

ELMWOOD TECH



PPM

**PREMIUM PROPERTY
MANAGEMENT GROUP**

**5575 Elmwood Avenue
Indianapolis, IN 46203**

PROPERTY INFORMATION

Elmwood Tech is zoned I-3S and is visible from I-465 with traffic counts in excess of 100,000 per day. Easy and convenient interstate access, with drive up docks and large warehouse space, this center is perfect for tenants looking for highly visible flex space. The center is located near Beech Grove, on the southeast side of Indianapolis. Elmwood Tech is comprised of two separate buildings. Each spot has rear garage entry and several have loading docks and/or drive-in ramps.

AREA INFORMATION

Indianapolis is a business-oriented city with a number of incentives for businesses, such as training grants, EDGE tax credits, and tax abatement. There are no sales and use taxes on equipment and materials used in production, and there is also no corporate franchise tax. The corporate gross income taxes have been eradicated, the research tax credits have been raised, and the inventory taxes are currently being phased out.



FEATURES

- Traffic counts of over 100,000 per day
- Easy in and out access to I-465 interstate
- High visibility from I-465
- 18' ceiling height

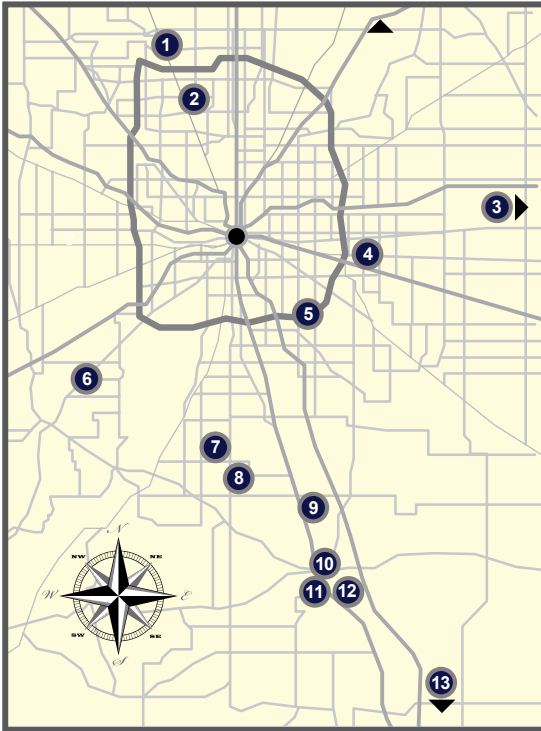
NEED MORE INFORMATION?

Contact Roger Curry, VP of Premium Property Management Group
at 317-691-1675 or roger@rogerscurry.com



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MANAGEMENT GROUP**

Property List



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| 1. Andrade Industrial
10702 DeAndra Drive
Zionsville, IN 46077 | 6. Heartland Village Shoppes
State Road 67 South
Mooresville, IN 46113 | 11. Canary Creek Shoppes
944 N Morton Street
Franklin, IN 46131 |
| 2. Michigan Road Plaza
7841 Michigan Road
Indianapolis, IN 46268 | 7. Fairview Corners
520 N State Road 135
Greenwood, IN 46142 | 12. Canary Creek Meineke
990 N Morton Street
Franklin, IN 46131 |
| 3. Green Meadows Shopping Center
1556 N State Street
Greenfield, IN 46140 | 8. White River Landing
205 S. State Road 135
Greenwood, IN 46142 | 13. Holiday Center
25th & Williamsburg Way
Columbus, IN 47205 |
| 4. Brookville Park 52
8366 Brookville Road
Indianapolis, IN 46239 | 9. Whiteland Retail Center
989 S US 31
Whiteland, IN 46184 | |
| 5. Elmwood Tech
5555 Elmwood Avenue
Indianapolis, IN 46203 | 10. Franklin Shoppes
1707 N Morton Street
Franklin, IN 46131 | |

For more information on any of our properties, please contact Roger Curry, VP of Premium Property Management Group at 317-691-1675 or roger@rogerscurry.com

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