

AVAILABLE SPACE
1,156 - 13,685 SQ. FT.



ABOUT THE PROPERTY:

- Industrial Flex Complex
- Located Conveniently to I-65
- Recently Renovated + Modernized
- New Directional Signage
- New Landscaping + Exterior Updates
- Monument + Building Signage Available

PROPERTY FEATURES:

- Parking: 160 spaces
- 57,125 SF of Flex Space
- Lot Size: 5.23 AC
- Income producing property
- Warehouse + Loading Dock Access

BUILDING 1 - EAST BUILDING - 1,732 SQ. FT.

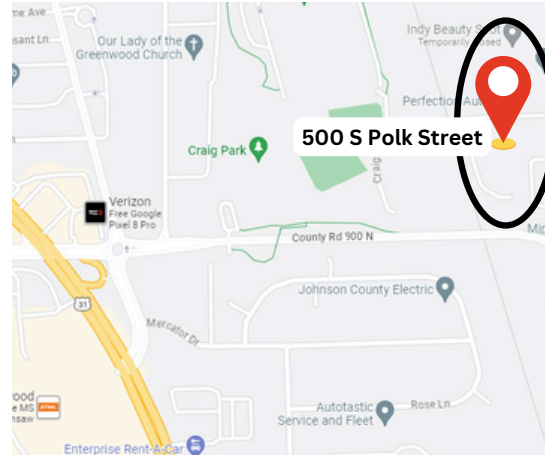


OFFERING SUMMARY:

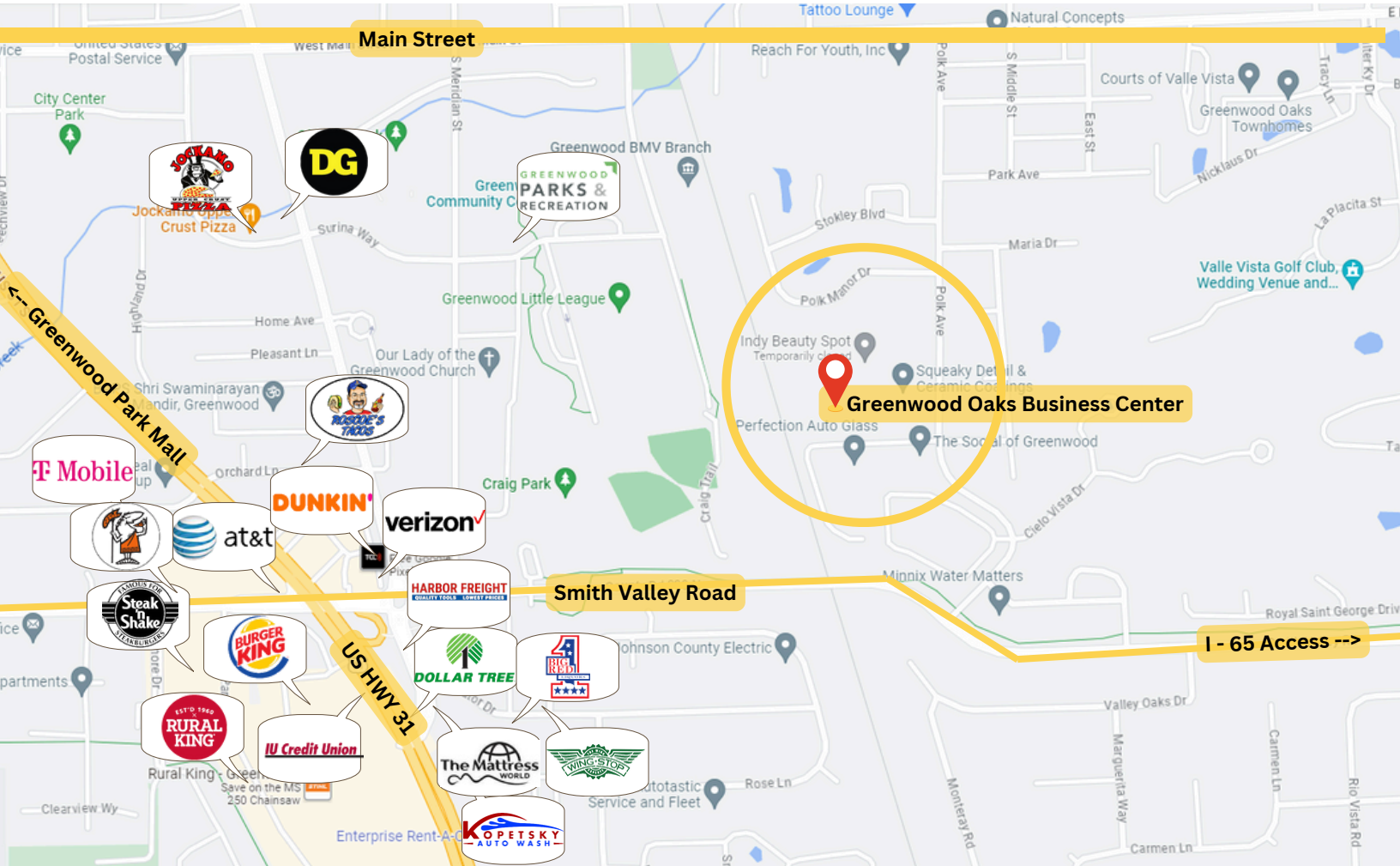
Building Size: 57,125 SF
 Available SQ FT: 13,685 SF
 Lot Size: 5.23 AC
 Renovated:
 Zoning: PUD

<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>
19	Available	1,732 SF
\$12.50/SF modified gross		

BUILDING 2 - WEST BUILDING - 11,953 SQ. FT.



<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>	<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>
24B	Available Flex \$12.50/SF modified gross	1,000 SF	33	Available Warehouse \$12.50/SF modified gross	1,156 SF
27	Available Office + Warehouse \$12.50/SF / modified gross	1,500 SF	35	Available Office + Retail \$12.50/SF / modified gross	1,805 SF
30-31	Available Office + Warehouse \$12.50/SF modified gross	2,942 SF	36	Available Office + Retail \$12.50/SF modified gross	1,800 SF
32	Available Office + Warehouse \$12.50/SF modified gross	1,750 SF			



DEMOGRAPHICS:

1 MILE

3 MILE

5 MILE

POPULATION

10,384

77,120

156,795

HOUSEHOLDS

4,849

30,737

61,387

median HH income

\$63,939

\$79,248

\$85,604

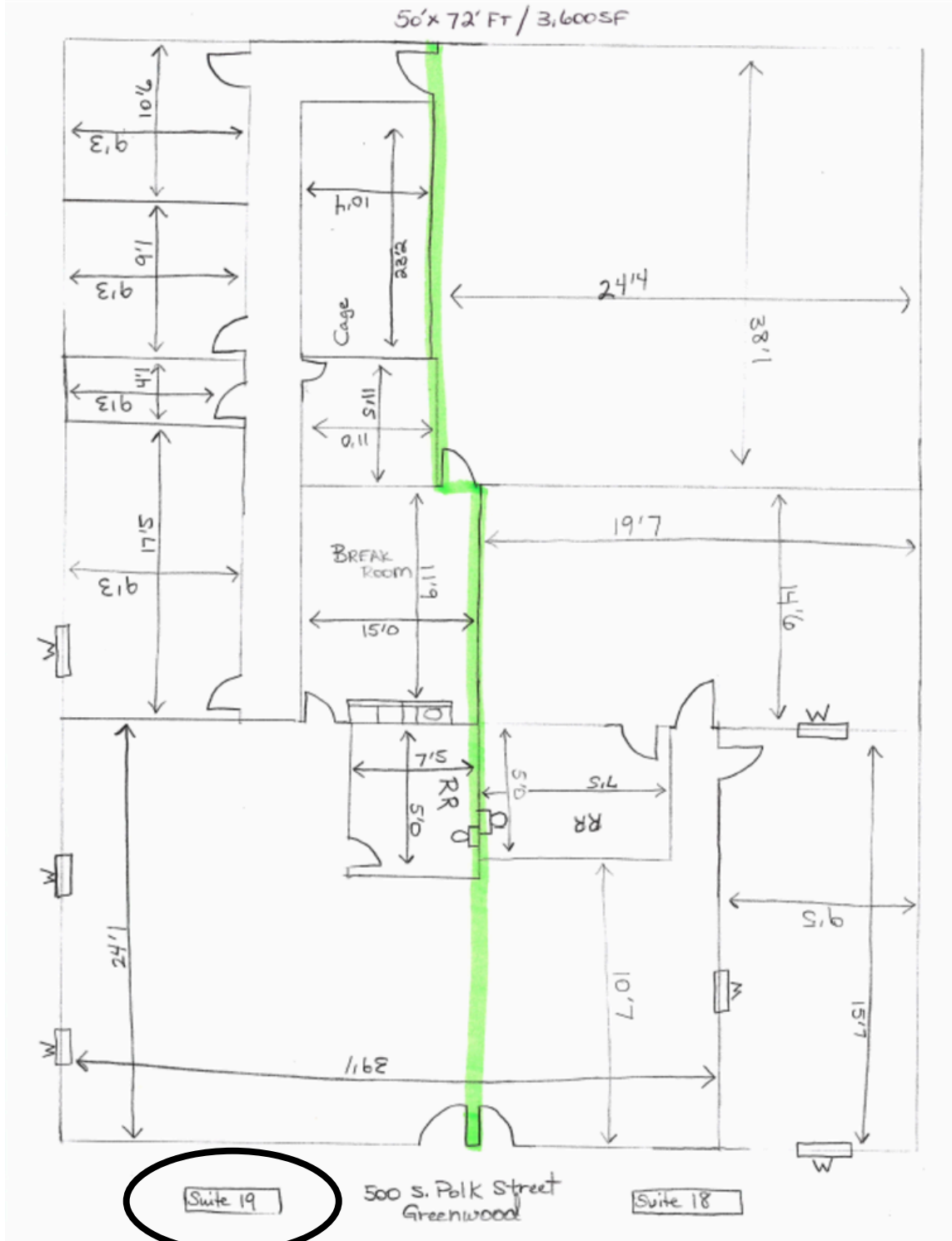
Median Age

39.1

36.7

37.1

SUITE 19 - EAST BUILDING - 1,732 SQ. FT.





GREENWOOD OAKS

500 S Polk Street, Greenwood, IN 46143

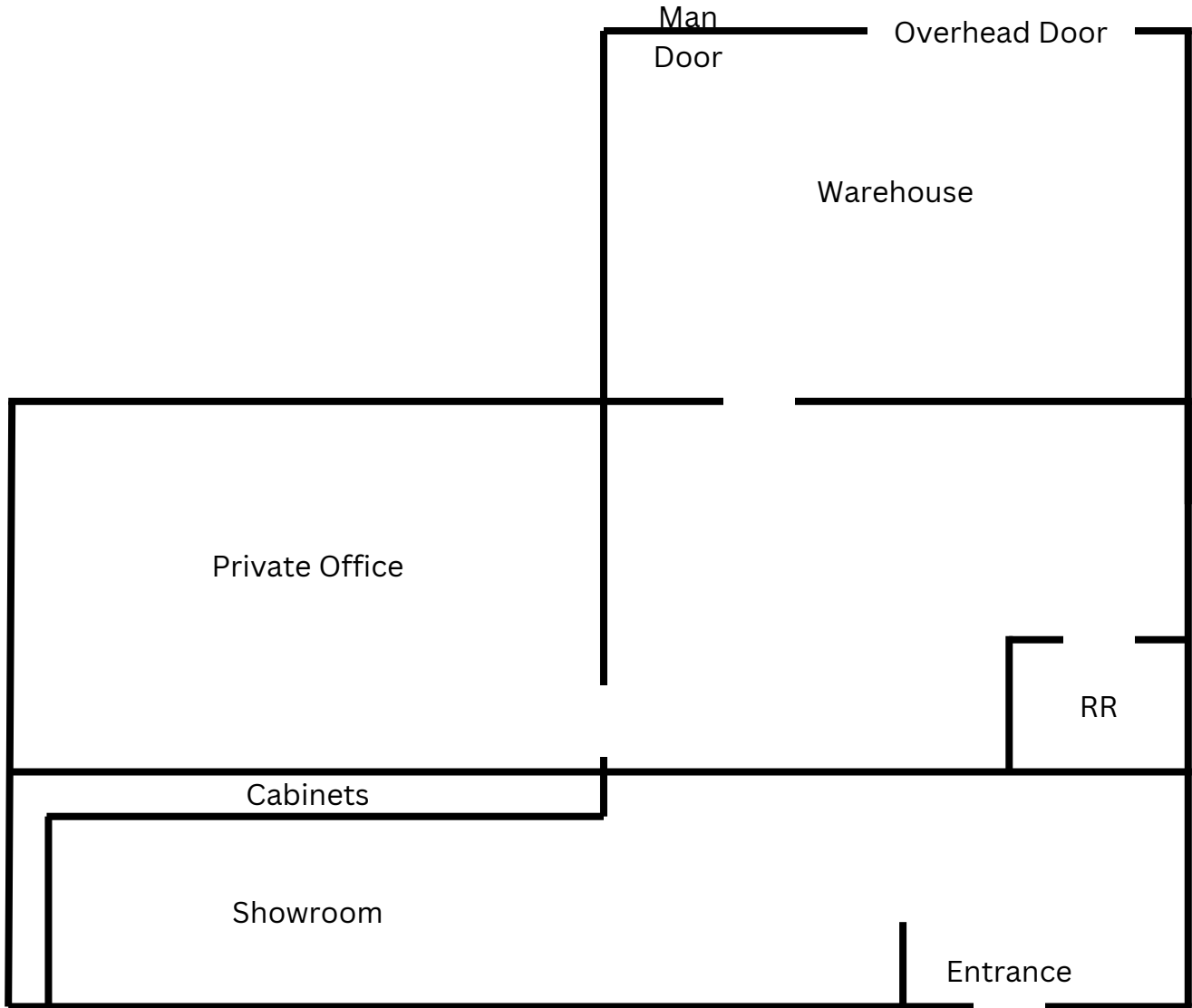
SUITE 24B - EAST BUILDING - 1,000 SQ. FT.



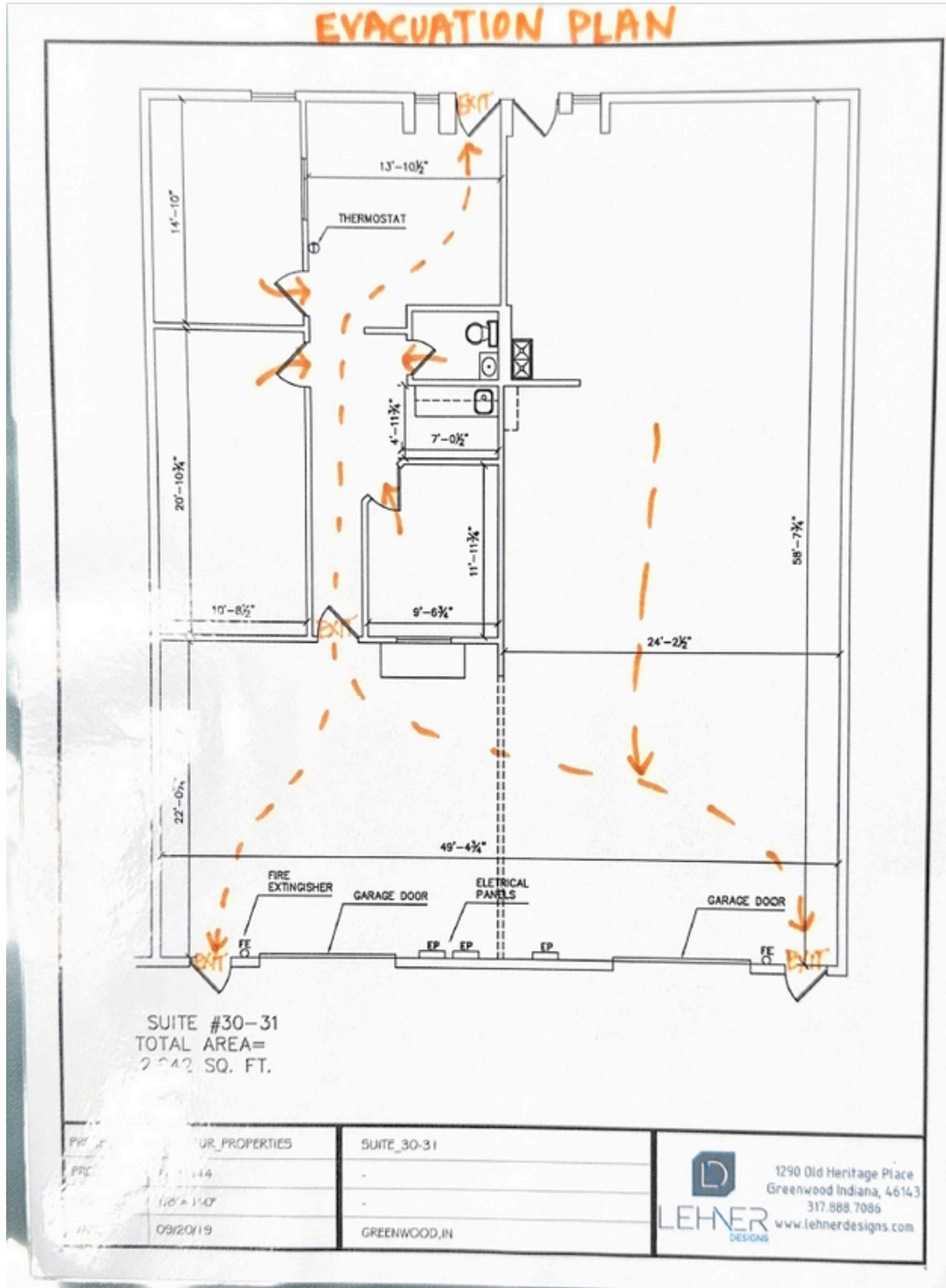
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CONTACT US  Cathy Richards  317.835.9545  cathy@streetwisecre.com  640 US Hwy 31 S, Suite 1
Greenwood, IN 46142

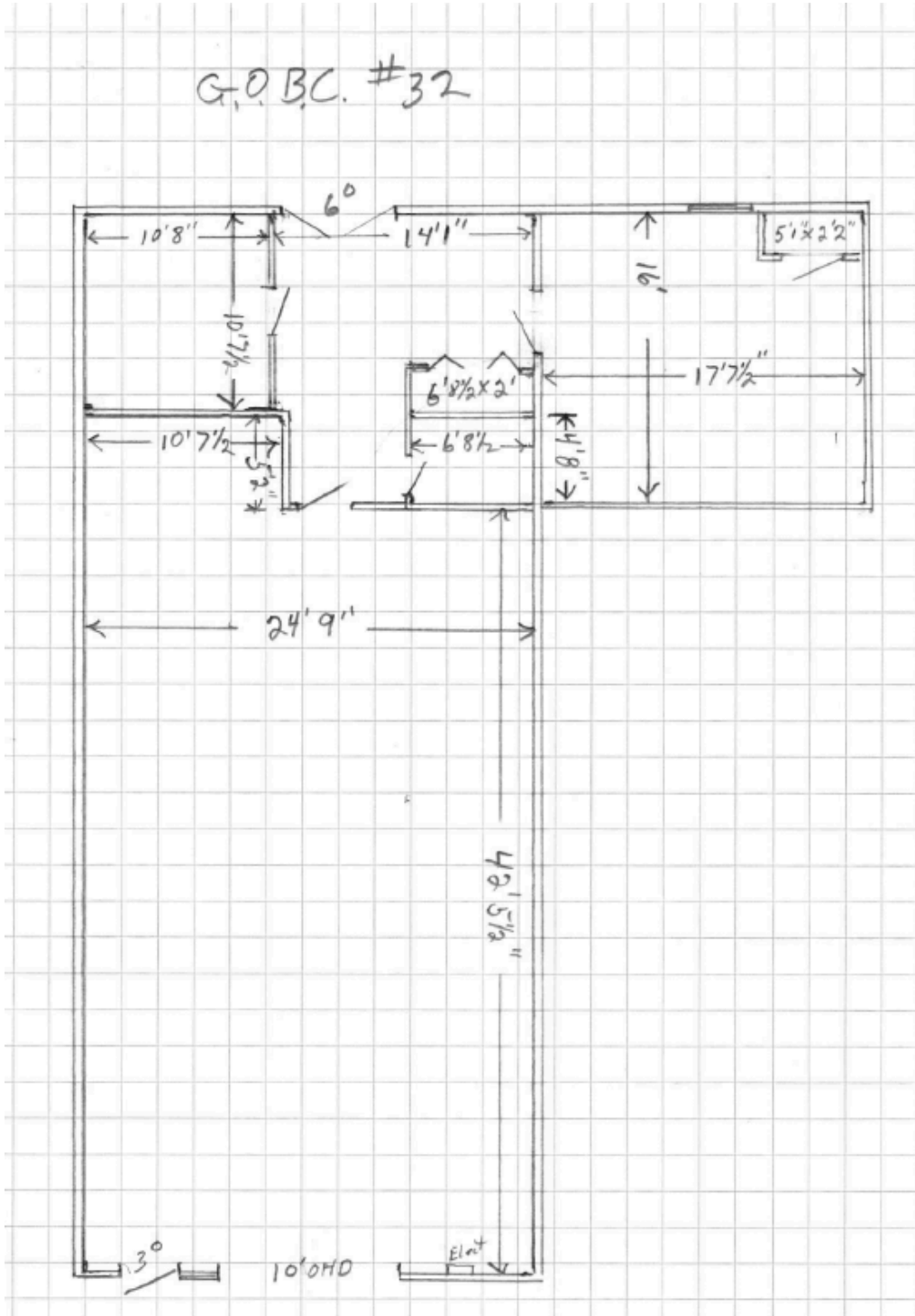
SUITE 27 - WEST BUILDING - 1,500 SQ. FT.



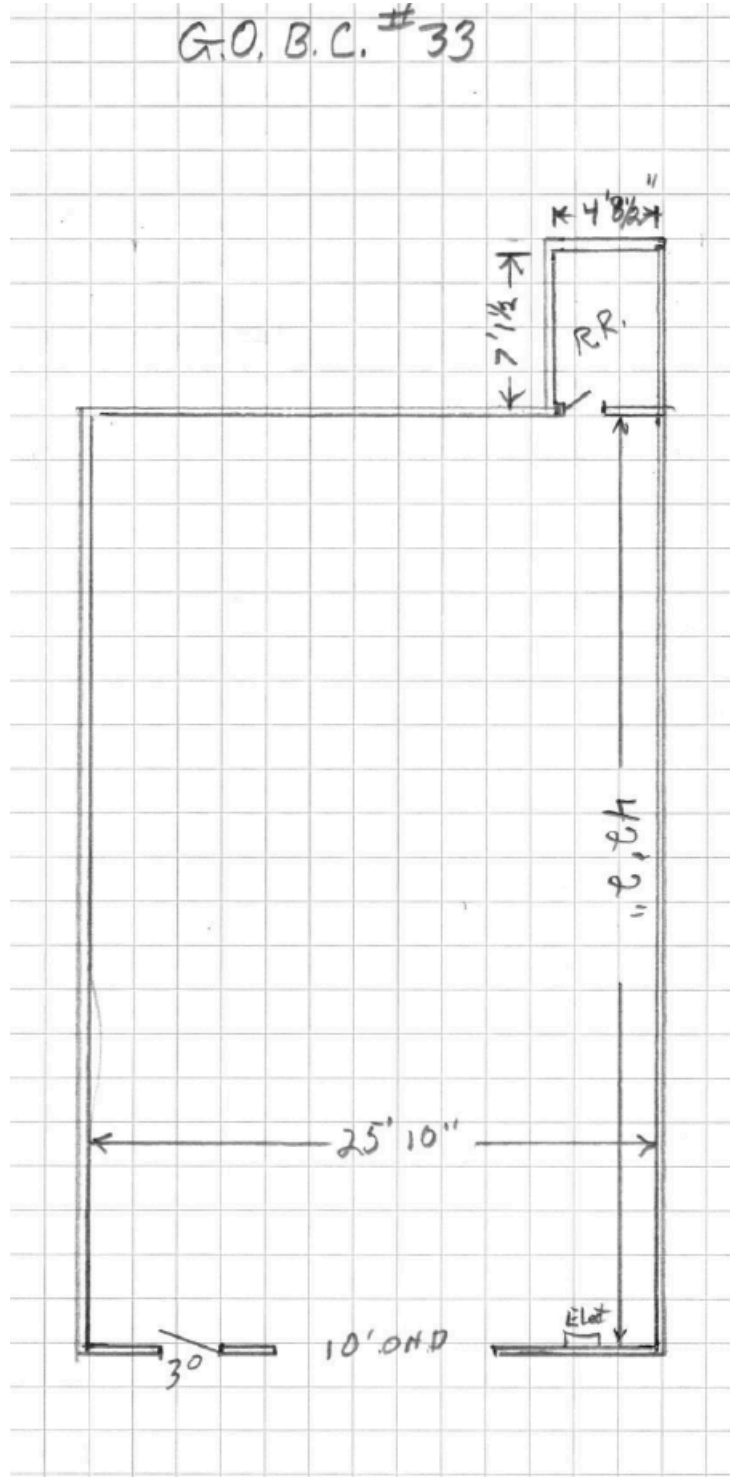
SUITE 30/31 - WEST BUILDING - 2,942 SQ. FT.



SUITE 32 - WEST BUILDING - 1,750 SQ. FT.



SUITE 33 - WEST BUILDING - 1,156 SQ. FT.





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SUITE 35 - WEST BUILDING - 1,805 SQ. FT.



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SUITE 36 - WEST BUILDING - 1,800 SQ. FT.



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