

For Lease/Sale

Industrial Flex



6151 W 400 N

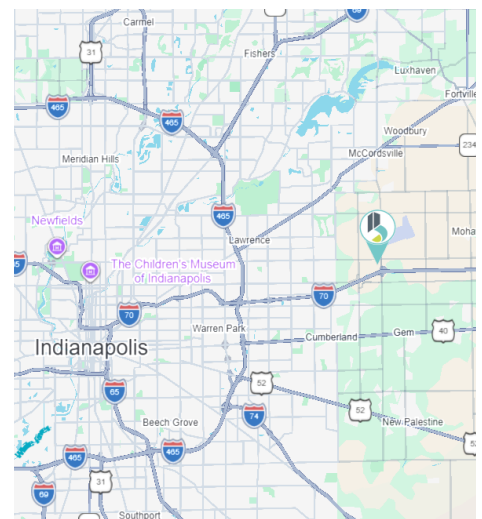
Greenfield, IN, 46140

This property consists of a +/-7,500 SF standalone building on 1.22 acres in the desirable Mt. Comfort Corridor. Zoned Industrial Business Park (IBP), the site has industrial outdoor storage potential. The building is a blend of functional office and shop space. Shop area is accessible through three overhead doors in rear of building (8ft, 8ft, 10ft) and has an interior clear height up to 15 ft. Less than 1.5 miles from Exit 96 on Interstate I-70, this property is ideally situated for your small business needs.

Highlights

- +/- 7,500 SF with mezzanine included
- +/- 15,000 SF of outdoor storage space
- Newly paved parking lot
- Recent interior renovations
- Zoned Industrial Business Park (IBP)

Sale Price	\$1,200,000
Lease Rate	\$12.00/SF (NNN)



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Site Plan

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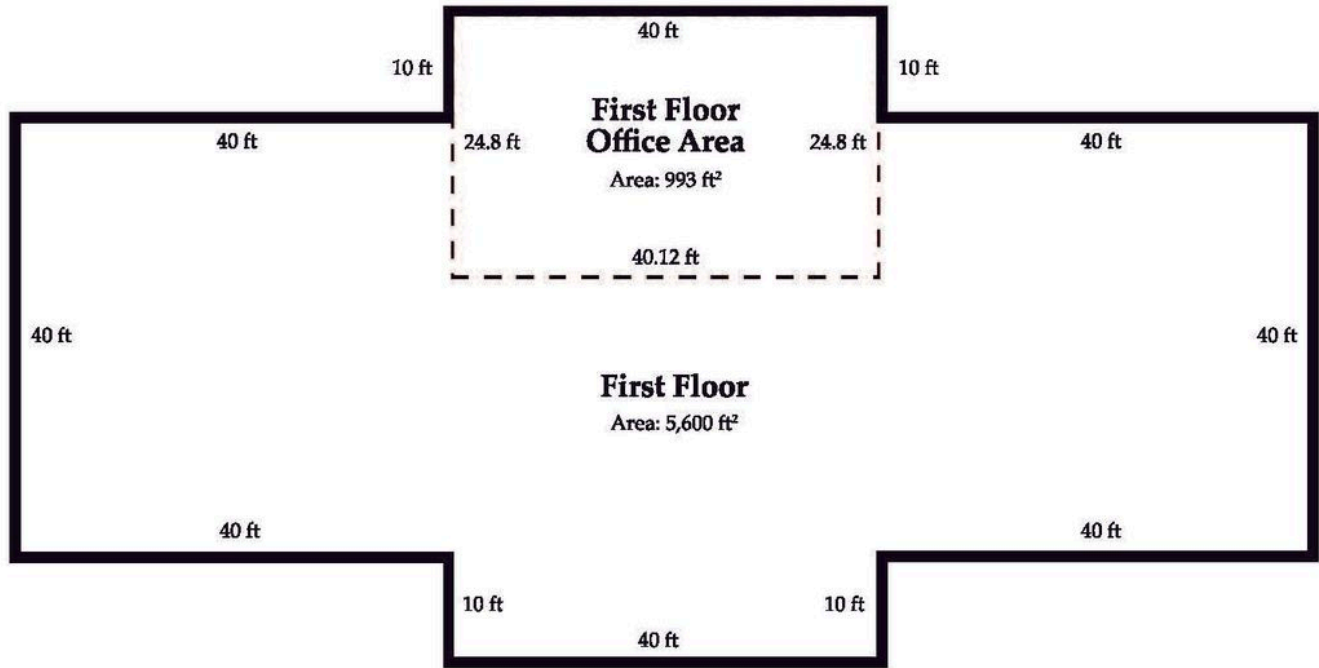
Location Map

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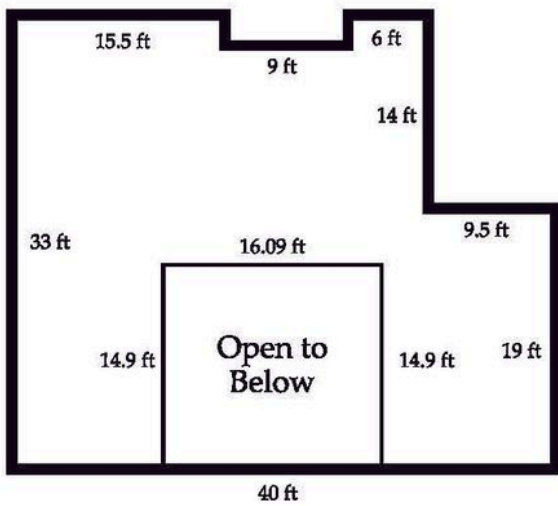
Floor Plan

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Second Floor

Area: 930 ft²



Second Floor Office Area

Area: 1,006 ft²

40 ft

