

SALE



LAND

SMALL BAY INDUSTRIAL



PROPERTY OVERVIEW

± 10.7 acres zoned IM in a desirable location in Greenfield, IN. Approved for manufacturing, automobile service/repair, innovation, R&D, RV and boat storage, and more. Just half a mile from Greenfield's main thoroughfare the site is localized to many of the cities amenities and housing.

PROPERTY HIGHLIGHTS

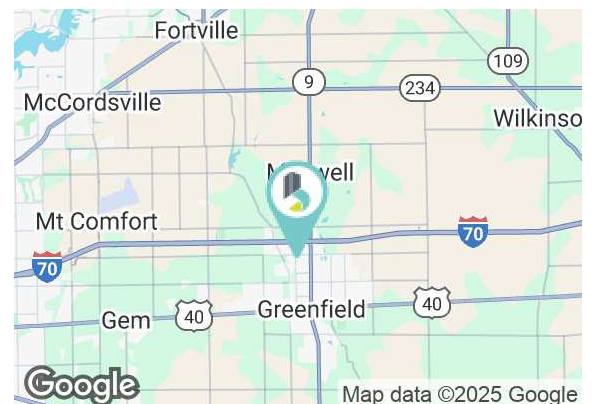
- Zoned IM - Innovation & Manufacturing
- Approved for manufacturing and most auto uses
- All utilities at the site
- Less than 1-mile to I-70
- Close proximity to SR-9 retail and Greenfield amenities
- Easy access with frontage on three roads

SALE PRICE

\$2,000,000

Lot Size:

± 10.7 Acres



BRADLEY COMPANY
310 E. 96th St., Suite 100
Indianapolis, IN 46240
317.663.6000

MICHAEL HORRIGAN, SIOR
Senior Vice President | Director of Land Services
317.439.3452
mhorrigan@bradleyco.com

SAM KAROZOS
Senior Vice President
317.371.0128
skarozos@bradleyco.com

NATHAN SCHLABACH
Broker | Land Specialist
317.366.1513
nschlabach@bradleyco.com



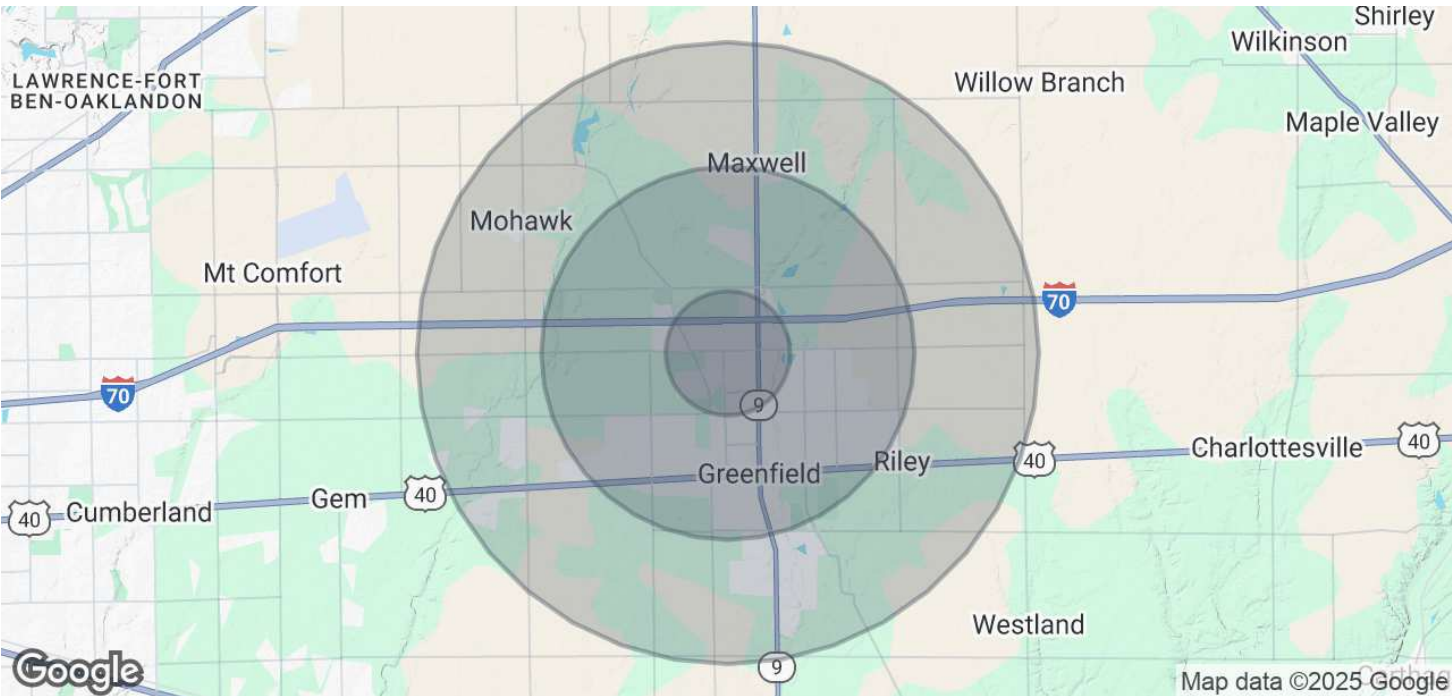
BRADLEYCO.COM



743 W NEW RD, GREENFIELD, IN 46140

SALE

LAND



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,636	25,881	34,539
Average Age	42	41	42
Average Age (Male)	40	40	40
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,541	10,626	14,039
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$78,892	\$88,279	\$91,863
Average House Value	\$202,753	\$226,034	\$240,927

Demographics data derived from AlphaMap

MICHAEL HORRIGAN, SIOR
Senior Vice President | Director of Land Services
317.439.3452
mhorrigan@bradleyco.com

SAM KAROZOS
Senior Vice President
317.371.0128
skarozos@bradleyco.com

NATHAN SCHLABACH
Broker | Land Specialist
317.366.1513
nschlabach@bradleyco.com



About Greenfield

Greenfield, Indiana, is a small city located in Hancock County, about 20 miles east of Indianapolis. Known for its rich history and charming Midwestern atmosphere, Greenfield is the birthplace of celebrated poet James Whitcomb Riley, often referred to as the “Hoosier Poet.” His legacy is commemorated annually with the Riley Festival, which attracts visitors from across the region.

Greenfield features a blend of historic architecture, especially in its downtown area, where you can find a variety of local shops, restaurants, and cultural landmarks. The community is known for its friendly atmosphere, and the city offers a range of parks and outdoor activities, including the Pennsy Trail, which is popular for walking and cycling.

As part of the Indianapolis metropolitan area, Greenfield has experienced steady growth, making it an attractive spot for families and businesses.

Economic Growth

Within the past five years, Greenfield has had an 8.75% increase in jobs, mostly due to a boom in warehouse and distribution facilities near Mount Comfort. There has been over 20 million square feet of industrial and flex built since 2019. Some new major employers in distribution include Walmart and Amazon which employ a combined 3,000 workers.

Its proximity to major highways like I-70 provides easy access to Indianapolis, while still maintaining a small-town feel. Agriculture, manufacturing, and healthcare play significant roles in the local economy.

