

INDUSTRIAL PROPERTY FOR SALE & LEASE

7074 W State Road 28

Elwood, IN 46036

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

Versatile industrial property offering a functional layout for production, storage and distribution uses. The property features multiple drive-in bays, expansive paved areas and additional office/farmhouse space.

PROPERTY HIGHLIGHTS

- 10,892 SF Industrial Building
- 2.47-Acre Site
- Multiple Drive-In Bays
- High-Clearance Warehouse Space
- Heavy-Duty Concrete Floors
- Ample Parking & Outdoor Storage
- 3BR / 1BA Office/Farmhouse Included
- State Road 28 Frontage

OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	Inquire for Price
Building Size:	10,892 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	6	25	163
Total Population	18	75	446
Average HH Income	\$93,319	\$89,587	\$77,616

Robert Coombes

(765)-760-3189

rob@coombesrealestate.com

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612 N Park Avenue, Indianapolis, IN 46204

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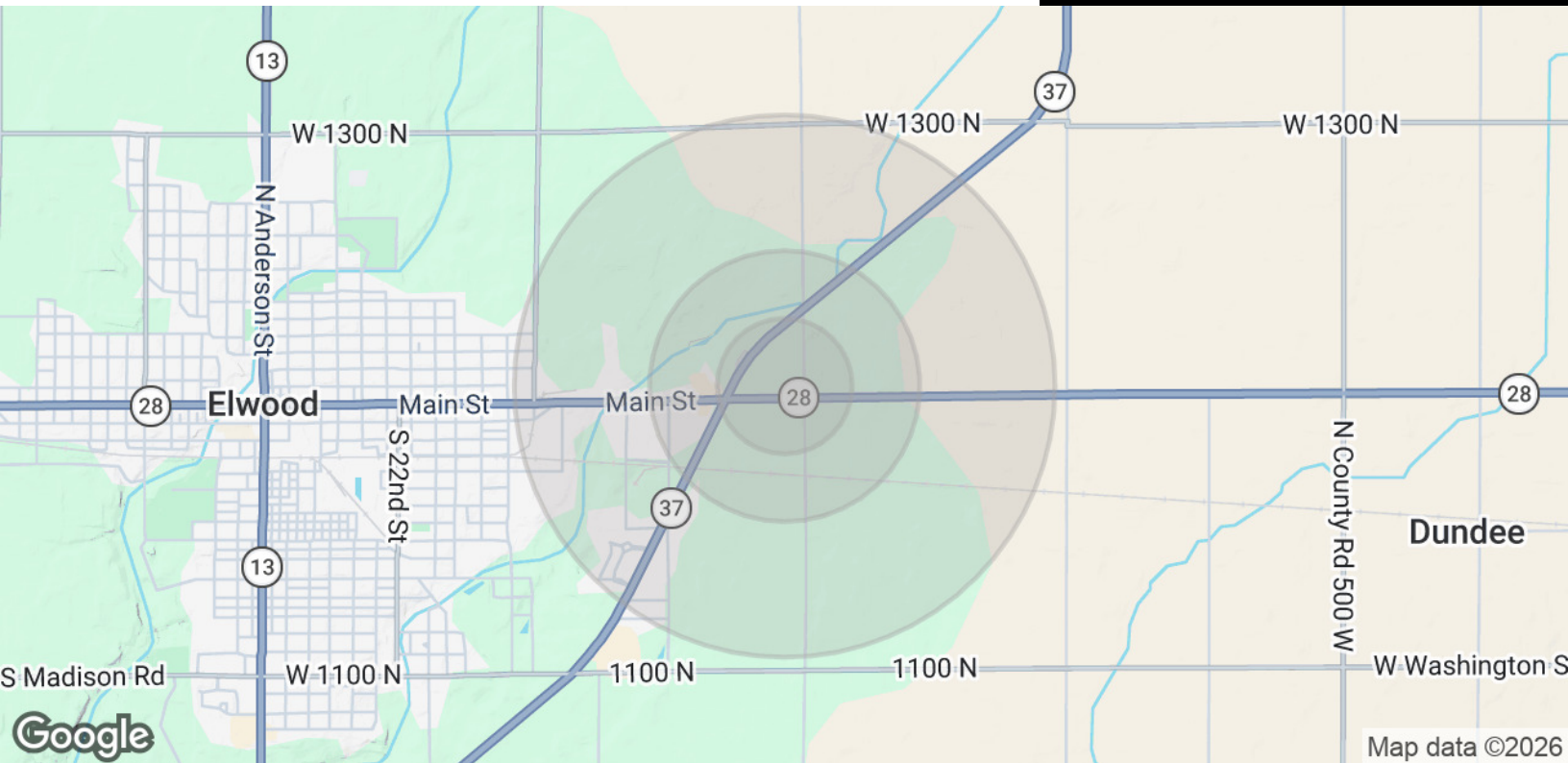
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	18	75	446
Average Age	52.6	50.4	46.2
Average Age (Male)	45.1	43.3	41.1
Average Age (Female)	55.2	53.0	49.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	6	25	163
# of Persons per HH	3.0	3.0	2.7
Average HH Income	\$93,319	\$89,587	\$77,616
Average House Value	\$151,076	\$151,076	\$131,153

2023 American Community Survey (ACS)

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