



# Now Offered at a Reduced Price – Will Divide – Demo Options Considered for Warehouse Conversion

INDUSTRIAL OFFICE SPACE  
4610 PROGRESS DRIVE

COLUMBUS, IN 47201

**Breeden**  
COMMERCIAL

MARK PRATT, CCIM  
Broker/Owner  
(812) 378-1721  
mpratt@breedencommercial.c  
Indiana

# TABLE OF CONTENTS

|                     |    |
|---------------------|----|
| Property Summary    | 3  |
| Property Photos     | 4  |
| Floor Plan          | 10 |
| Floor Plan- Divided | 11 |
| Aerial Map          | 12 |
| Demographics        | 13 |
| Disclaimer          | 14 |

**MARK PRATT, CCIM**  
BROKER/OWNER  
O: (812) 378-1721  
C: (812) 343-3117  
[mpratt@breedencommercial.com](mailto:mpratt@breedencommercial.com)  
Indiana



# PROPERTY SUMMARY

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

03



## Property Summary

|                         |                         |
|-------------------------|-------------------------|
| Building SF:            | 15,525                  |
| Available SF for Lease: | 3,500 to 8,750          |
| Lease Rate:             | \$7.00                  |
| 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—ideal for a variety of business operations.

Ownership is willing to divide or modify the space for qualified tenant(s) and will consider partial demolition for conversion to warehouse or alternative layouts. The property may be divided as shown in the photos section:

Yellow outline: ±3,500 SF (restrooms to be constructed in the SW corner, included in base pricing)  
Pink outline: ±5,250 SF

Other renovations and tenant improvements will be considered.

The office build-out includes:

- 11 private offices, each with windows providing ample natural light, including one executive office
- Three conference rooms: two near the entrance (one small, one medium) and a large central conference room equipped with a mini-split AC unit and projector wiring
- Two large open work areas:
  - 54'8" x 44'10" with two skylights
  - 25'5" x 44'11" with a large row of windows
- Spacious kitchen/break area with patio access
- Server room with two mini-split AC units
- Storage/supply cabinet
- Existing infrastructure for a security system
- Approximately 32 parking spaces

The integrated warehouse/garage space measures 22'2" x 23'8" and includes a 14' tall x 12' wide overhead door plus an additional man door for easy access.



## PROPERTY PHOTOS

Industrial Office/Flex/Warehouse Space - Can be Divided  
4610 Progress Drive | Columbus, IN 47201

04





# PROPERTY PHOTOS

Industrial Office/Flex/Warehouse Space - Can be Divided  
4610 Progress Drive | Columbus, IN 47201

05





## PROPERTY PHOTOS

Industrial Office/Flex/Warehouse Space - Can be Divided  
4610 Progress Drive | Columbus, IN 47201

06





## PROPERTY PHOTOS

Industrial Office/Flex/Warehouse Space - Can be Divided  
4610 Progress Drive | Columbus, IN 47201

07





## PROPERTY PHOTOS

Industrial Office/Flex/Warehouse Space - Can be Divided  
4610 Progress Drive | Columbus, IN 47201

08





## PROPERTY PHOTOS

Industrial Office/Flex/Warehouse Space - Can be Divided  
4610 Progress Drive | Columbus, IN 47201

09



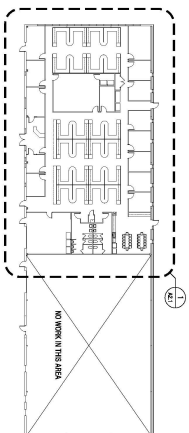
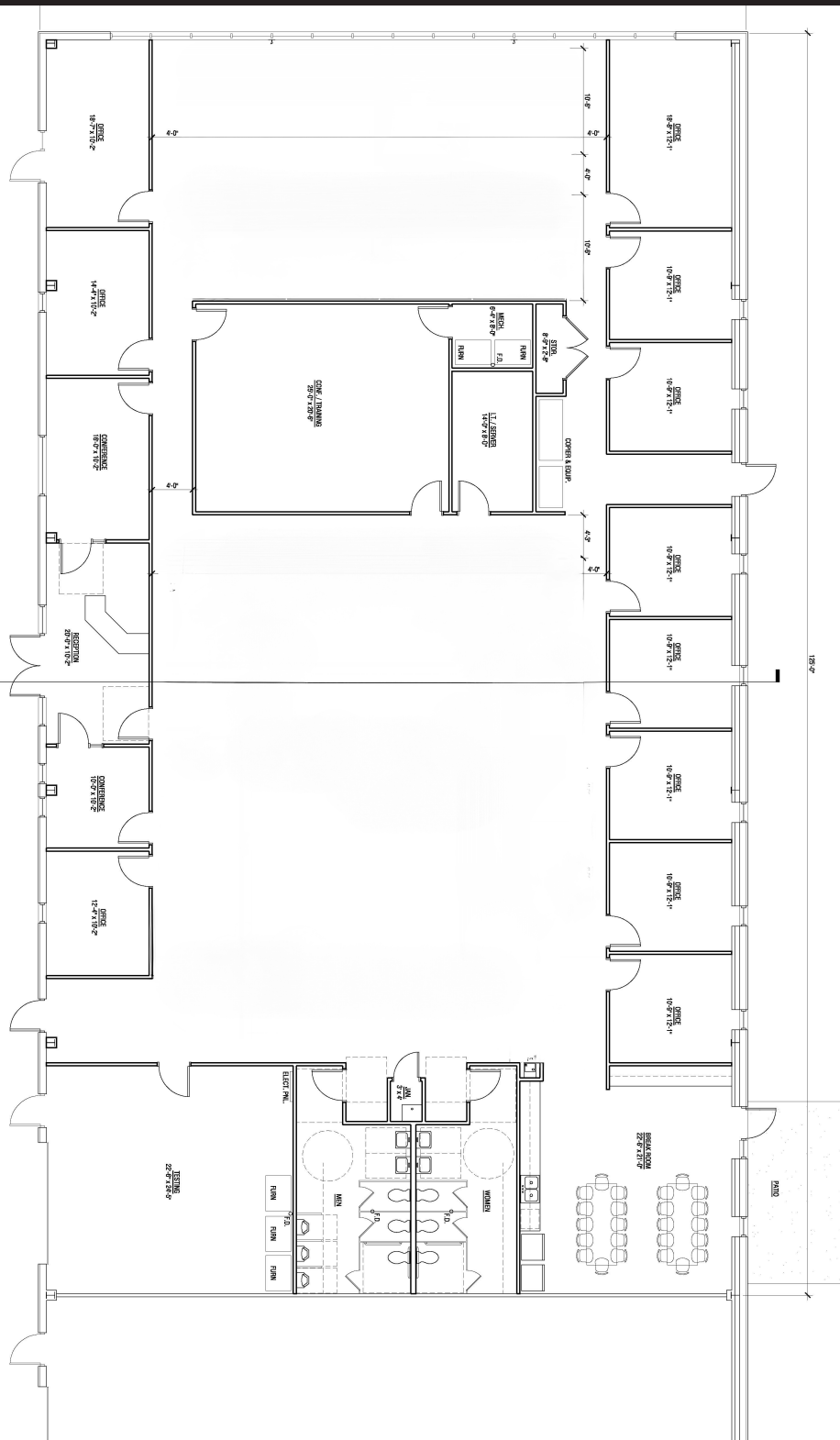


# FLOOR PLAN

Industrial Office/Flex/Warehouse Space - Can be Divided  
4610 Progress Drive | Columbus, IN 47201

10

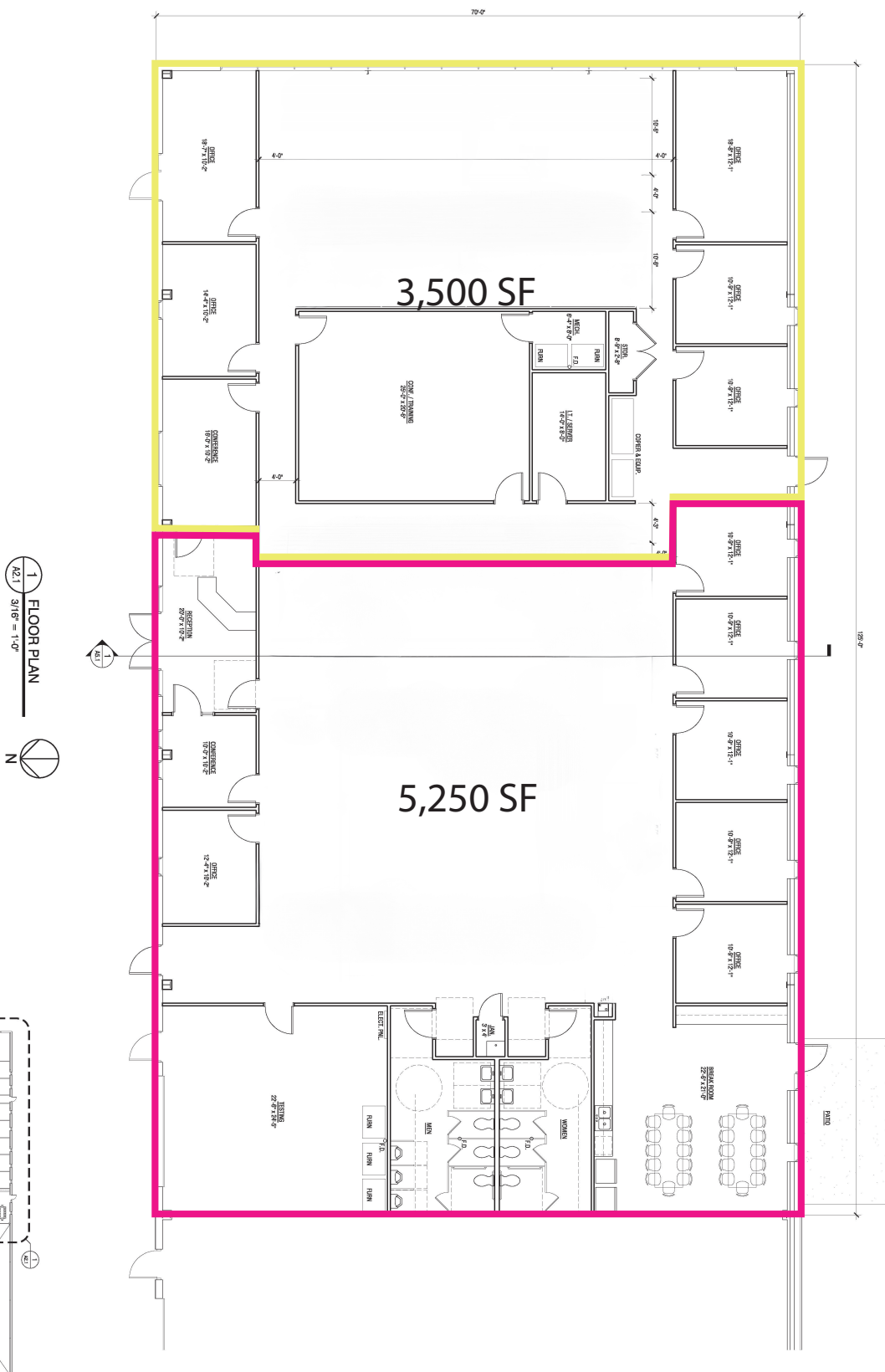
1 FLOOR PLAN  
1/2" = 1'-0"



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



Industrial Office/Flex/Warehouse Space - Can be Divided  
4610 Progress Drive | Columbus, IN 47201



## KEY PLAN



# AERIAL MAP

Industrial Office/Flex/Warehouse Space - Can be Divided  
4610 Progress Drive | Columbus, IN 47201

12

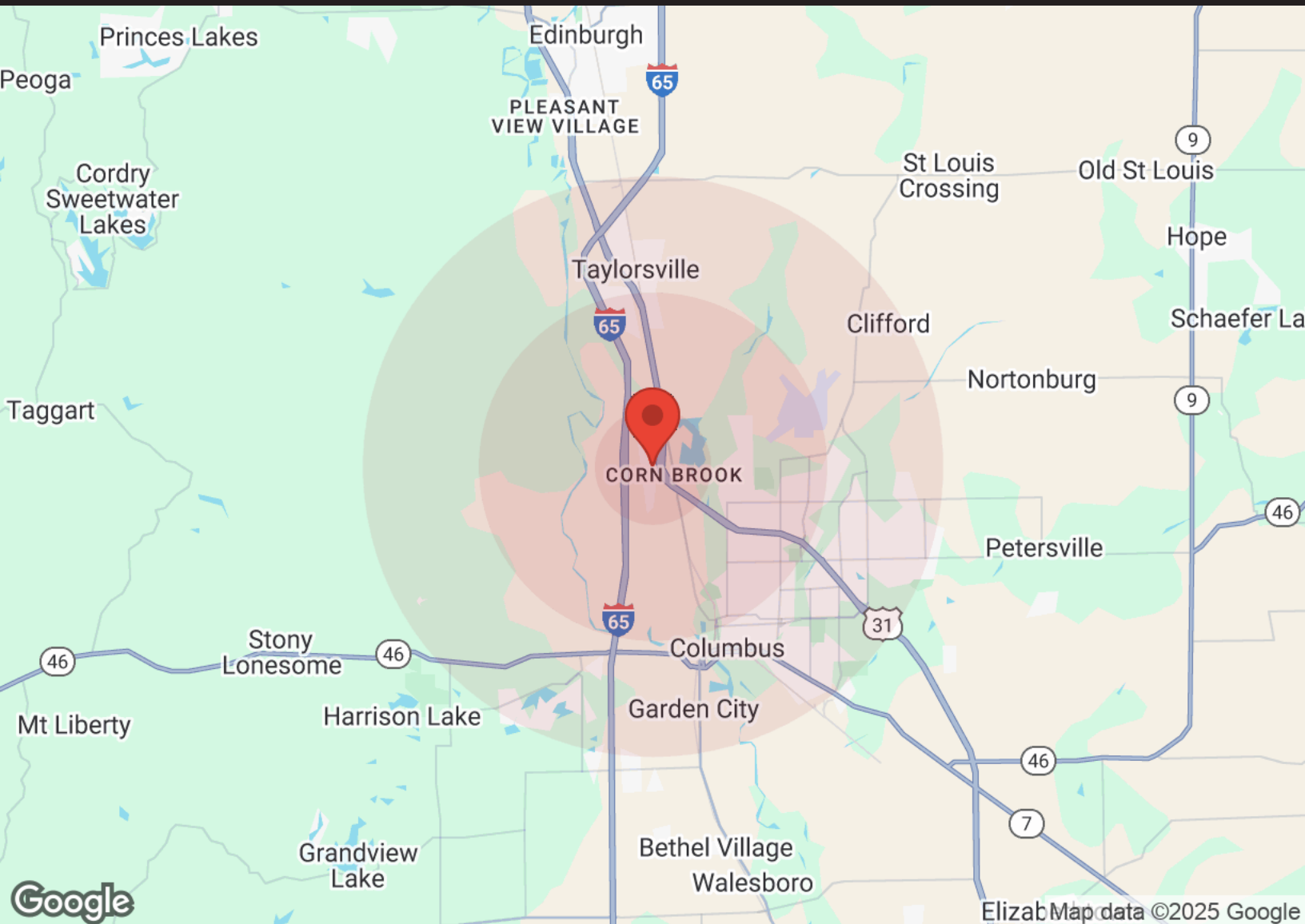




# DEMOGRAPHICS

Industrial Office/Flex/Warehouse Space - Can be Divided  
4610 Progress Drive | Columbus, IN 47201

13



| Population       | 1 Mile | 3 Miles | 5 Miles | Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Male             | 1,454  | 9,819   | 28,196  | Median              | \$86,327 | \$88,679 | \$73,392 |
| Female           | 1,447  | 9,933   | 27,919  | < \$15,000          | 71       | 790      | 2,887    |
| Total Population | 2,901  | 19,752  | 56,115  | \$15,000-\$24,999   | 109      | 252      | 1,204    |
|                  |        |         |         | \$25,000-\$34,999   | 44       | 374      | 1,406    |
|                  |        |         |         | \$35,000-\$49,999   | 82       | 636      | 2,206    |
|                  |        |         |         | \$50,000-\$74,999   | 146      | 1,155    | 4,046    |
|                  |        |         |         | \$75,000-\$99,999   | 177      | 1,080    | 2,861    |
|                  |        |         |         | \$100,000-\$149,999 | 276      | 1,621    | 4,128    |
|                  |        |         |         | \$150,000-\$199,999 | 88       | 902      | 1,865    |
|                  |        |         |         | > \$200,000         | 72       | 785      | 2,350    |
| Age              | 1 Mile | 3 Miles | 5 Miles | Housing             | 1 Mile   | 3 Miles  | 5 Miles  |
| Ages 0-14        | 621    | 4,044   | 11,140  | Total Units         | 1,129    | 8,068    | 24,435   |
| Ages 15-24       | 391    | 2,669   | 7,379   | Occupied            | 1,065    | 7,594    | 22,950   |
| Ages 25-54       | 1,073  | 7,547   | 22,030  | Owner Occupied      | 861      | 5,721    | 14,288   |
| Ages 55-64       | 329    | 2,258   | 6,022   | Renter Occupied     | 204      | 1,873    | 8,662    |
| Ages 65+         | 487    | 3,234   | 9,545   | Vacant              | 65       | 473      | 1,484    |
| Race             | 1 Mile | 3 Miles | 5 Miles |                     |          |          |          |
| White            | 2,304  | 15,420  | 42,389  |                     |          |          |          |
| Black            | 102    | 567     | 1,846   |                     |          |          |          |
| Am In/AK Nat     | 1      | 18      | 56      |                     |          |          |          |
| Hawaiian         | 1      | 8       | 22      |                     |          |          |          |
| Hispanic         | 247    | 2,151   | 5,836   |                     |          |          |          |
| Asian            | 181    | 1,159   | 4,759   |                     |          |          |          |
| Multi-Racial     | 63     | 417     | 1,178   |                     |          |          |          |
| Other            | 1      | 14      | 34      |                     |          |          |          |



All materials and information received or derived from Breeden Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Breeden Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Breeden Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Breeden Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Breeden Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Breeden Commercial in compliance with all applicable fair housing and equal opportunity laws.