



AVAILABLE SF
10,985 SF

SALE PRICE
\$1,100,000

PROPERTY HIGHLIGHTS

- 10,985 SF industrial/flex space
- Various updates made throughout
- Ample parking for employees & visitors
- Ideal for industrial or flex space applications & a great owner-user opportunity
- Two drive-in doors

FOR SALE

**150
W. CLINTON ST.
Danville, IN 46122**



PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

STEVE MONNOT

O: 317.454.7171 | C: 260.444.7194
smonnot@premiercres.com

The information contained herein has been obtained from sources we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee the information is correct or complete. Marketing materials & documents alike may only be reproduced in their entirety, without modification or deletion. Photos are the property of their respective Owners, & use of these without the written consent of said Owner is prohibited. © 2024. Premier Commercial Real Estate Services, LLC

150 W. CLINTON ST.

Danville, IN 46122

FOR SALE



PROPERTY DESCRIPTION

Discover an exceptional opportunity with this 10,985 SF industrial/flex property in Danville, IN. This meticulously maintained building offers a versatile layout, making it ideal for various industrial and flex space applications. This property presents a compelling investment opportunity for those seeking prime industrial/flex space in the Danville area. The vacant lot on the north side of the building boasts ample parking. The building has 7,676 SF of office space & 3,309 SF of warehouse space.

LOCATION DESCRIPTION

Situated in a prime location, just two blocks from Town Square in Danville, IN, the area offers a blend of historical charm & modern appeal. Enjoy the convenience of easily accessible dining & retail options. Engage with the local community at the historic Hendricks County Courthouse & take advantage of the town's welcoming atmosphere. With close proximity to major roadways & amenities, the area provides a strategic advantage for investors seeking a bustling locale for a flex building investment. Building is just off of SR 36. Danville is approx. 20 miles west of Indianapolis.

PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

STEVE MONNOT

O: 317.454.7171 | C: 260.444.7194
smonnot@premiercres.com

150 W. CLINTON ST.

Danville, IN 46122

FOR SALE



PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

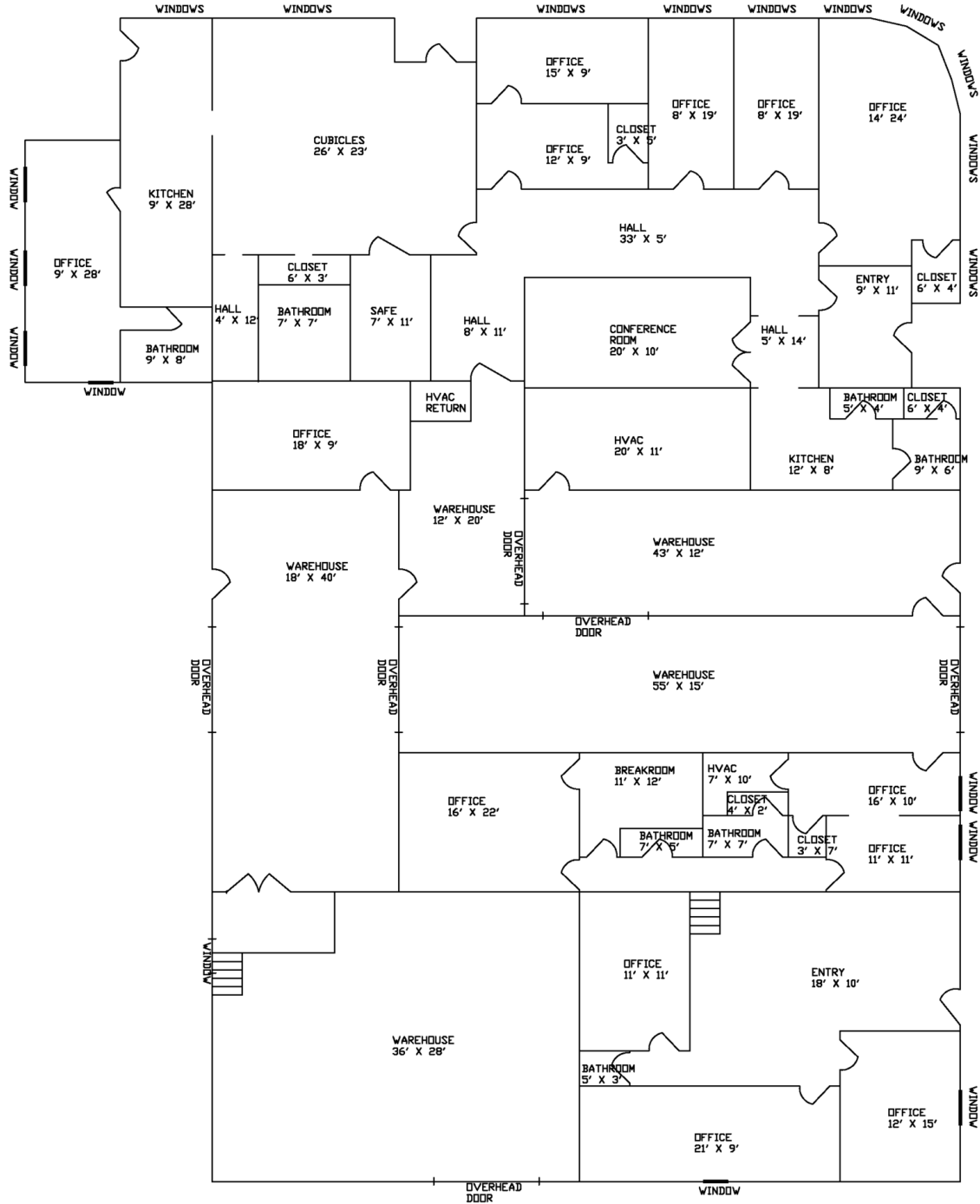
STEVE MONNOT

O: 317.454.7171 | C: 260.444.7194
smonnot@premiercres.com

150 W. CLINTON ST.

Danville, IN 46122

FOR SALE



PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

STEVE MONNOT

O: 317.454.7171 | C: 260.444.7194
smonnot@premiercres.com

150 W. CLINTON ST.

Danville, IN 46122

FOR SALE



PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

STEVE MONNOT

O: 317.454.7171 | C: 260.444.7194
smonnot@premiercres.com

150 W. CLINTON ST.

Danville, IN 46122

FOR SALE



PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

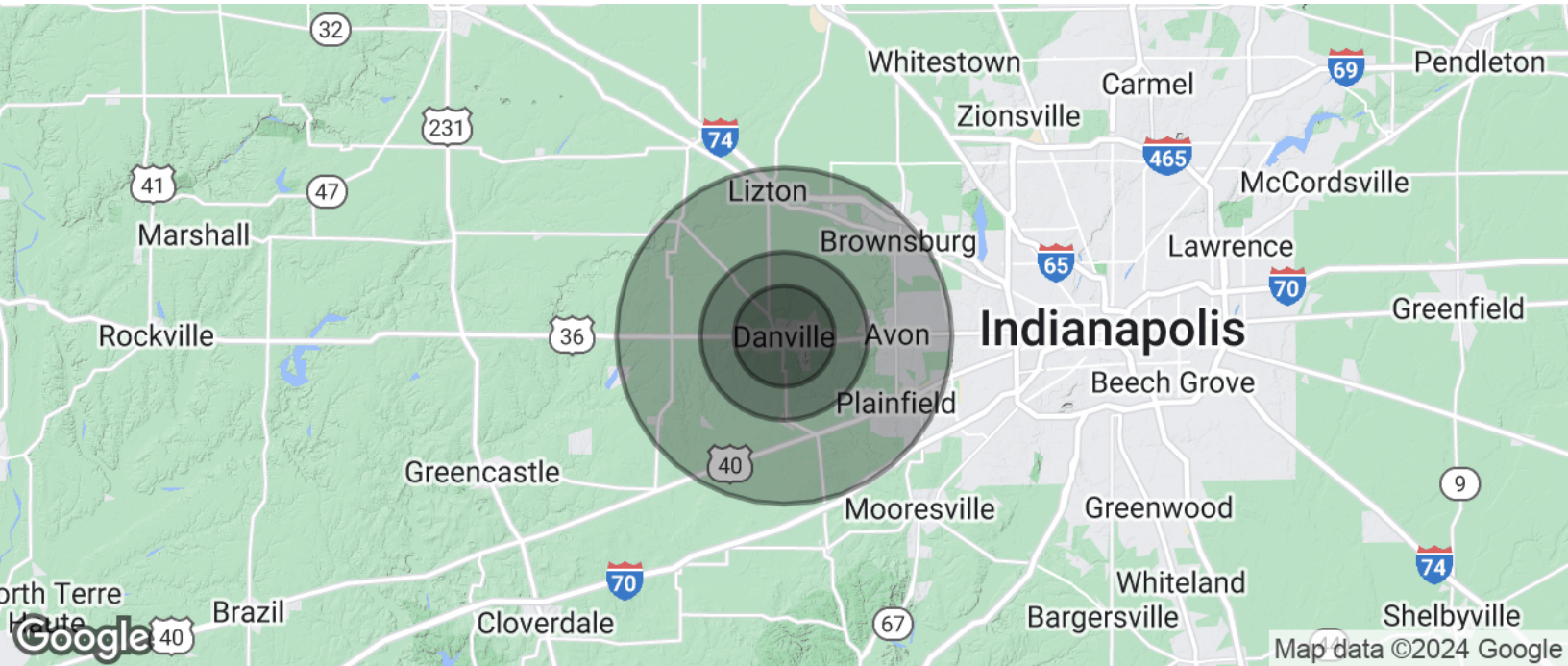
STEVE MONNOT

O: 317.454.7171 | C: 260.444.7194
smonnot@premiercres.com

150 W. CLINTON ST.

Danville, IN 46122

FOR SALE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,365	19,027	130,412
Average Age	39.4	41.0	39.0
Average Age (Male)	40.0	40.1	37.7
Average Age (Female)	37.3	40.5	40.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,830	7,136	49,174
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$89,756	\$94,866	\$96,130
Average House Value	\$189,597	\$211,058	\$206,510

* Demographic data derived from 2020 ACS - US Census

PETE ALVEAL

O: 317.454.7171 | C: 317.997.9362
palveal@premiercres.com

STEVE MONNOT

O: 317.454.7171 | C: 260.444.7194
smonnot@premiercres.com