

5350 ELMWOOD AVENUE

BEECH GROVE, INDIANA 46203

FOR SALE
BUILDING 04
AVAILABLE | OUTLOT

LOCATED AT **5350 ELMWOOD AVENUE**, OFFERS **±5,760** SQUARE FEET OF HIGHLY FUNCTIONAL INDUSTRIAL/ FLEX SPACE WITHIN ELMWOOD INDUSTRIAL PARK, ONE OF BEECH GROVE'S MOST STRATEGICALLY POSITIONED COMMERCIAL CORRIDORS. THE PROPERTY FEATURES A BLEND OF WAREHOUSE AND SHOWROOM/RETAIL FUNCTIONALITY WITH STOREFRONT EXPOSURE, PRIVATE PARKING, OVERHEAD DOOR ACCESS, AND PYLON SIGNAGE OPPORTUNITIES. POSITIONED JUST MOMENTS FROM THE SOUTHERN I-465 LOOP, THE LOCATION PROVIDES IMMEDIATE ACCESS TO I- 65, I-69, I-70, AND I-74, ALLOWING EFFICIENT CONNECTIVITY THROUGHOUT THE INDIANAPOLIS METROPOLITAN AREA. WHETHER FOR AN OWNER-USER, INVESTOR, OR TENANT, 5350 ELMWOOD AVENUE PRESENTS A RARE OPPORTUNITY TO ESTABLISH A PRESENCE WITHIN A CORRIDOR BENEFITING FROM ONGOING REINVESTMENT, INFRASTRUCTURE IMPROVEMENTS, AND GROWING INDUSTRIAL AND ENTREPRENEURIAL DEMAND.



AERIAL

DOWNTOWN, INDIANAPOLIS

5350
ELMWOOD AVENUE

9.1 MILES TO INDIANAPOLIS

34,480 ADT

0.6 MILES TO I-465

EMERSON AVE

EMERSON AVE

ELMWOOD AVE

9,379 ADT

111,421 ADT



INTERSTATE ACCESS



5350 ELMWOOD AVENUE

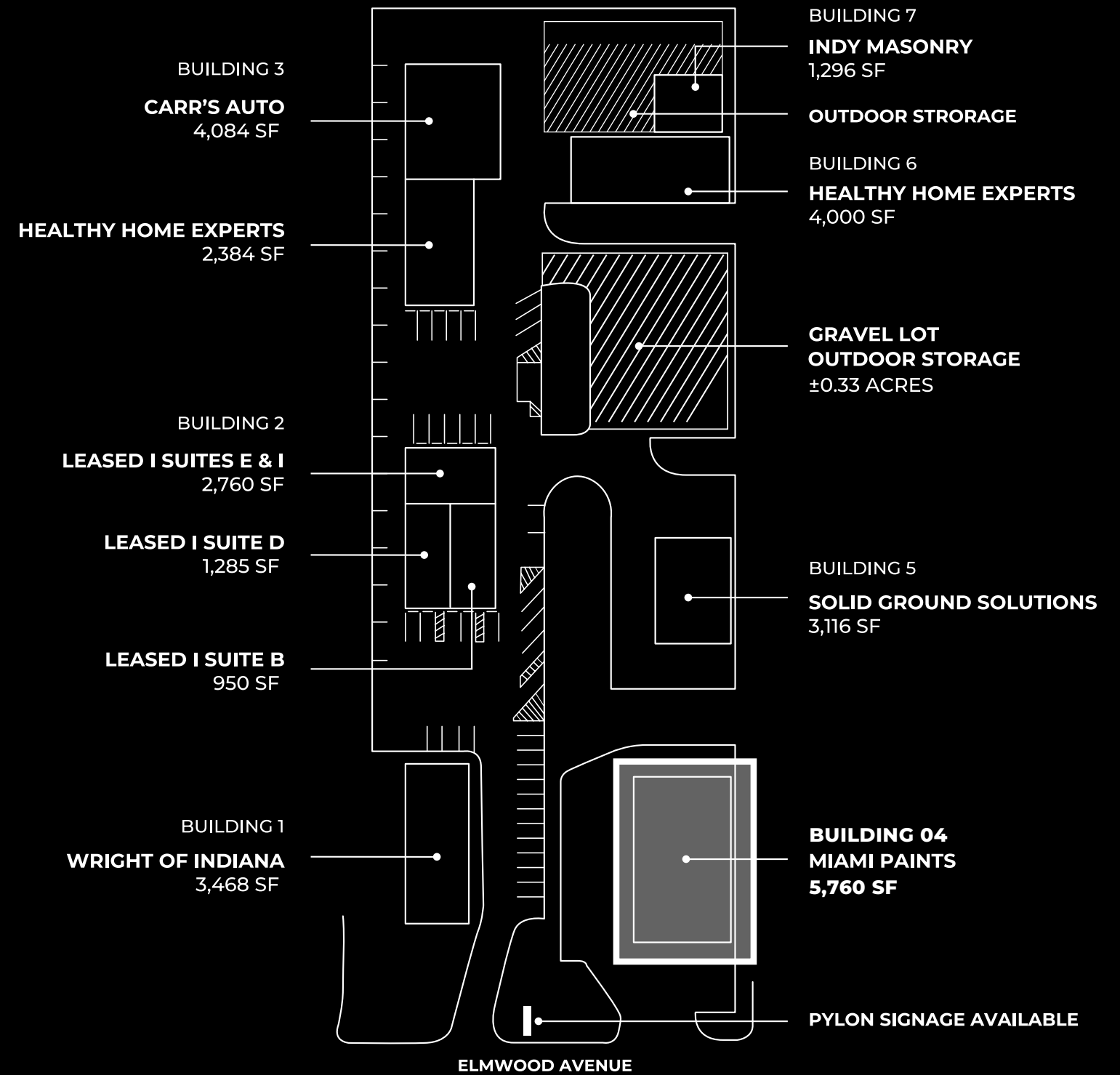
BUILDING 04



5350 ELMWOOD AVENUE PRESENTS A RARE OPPORTUNITY TO ACQUIRE A HIGHLY VISIBLE INDUSTRIAL/ FLEX ASSET POSITIONED ALONG BEECH GROVE'S RAPIDLY EVOLVING ELMWOOD CORRIDOR. LOCATED WITHIN ELMWOOD INDUSTRIAL PARK, BUILDING 4 OFFERS ±5,760 SQUARE FEET OF VERSATILE SHOWROOM, WAREHOUSE, AND RETAIL-FLEX FUNCTIONALITY WITH DIRECT FRONTAGE ALONG ELMWOOD AVENUE AND IMMEDIATE CONNECTIVITY TO I-465, I-65, I-69, I-70, AND I-74.

DESIGNED TO ACCOMMODATE A RANGE OF INDUSTRIAL, SERVICE, SHOWROOM, AND ENTREPRENEURIAL USERS, THE PROPERTY COMBINES OPERATIONAL FLEXIBILITY WITH LONG-TERM STRATEGIC POSITIONING IN ONE OF INDIANAPOLIS' EMERGING INFILL SUBMARKETS. ENHANCED BY PRIVATE PARKING, PYLON SIGNAGE OPPORTUNITIES, AND STRONG REGIONAL ACCESSIBILITY, 5350 ELMWOOD AVENUE OFFERS AN INCREASINGLY RARE OPPORTUNITY FOR AN OWNER-USER OR INVESTOR TO SECURE A WELL-LOCATED ASSET WITHIN A CORRIDOR EXPERIENCING SIGNIFICANT REINVESTMENT AND REDEVELOPMENT MOMENTUM.

SITE PLAN



BUILDING 04

AVAILABLE | FOR SALE

SIZE

±5,760 SF

ASKING PRICE

SUBJECT TO OFFER

BUILDING SPECS

- » 50% WAREHOUSE | CAN BE EXPANDED
- » 50% RETAIL SHOWROOM | SALES AREA
- » STOREFRONT ENTRANCE
- » ±12' CLEAR HEIGHT
- » ONE | OVERHEAD DOOR
- » PRIVATE PARKING
- » EXCLUSIVE INGRESS & EGRESS
- » FRONTAGE ON ELMWOOD AVE & I-465 VISIBILITY
- » PYLON SIGNAGE AVAILABLE

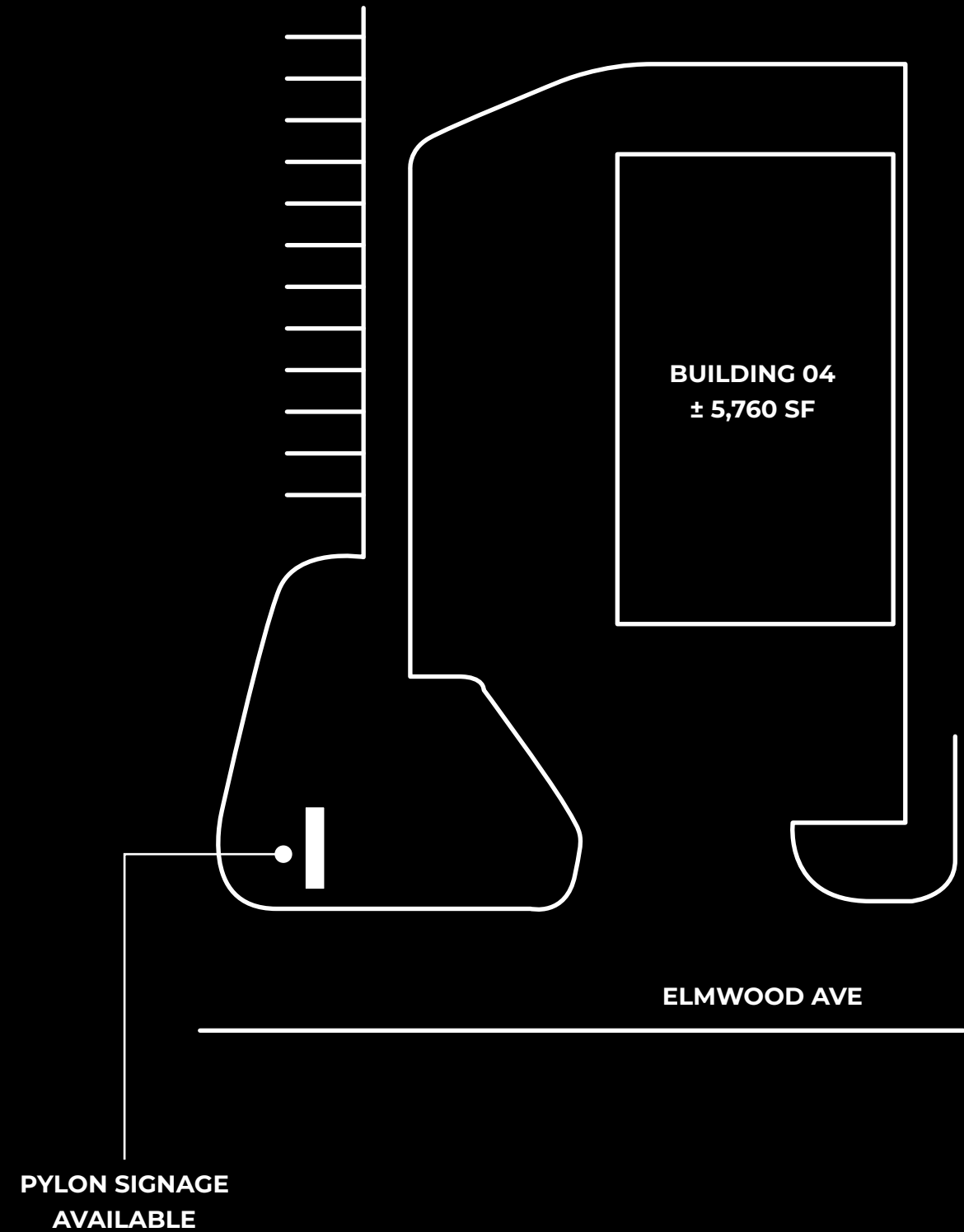
[DOWNLOAD FLOORPLAN](#)

[DOWNLOAD SITE PLAN](#)

INTERSTATE ACCESS



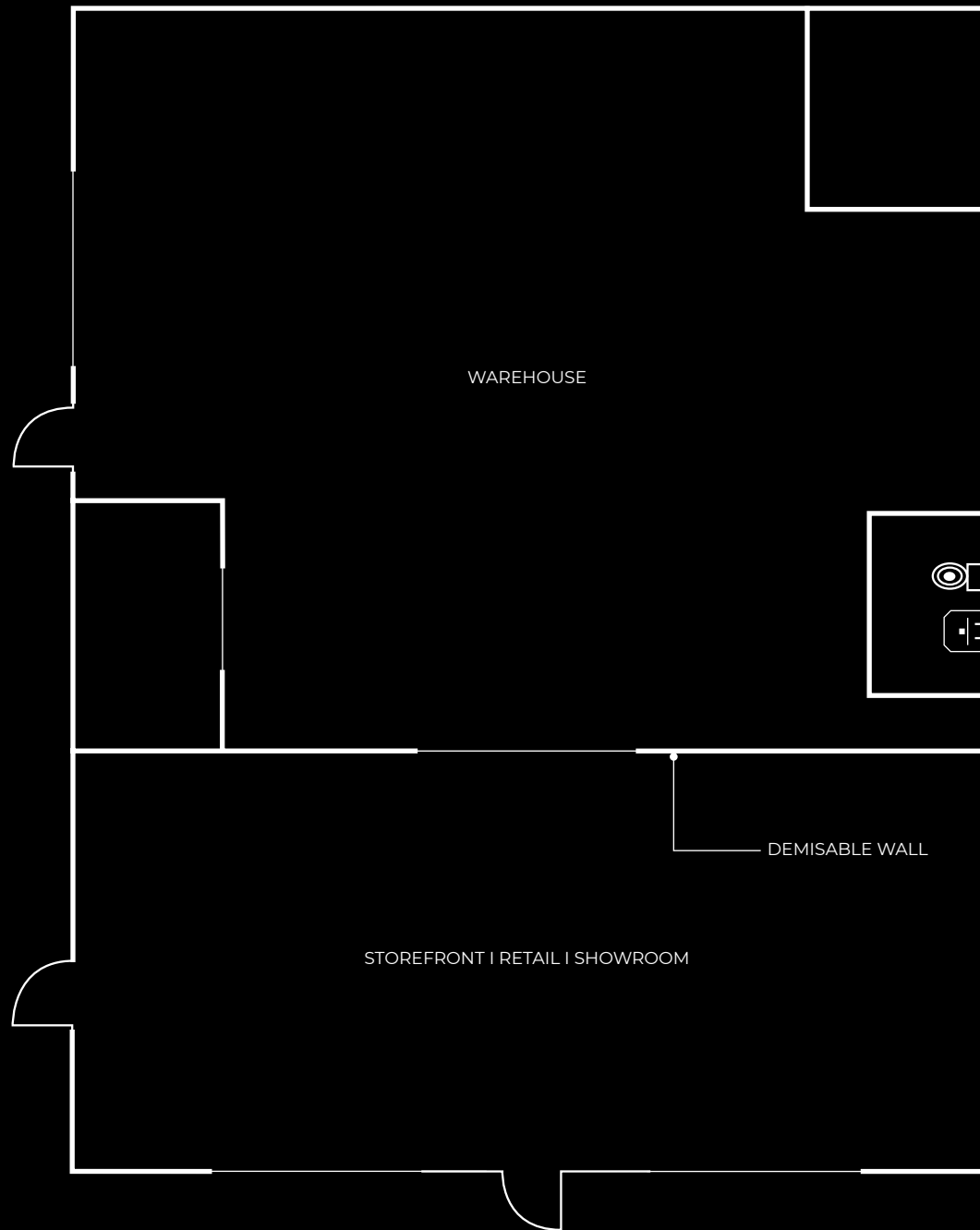
SITE PLAN



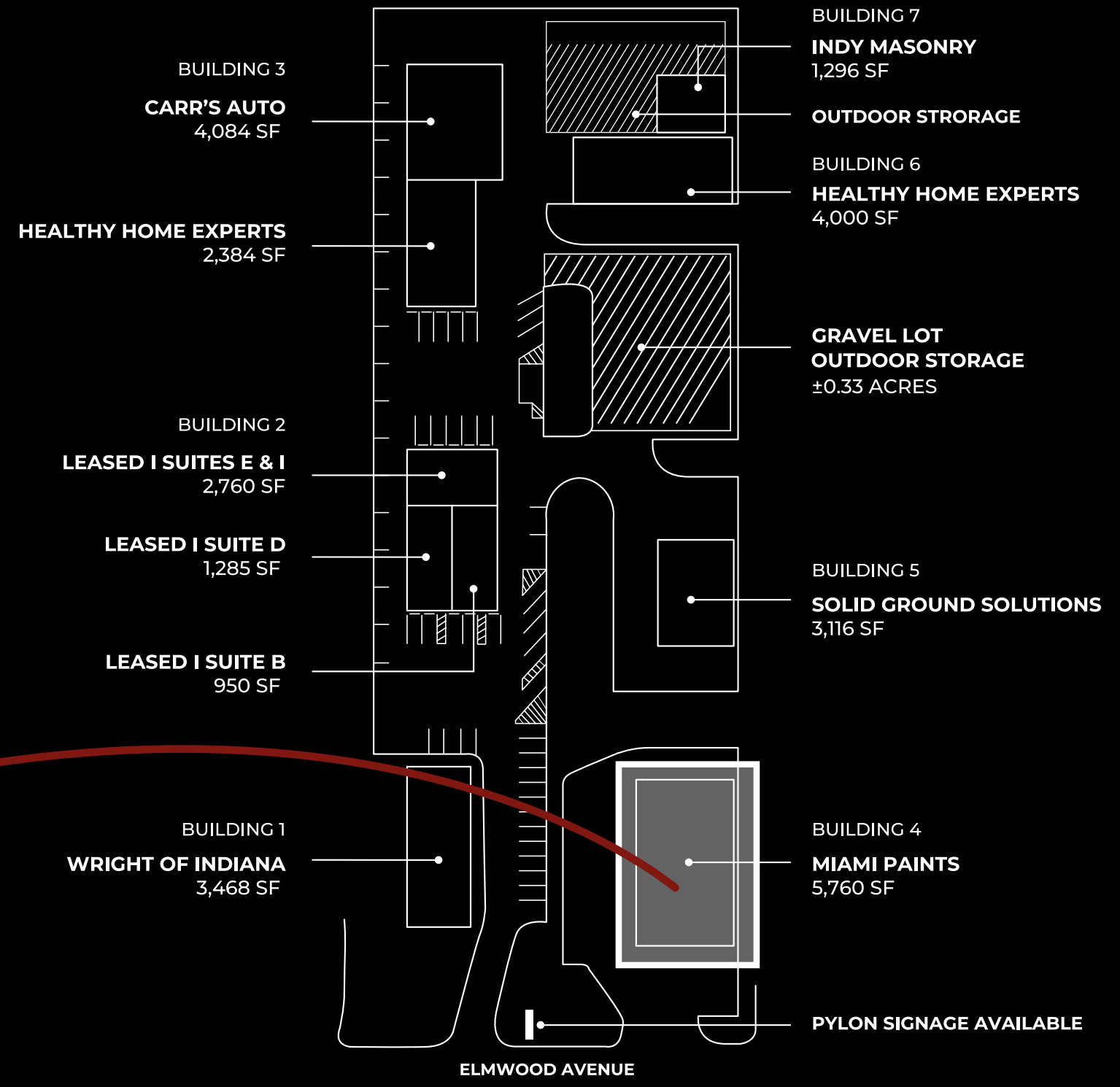
BUILDING 4 | AVAILABLE | FOR SALE

- » FOR SALE | SUBJECT TO OFFER
- » 5,760 SQUARE FEET
- » AVAILABLE

[DOWNLOAD FLOORPLAN](#)



SITE PLAN



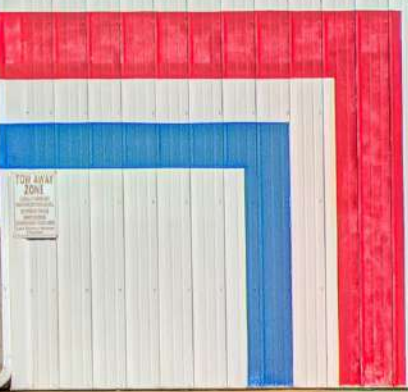


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RESERVED PARKING













INTERSTATE
465

AERIAL



5350
ELMWOOD AVENUE

MAJOR RETAILERS



- MCDONALDS
- STARBUCKS
- FIREHOUSE SUBS
- CHIPOTLE MEXICAN GRILL
- PANDA EXPRESS
- WHITE CASTLE
- LITTLE CAESARS
- HARDEE'S
- WENDY'S
- CHICK-FIL-A
- ARBY'S
- + MORE



- KROGER
- WALMART
- LOWE'S
- OLLIE'S BARGAIN OUTLET
- TIRE DISCOUNTERS
- DOLLAR TREE
- AUTOZONE
- O'REILLY AUTO PARTS
- + MORE



Indianapolis

**5350
ELMWOOD AVENUE**

 **INDIANAPOLIS
INTERNATIONAL AIRPORT**

14 MIN | 7.4 MILES

8 MIN | 4 MILES

18 MIN | 16 MILES

1 MIN | 0.5 MILES

4 MIN | 2.1 MILES

Beech Grove

Homecroft

Greenwood

Warren Park



I-465
1 MIN | 0.5 MILES

I-65
4 MIN | 2.1 MILES

I-74
8 MIN | 4 MILES



Downtown Indianapolis
14 MIN | 7.4 MILES



Indianapolis International Airport
18 MIN | 16 MILES

BEECH GROVE, INDIANA

METRO PROXIMITY, SMALL-CITY ADVANTAGE



LOCATED JUST SIX MILES SOUTHEAST OF DOWNTOWN INDIANAPOLIS, BEECH GROVE IS AN INDEPENDENT, BUSINESS-FRIENDLY CITY WITH BIG-CITY ACCESS AND SMALL-TOWN CHARACTER. HOME TO A GROWING POPULATION OF +-15,000, THE COMMUNITY BOASTS WALKABLE NEIGHBORHOODS, A VIBRANT MAIN STREET, AND A STRONG CIVIC IDENTITY.

WITH **OVER 10 MILLION SQ FT OF COMMERCIAL SPACE** SPANNING INDUSTRIAL, RETAIL, OFFICE, AND DEVELOPMENT LAND, BEECH GROVE OFFERS SCALE AND VERSATILITY. INDUSTRIAL ZONES ARE ACTIVE AND EXPANDING, WHILE AFFORDABLE INFILL AND LAND OPPORTUNITIES PROVIDE FLEXIBLE ENTRY POINTS FOR DEVELOPERS.

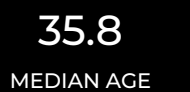
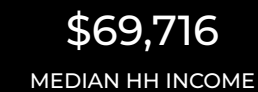
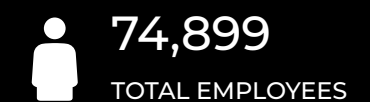
BACKED BY **STATE AND FEDERAL REVITALIZATION GRANTS**, THE CITY IS ACTIVELY TRANSFORMING KEY CORRIDORS THROUGH PLACEMAKING, INFRASTRUCTURE UPGRADES, AND PUBLIC-PRIVATE INVESTMENT. FROM LAST-MILE LOGISTICS TO MIXED-USE REDEVELOPMENT, BEECH GROVE IS PRIMED FOR STRATEGIC GROWTH AND STRONG RETURNS.

2025 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	8,780	72,056	215,242
HOUSEHOLDS	3,717	28,044	83,830
FAMILIES	2,131	17,763	50,435
AVG HH SIZE	2.35	2.54	2.53
MEDIAN AGE	36.9	37.0	35.8
MEDIAN HOUSEHOLD INCOME	\$64,499	\$70,181	\$69,716
AVERAGE HOUSEHOLD INCOME	\$79,858	\$90,546	\$91,184

INCOME - 5 MILES



BUSINESSES - 5 MILES



NO HIGH SCHOOL DIPLOMA



26%
SOME COLLEGE



30%
HIGH SCHOOL GRADUATE



31%
BACHELOR'S/GRAD/PROF DEGREE



INDIANAPOLIS, INDIANA

INDIANAPOLIS, THE INDUSTRIAL ANCHOR OF INDIANA, IS ALSO RECOGNIZED AS ONE OF THE COUNTRY'S MOST STRUCTURALLY VIABLE BUSINESS HUBS. THE CITY OFFERS NUMEROUS CLASS I RAILWAY INTERSECTIONS, INTERSTATE CORRIDORS, DIRECT ACCESSIBILITY TO INTEGRAL PORT SYSTEMS, AND MULTIPLE CARGO AIRPORTS. THESE TRANSPORTATION RESOURCES MAKE DELIVERING PRODUCTS AND INFORMATION TO CUSTOMERS NATIONWIDE EASY. ACCORDING TO THE GOVERNOR OF INDIANA, ERIC J. HOLCOMB, COMPANIES WNEED A PLACE OF FINANCIAL AFFORDABILITY, STABILITY, AND A REDUCED REGULATORY BURDEN. FOR THESE REASONS, INDIANAPOLIS' INDUSTRIAL ECONOMY CONTINUES TO EXPERIENCE AN UPWARD TREND OF MIGRATING AND EXPANDING COMPANIES. OVER THE YEARS, THE UNYIELDING ADVANCEMENT OF LOGISTICAL INFRASTRUCTURE HAS TRANSFORMED THE CITY INTO AN ADVANTAGEOUS LOCATION FOR SUPPLY DISTRIBUTION, ATTRACTING SOME OF THE NATION'S TOP INTERMODAL CARRIERS LIKE XPO LOGISTICS, FEDEX, AND J.B. HUNT. THESE BUSINESSES HAVE STRATEGICALLY PLACED THEIR OPERATIONS TO EXTEND THEIR MARKET REACH, REDUCE INVENTORY, AND IMPROVE THEIR BOTTOM LINE.

INDIANAPOLIS INDIANA



INDIANA PORTS - UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

- NW** Burns Harbor
- SE** Jeffersonville
- SW** Mt Vernon



INDIANA RAIL - A STRONG TRACK RECORD

- 3 Class I systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4th in U.S. in number of railroads operating - 7th in carloads handled - 10th in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateway



INDIANAPOLIS INT'L AIRPORT IND

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 11th year named "Best Airport in North America"



INDIANA AIRPORTS - LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (Inland Freight Distribution Cluster)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5th busiest state for commercial freight traffic

1st in U.S. for manufacturing output

1st best state to start a business

2nd # Manufacturing Jobs (% of workforce)

3rd leading state in biotechnology exports

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