

# ELMWOOD INDUSTRIAL PARK

5342 | 5350 ELMWOOD AVENUE BEECH GROVE, INDIANA 46203







AERIAL

DOWNTOWN, INDIANAPOLIS

ELMWOOD INDUSTRIAL PARK  
5342 ELMWOOD AVENUE

0.6 MILES TO I-465

9.1 MILES TO INDIANAPOLIS


 34,480 ADT

EMERSON AVE

EMERSON AVE

ELMWOOD AVE

 9,379 ADT

 111,421 ADT

INTERSTATE  
465

INTERSTATE ACCESS

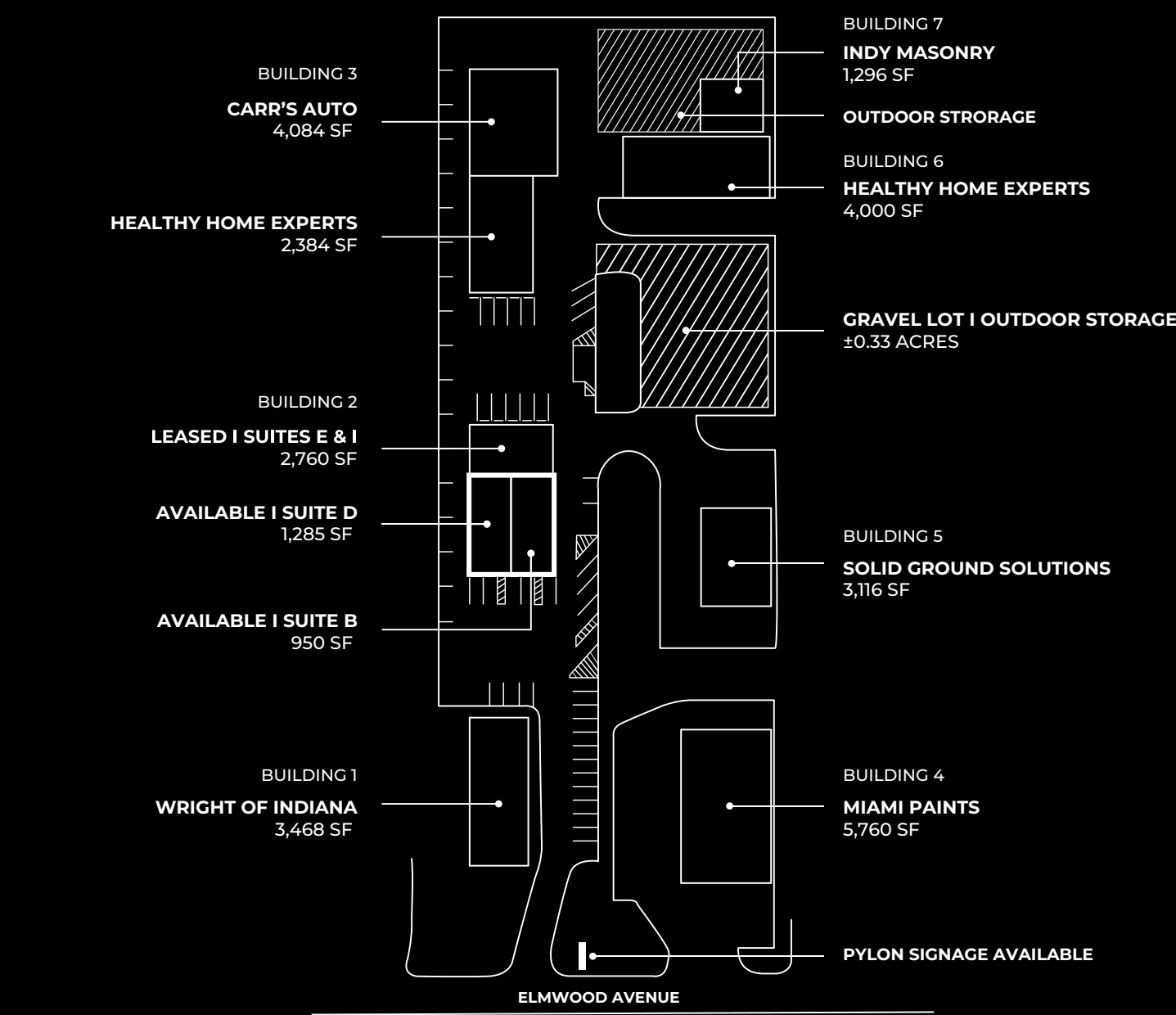




# LEASE AVAILABILITY

BUILDING	SUITE	SIZE	LEASE RATE	DATE AVAILABLE
BUILDING 02	SUITE B	±950 SF	\$15 NNN	AVAILABLE NOW
BUILDING 02	SUITE D	±1,285 SF	\$15 NNN	AVAILABLE NOW
BUILDING 02	SUITE B+D (COMBINED)	±2,235 SF	\$13.50 NNN	AVAILABLE NOW
OUTDOOR STORAGE	LOT	±0.33 ACRES	\$1,700 / MO	AVAILABLE NOW
BUILDING 04		5,760 SF	\$17.50 NNN	AVAILABLE 7.1.26
BUILDING 07		1,296 SF	\$12 NNN	AVAILABLE 7.1.26

# SITE PLAN





# BUILDING 02

## AVAILABLE I FOR LEASE

SUITE	SIZE	LEASE RATE	DATE AVAILABLE
SUITE B	±950 SF	\$15 NNN	AVAILABLE NOW
SUITE D	±1,285 SF	\$15 NNN	AVAILABLE NOW
SUITE B+D (COMBINED)	±2,235 SF	\$13.50 NNN	AVAILABLE NOW

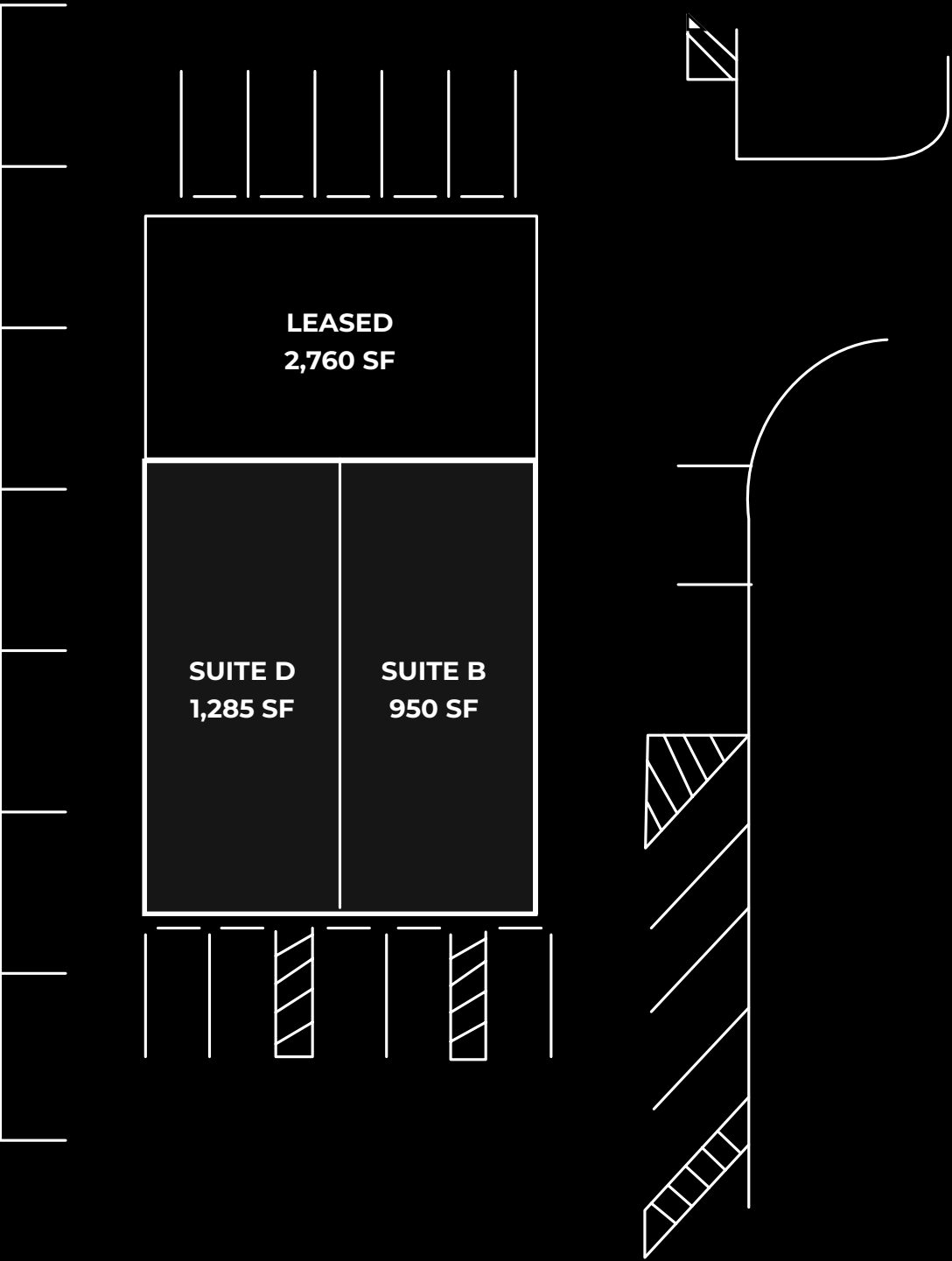
### BUILDING SPECS

- » OFFICE I ADMINISTRATION I DISPATCH UNIT
- » RECEPTION AREA
- » MULTIPLE PRIVATE OFFICES
- » TWO I RESTROOMS
- » ONE I BREAKROOM
- » ONE I CONFERENCE ROOM
- » CAN BE LEASED TOGETHER AND/OR DEMISED

### INTERSTATE ACCESS



## SITE PLAN

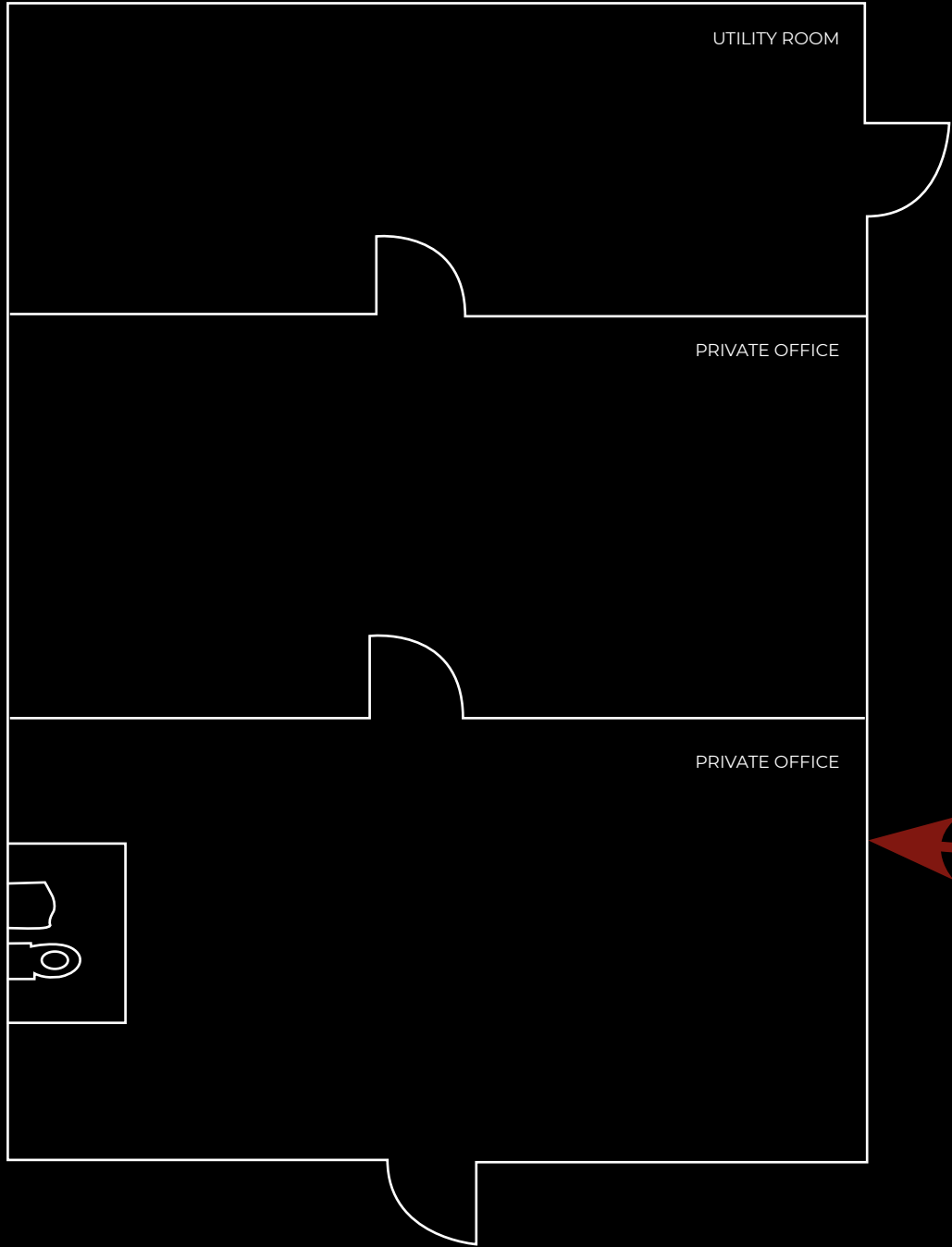




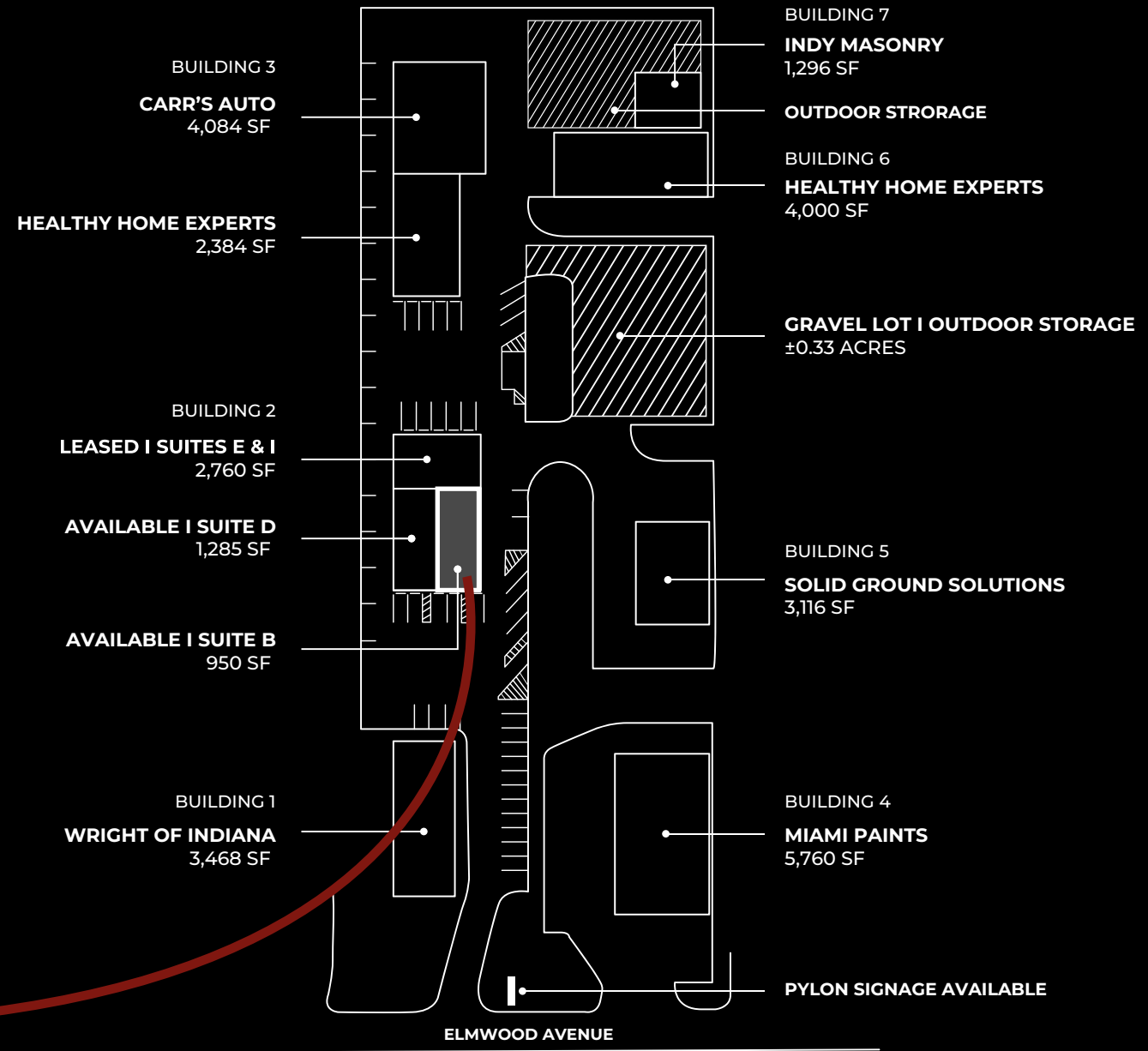
# BUILDING 2 | SUITE B

- » 950 SQUARE FEET
- » \$15 NNN
- » AVAILABLE NOW

DOWNLOAD FLOORPLAN



# SITE PLAN

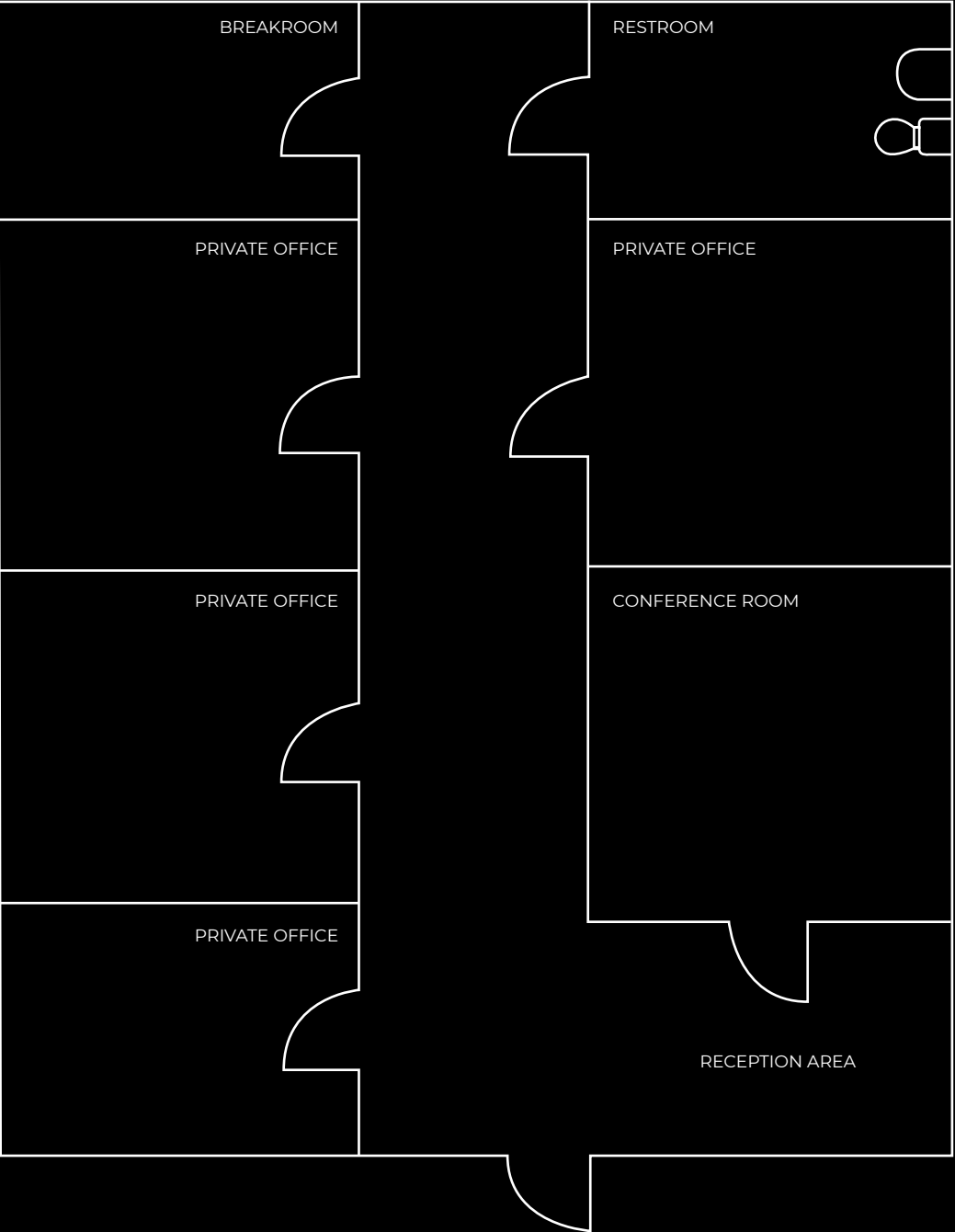




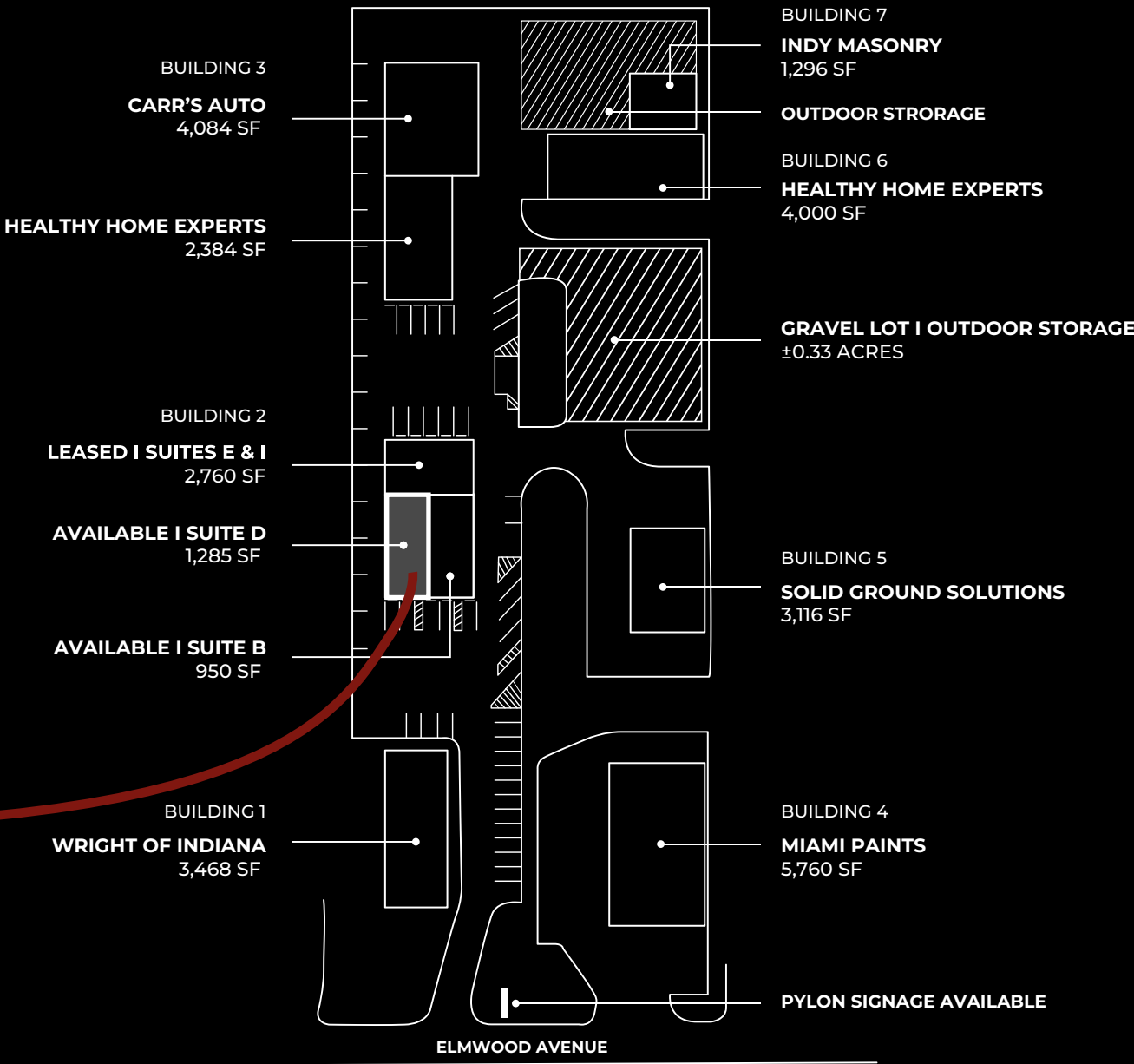
# BUILDING 2 | SUITE D

- » 1,285 SQUARE FEET
- » \$15 NNN
- » AVAILABLE NOW

DOWNLOAD FLOORPLAN



# SITE PLAN

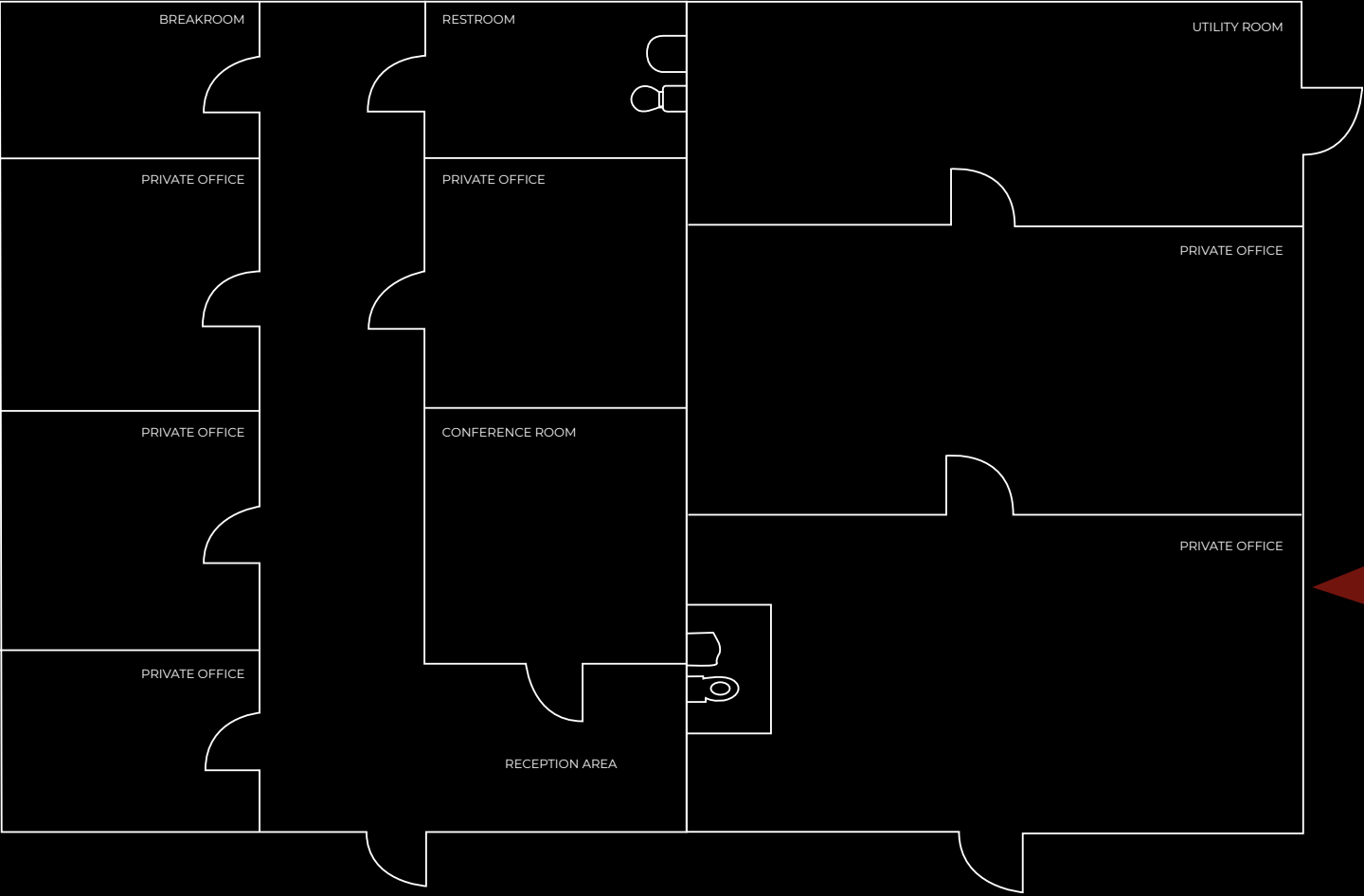




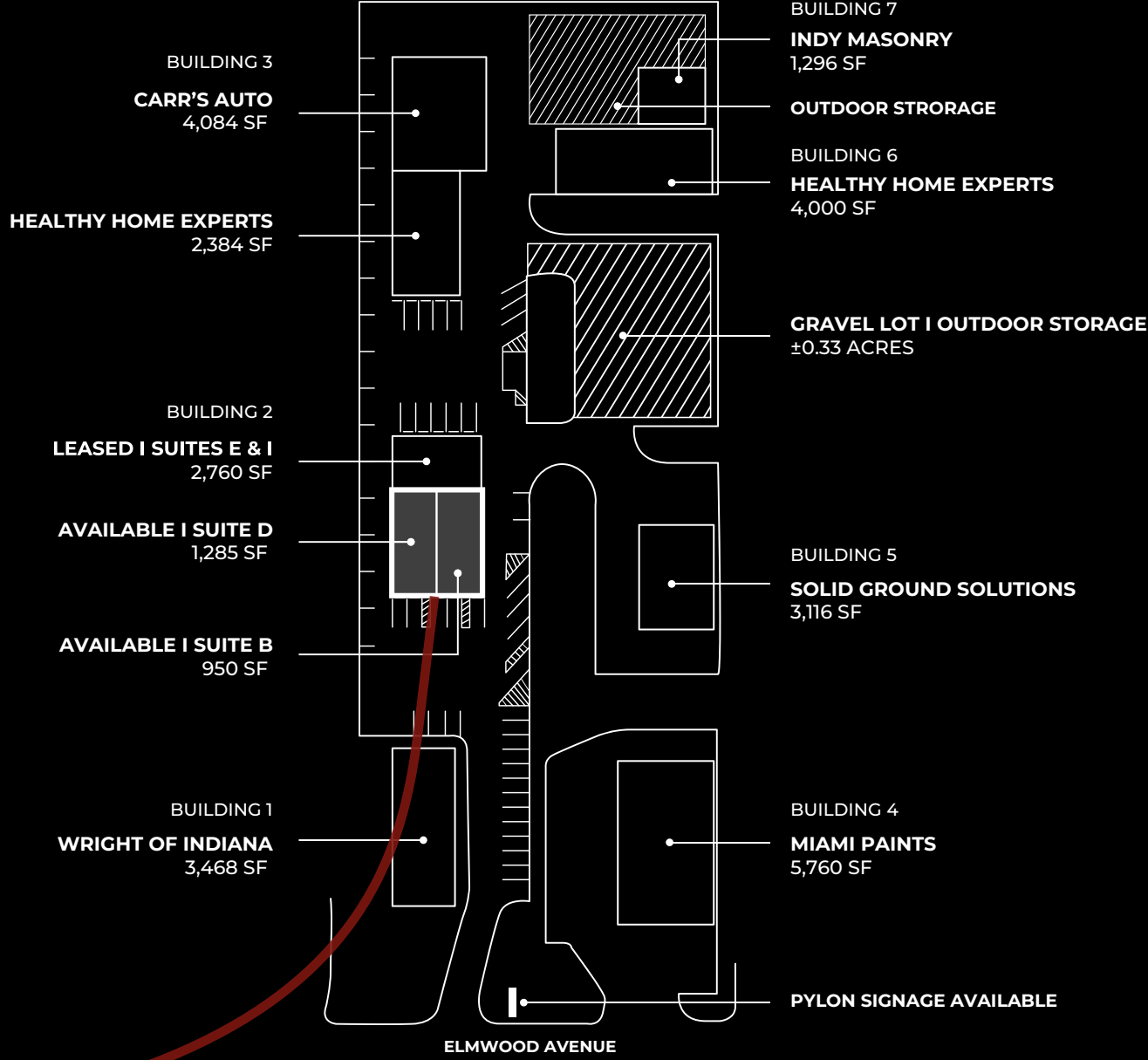
# BUILDING 2 | SUITE B+D (COMBINED)

- » 2,235 SQUARE FEET
- » \$13.50 NNN
- » AVAILABLE NOW
- » OFFICE | ADMINISTRATION | DISPATCH UNIT
- » RECEPTION AREA
- » MULTIPLE PRIVATE OFFICES
- » TWO | RESTROOMS
- » ONE | BREAKROOM
- » ONE | CONFERENCE ROOM
- » CAN BE LEASED TOGETHER AND/OR DEMISED

DOWNLOAD FLOORPLAN



# SITE PLAN







K'S TRANSPORT INC.  
317-300-9004  
Greenwood, IN

NO PARKING  
TOW AWAY ZONE

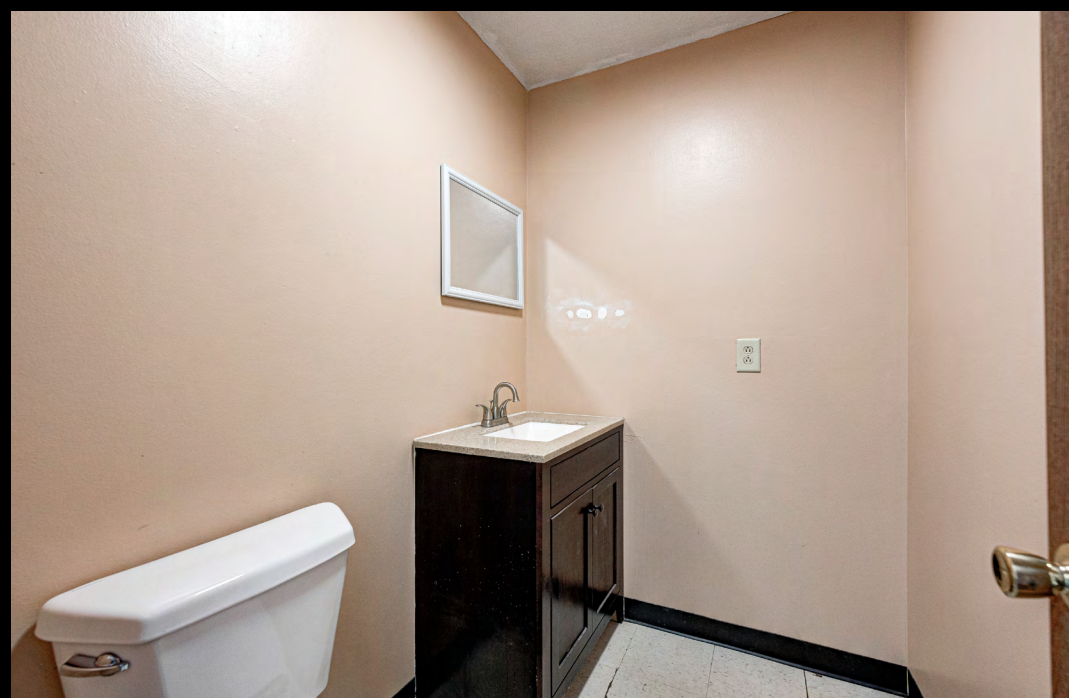
SUITE B  
PARKING ONLY  
TOW AWAY ZONE

TOW AWAY  
ZONE  
VEHICLES PARKED  
HEREIN ARE SUBJECT TO  
REMOVAL AT ANY TIME  
WITHOUT NOTICE  
UNLESS A TOW TRUCK  
IS PRESENT  
NO TOW TRUCK PRESENT  
NO TOW TRUCK PRESENT  
NO TOW TRUCK PRESENT

BLDG  
2  
SPEED  
10  
MPH

STOP











AERIAL



## 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  
INTERNATIONAL AIRPORT**

**ELMWOOD  
INDUSTRIAL 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



## CONTACT US

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