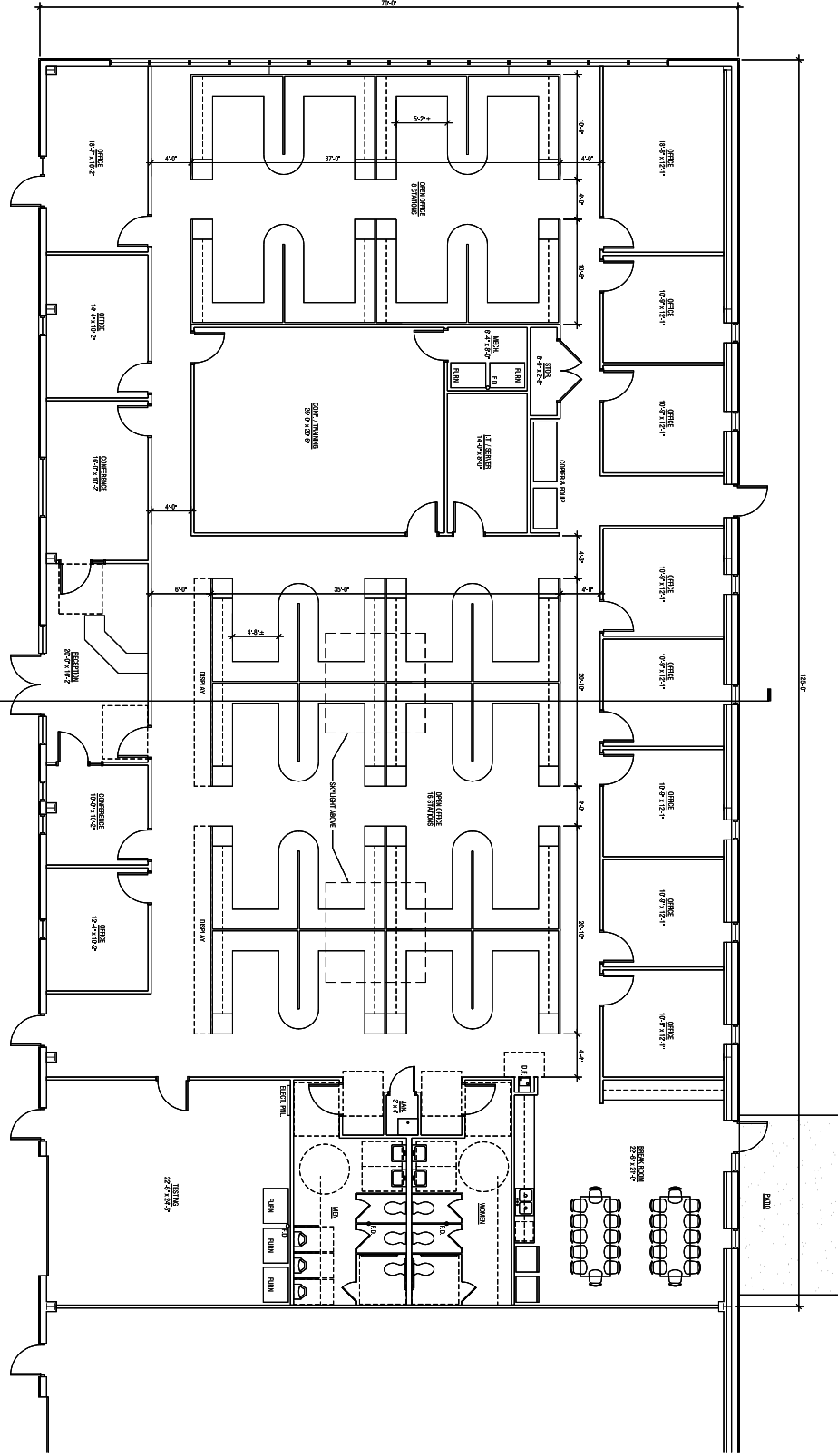
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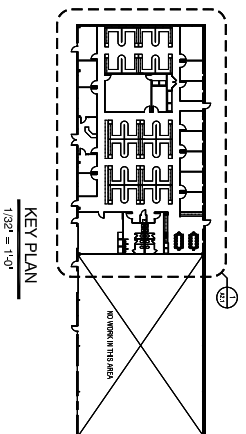


FLOOR PLAN

Industrial Office Space
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1 FLOOR PLAN
1/32" = 1'-0"
N



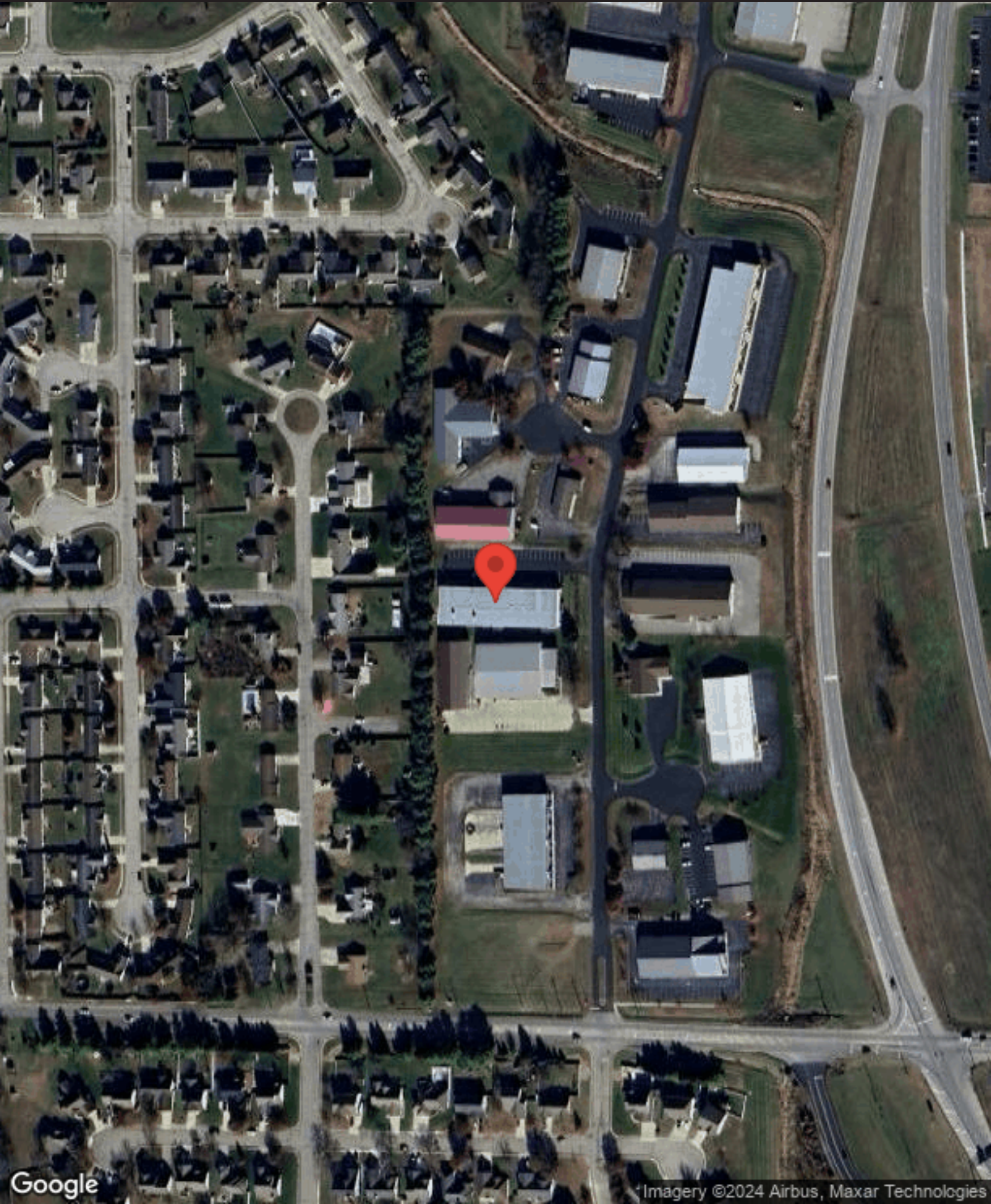
<p>REV. A/P</p> <p>DATE: 10/15/2024</p> <p>BY: [Signature]</p>	<p>TENANT IMPROVEMENTS</p> <p>LEONL WIRING SYSTEMS</p>	<p>DRIFT</p> <p>BUILD</p> <p>8750 N Columbus</p>
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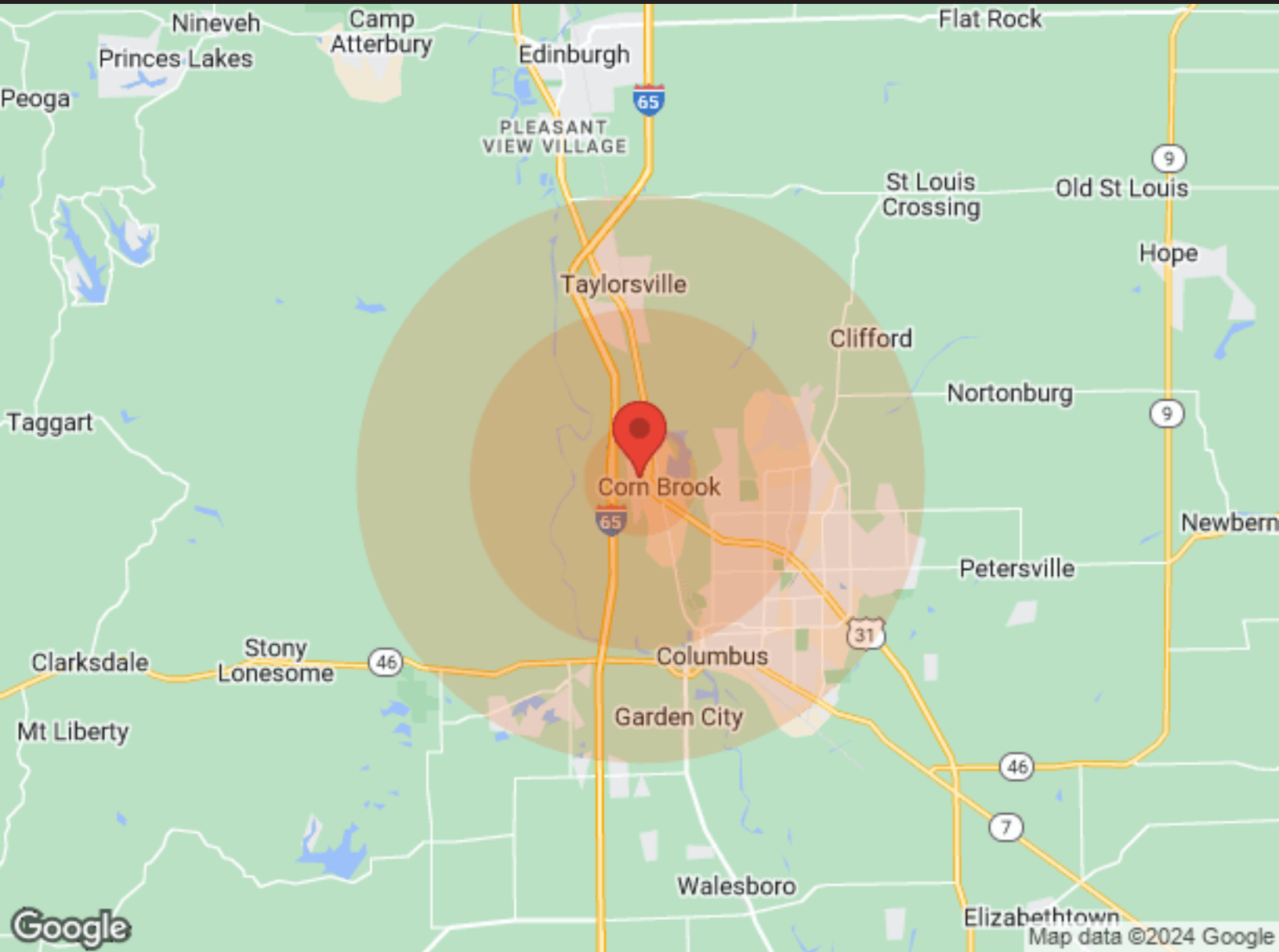
AERIAL MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	678	9,678	24,796
Female	636	10,485	26,528
Total Population	1,314	20,163	51,324
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	273	4,930	11,256
Ages 15-24	189	3,204	7,272
Ages 25-54	503	7,249	19,195
Ages 55-64	181	2,297	6,149
Ages 65+	168	2,483	7,452
Race	1 Mile	3 Miles	5 Miles
White	1,295	17,650	45,738
Black	3	204	537
Am In/AK Nat	N/A	23	29
Hawaiian	4	12	18
Hispanic	22	2,266	3,451
Multi-Racial	24	3,376	5,024

Income	1 Mile	3 Miles	5 Miles
Median	\$48,568	\$58,885	\$48,568
< \$15,000	26	833	2,559
\$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

Housing	1 Mile	3 Miles	5 Miles
Total Units	528	8,895	24,602
Occupied	490	8,062	22,076
Owner Occupied	413	6,002	14,303
Renter Occupied	77	2,060	7,773
Vacant	38	833	2,526

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