

WAREHOUSE SPACE FOR LEASE

204-206 E 3rd Street, Brookston, IN 47923



PROPERTY DESCRIPTION

Discover this flexible industrial space for lease in Brookston, IN at 204–206 E 3rd Street. This connected property can be leased together or separately, offering adaptable configurations for warehouse, distribution, retail, or small business use.

204 E 3rd St features a large warehouse with a 16' overhead door and bathroom, along with a separate area with its own bathroom and private entrance that could be used as an office. The warehouse space could also be well-suited for furniture sales or showroom use.

206 E 3rd St can be leased independently and includes a kitchenette, restroom, and utility space.

PROPERTY HIGHLIGHTS

- Flexible leasing options: lease one unit or both together
- 204 features separate entrances and can be divided between office and warehouse
- Warehouse area suitable for furniture sales or showroom use
- 16' overhead door for easy loading
- On-site parking
- Convenient access to local and regional routes

OFFERING SUMMARY

Lease Rate:	\$8 - 10 SF/yr (MG)
Available SF:	420 - 4,828 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	723	863	1,052
Total Population	1,717	2,097	2,609
Average HH Income	\$84,253	\$88,343	\$92,164

GINN TEAM

765.479.1349

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INDUSTRIAL PROPERTY FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



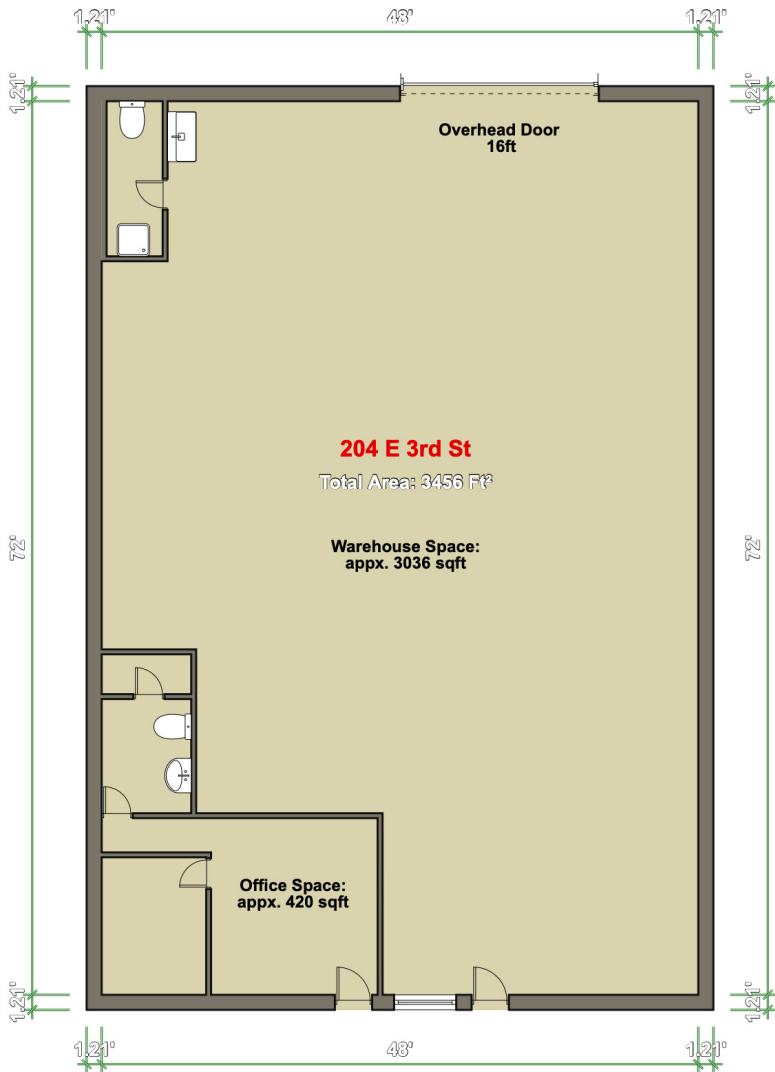
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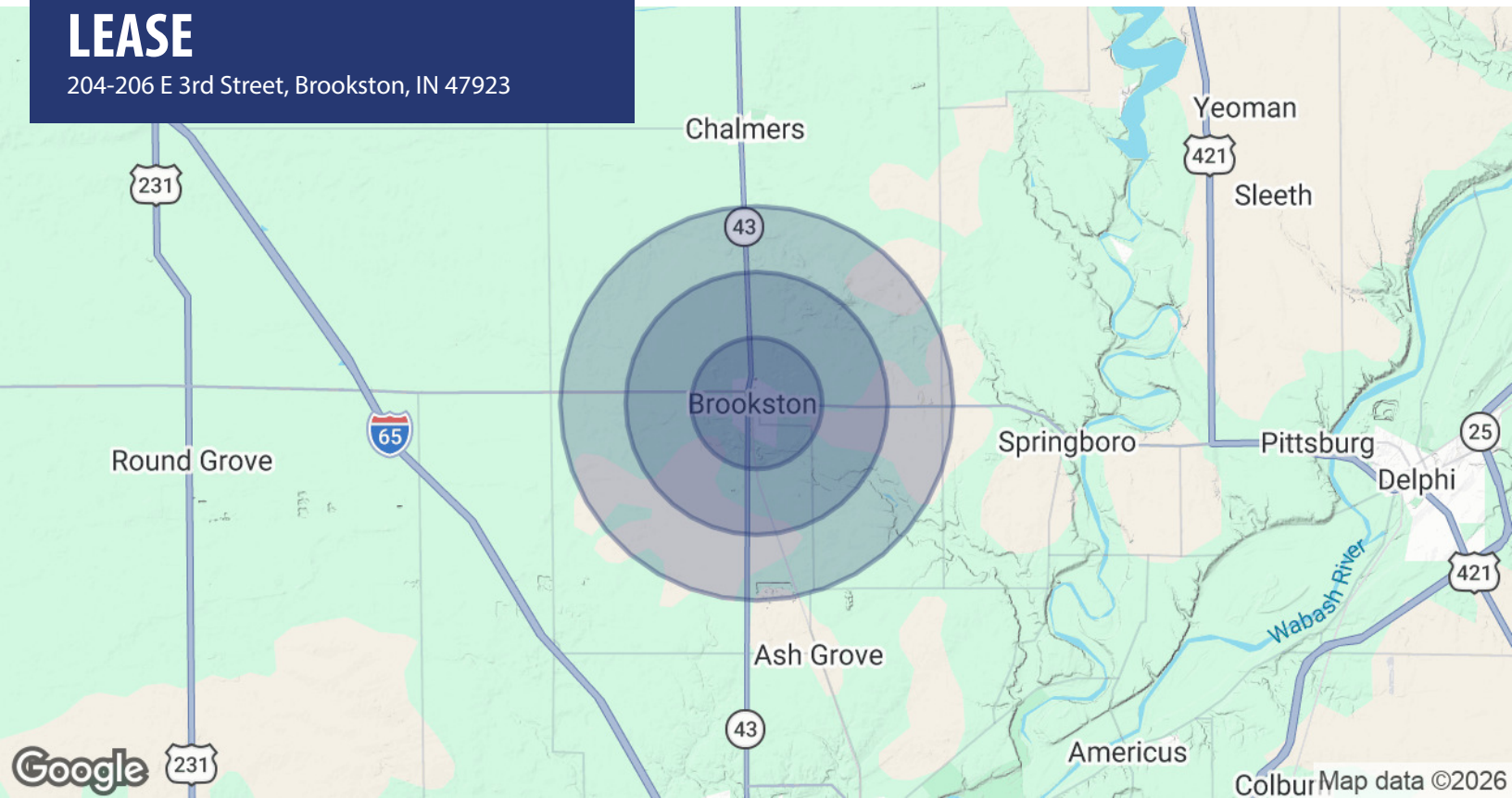
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,717	2,097	2,609
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	723	863	1,052
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$84,253	\$88,343	\$92,164
Average House Value	\$177,883	\$195,301	\$211,833

Demographics data derived from AlphaMap

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