

# For Sale

Industrial Land



## 7352 W 300 N

Greenfield, IN, 46140

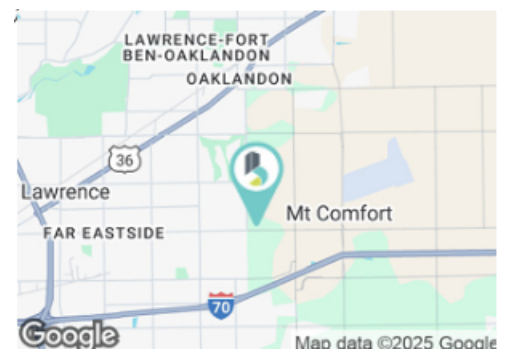
Located in the Mt. Comfort corridor of Central Indiana, the site is zoned Industrial Business Park (IBP). Existing zoning and proximity to utilities make this property “developer-friendly”. IBP zoning allows most industrial uses including warehouse, distribution, manufacturing, assembly, contractor’s storage, and more. In an area with high demand for sub 50k SF facilities. Contact broker today for additional details on this development opportunity.

### Highlights

- 3.9 acres of industrial land
- Adjacent to new developments
- IBP zoning allows for many industrial uses
- Utilities at/near site
- Less than 2 mile drive to I-70

Sale Price            \$575,000

Lot Size                3.9 Acres



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# Aerial Map

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## About Greenfield

Greenfield, Indiana, is a small city located in Hancock County, about 20 miles east of Indianapolis. Known for its rich history and charming Midwestern atmosphere, Greenfield is the birthplace of celebrated poet James Whitcomb Riley, often referred to as the “Hoosier Poet.” His legacy is commemorated annually with the Riley Festival, which attracts visitors from across the region.

Greenfield features a blend of historic architecture, especially in its downtown area, where you can find a variety of local shops, restaurants, and cultural landmarks. The community is known for its friendly atmosphere, and the city offers a range of parks and outdoor activities, including the Pennsy Trail, which is popular for walking and cycling.

As part of the Indianapolis metropolitan area, Greenfield has experienced steady growth, making it an attractive spot for families and businesses.

### Economic Growth

Within the past five years, Greenfield has had an 8.75% increase in jobs, mostly due to a boom in warehouse and distribution facilities near Mount Comfort. There has been over 20 million square feet of industrial and flex built since 2019. Some new major employers in distribution include Walmart and Amazon which employ a combined 3,000 workers.

Its proximity to major highways like I-70 provides easy access to Indianapolis, while still maintaining a small-town feel. Agriculture, manufacturing, and healthcare play significant roles in the local economy.

