

For Sale or Lease



2390 W Main
Greenfield, IN 46140





Property Overview

This property includes a 17,000 squarefoot temperature controlled building with 5,100square feet of Class 'A' finished offices, a mixture of shop/training/lab space as well as temperature controlled shop and storage areas. The real estate is zoned C5, allowing for automotive sales and service business, office, fulfillment, retail, industrial flex use, and light distribution.

TRAFFIC COUNTS



- **17,000**
US-40

Available for Lease or Sale



PROPERTY HIGHLIGHTS

17,000 SF commercial building

- 5,000 SF of high-quality office space
- C-5 zoning – flexible for retail, flex, industrial, automotive, showroom, service
- 1 drive-in overhead door
- 15' clear height
- Temperature-controlled throughout
- Updated electrical with support for compressed air
 - Ample parking – ~50 surface spaces restriped
- 1.5 acre site on major commercial corridor
- High traffic visibility on W Main St / US-40
- Prime location near retail, restaurants, and major employers

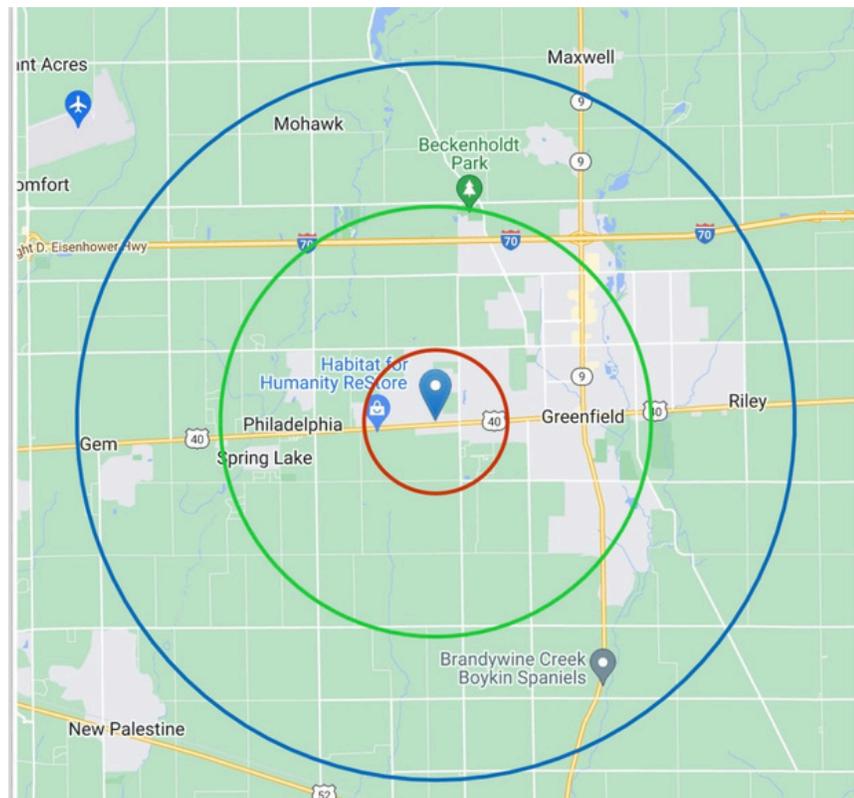
AVAILABILITIES

Property – 17,000 SF

- Office portion included: roughly 5,000+ SF of finished Class-A office/training/administrative space included in the lease.
 - Parking and site amenities included (surface parking, access, utilities) as part of the package.

Area Demographics

Radius	Population (est.)	Households (est.)	Median HH Income (USD)	Daytime Population
1 mile	1253	510	74949	2829
3 mile	11281	4591	74949	21586
5 mile	30997	12616	80658	34094



2390 W Main St Greenfield, Indiana





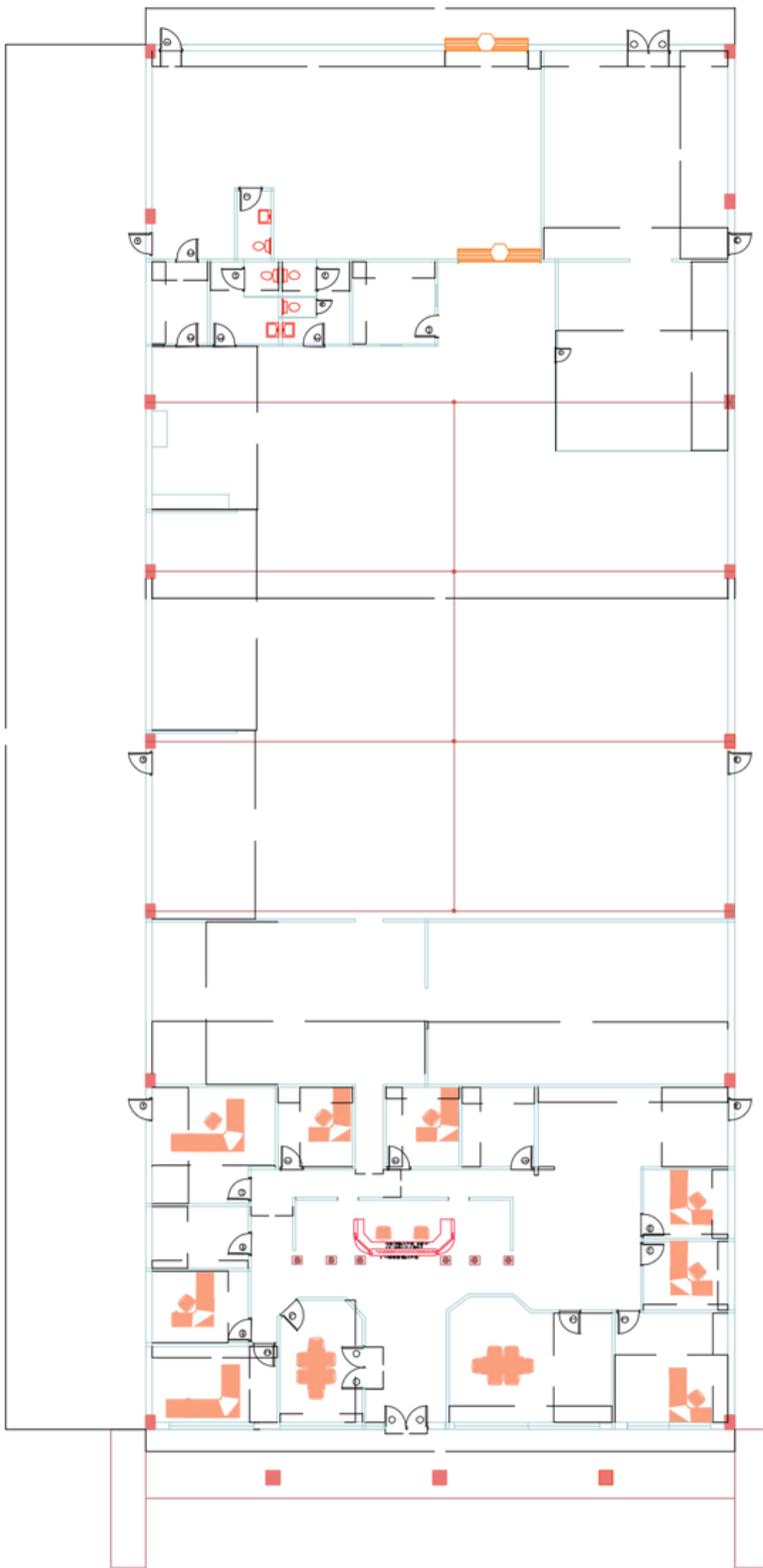
CONTACTS

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— GROUP —





GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL BE GOVERNED BY THE LATEST ADOPTED FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND STANDARDS. THEY SHALL GOVERN THE CHARACTER, QUALITY, STYLE, TYPE AND CAPACITY OF ALL INSTALLATIONS, MATERIALS AND EQUIPMENT USED.
2. ALL STATE AND LOCAL AGENCY APPROVALS AND PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
3. GENERAL CONTRACTOR IS TO VERIFY ALL EXISTING FIELD CONDITIONS, DIMENSIONS, EQUIPMENT, ITEMS PROVIDED BY THE OWNER AND LOCATION OF ALL UTILITIES TO THE SPACE PRIOR TO CONSTRUCTION. VERIFY THE SIZE AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL WORK, ELECTRICAL WORK AND EQUIPMENT WITH SUBCONTRACTORS INVOLVED. IF DISCREPANCIES EXIST, NOTIFY THE ARCHITECT.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL PHASES AND TIMING OF CONSTRUCTION WITH ARCHITECT, TENANT AND BUILDING OWNER.
5. GENERAL CONTRACTOR IS TO ASSUME RESPONSIBILITY FOR THE COMPLETE FINISH AND BUILD-OUT OF THE PROJECT. ALL SURFACES AND EQUIPMENT EFFECTED BY THE NEW CONSTRUCTION OR MOVEMENT OR REMOVAL OF EXISTING OUTLETS, FIXTURES, WALLS, EQUIPMENT, ETC. SHALL BE REPAIRED TO MATCH SURROUNDING SURFACES.
6. IT IS THE INTENT OF THE DRAWINGS THAT ALL EXPOSED SURFACES SHALL RECEIVE FINISHES AS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS UNLESS OTHERWISE NOTED. IF A SURFACE IS NOT NOTED TO EITHER REMAIN UNFINISHED, EXISTING FINISH TO REMAIN OR TO RECEIVE A SPECIFIC FINISH, NOTIFY THE ARCHITECT.
7. ALL NEW WALL CONSTRUCTION SHALL BE 3-5/8" 26 GA. METAL STUDS AT 16" O.C. WITH 5/8" G/PSM BOARD APPLIED TO EACH SIDE. PARTITIONS SHALL EXTEND FLOOR TO 2' ABOVE CEILING HEIGHT EXCEPT AS NOTED.
8. ALL NEW WALL DIMENSIONS SHOWN ARE TO FACE OF STUD FRAMING UNLESS OTHERWISE NOTED. ALIGN NEW WALLS WITH EXISTING WALLS, COLUMNS OR SURFACES AS REQUIRED. IF THERE ARE QUESTIONS OF DESIGN INTENT, NOTIFY THE ARCHITECT FOR CLARIFICATION.

DOOR SCHEDULE

- (A) 3'-0" X 7'-0" CLEAR ANOD. ALUMINUM STOREFRONT ENTRY. PUSH/PULL, THUMBTURN DEADBOLT LATCH
- (B) 3'-0" X 7'-0" INSUL. METAL DOOR, PAINTED PAINTED HOLLOW METAL FRAME BRUSHED CHROME, LEVER STYLE ADA HARDWARE LOCKSET, DEADBOLT LOCK
- (C) 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PASSAGE SET, CLOSER
- (D) 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER POCKET DOOR, STAIN FINISH, STAINED WOOD FRAME, RECESSED FINGER PULLS EACH SIDE, HOOK LATCH FROM OFFICE SIDE
- (E) 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PRIVACY SET
- (F) 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE LOCKSET
- (G) 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PASSAGE SET
- (H) 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PASSAGE SET
- (I) 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PASSAGE SET
- (J) 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PRIVACY SET
- (K) 3'-0" X 7'-0" SOLID CORE WOOD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, BRUSHED CHROME, LEVER STYLE ADA HARDWARE PASSAGE SET
- (L) PR. 2'-6" X 7'-0" WOOD BI-FOLD, FLUSH PANEL BIRCH VENEER DOOR, PAINTED METAL FRAME, STAIN DOOR FINISH, P 11 K 04S

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

REMODELED OFFICE BUILDING FOR:
 INDIANAPOLIS, INDIANA

PROJECT:	
DATE:	
REVISIONS:	

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