

6151 W 400 N

INDUSTRIAL FLEX



PROPERTY OVERVIEW

This property consists of a 7,500 SF standalone building on 1.22 acres in the desirable Mt. Comfort Corridor. Zoned Industrial Business Park (IBP), the site has industrial outdoor storage potential. The building is a blend of functional office and shop space. Shop area is accessible through three overhead doors in rear of building (8ft, 8ft, 10ft) and has an interior clear height up to 15 ft. Less than 1.5 miles from Exit 96 on Interstate I-70, this property is ideally situated for your small business needs.

PROPERTY HIGHLIGHTS

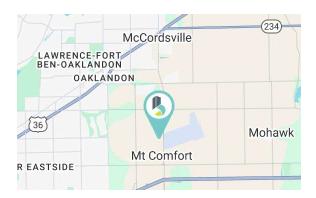
- +/- 7,500 SF with mezzanine included
- +/- 15,000 SF of outdoor storage space
- · Three (3) overhead doors
- Zoned Industrial Business Park (IBP)
- Air compressor system in place



SALE PRICE **SUBJECT TO OFFER**

LEASE RATE CONTACT BROKER

Available SF:	+/- 7,500 SF
Lot Size:	± 1.22 Acres
Lease Type:	NNN













6151 W 400 N, GREENFIELD, IN 46140

SALE/LEASE

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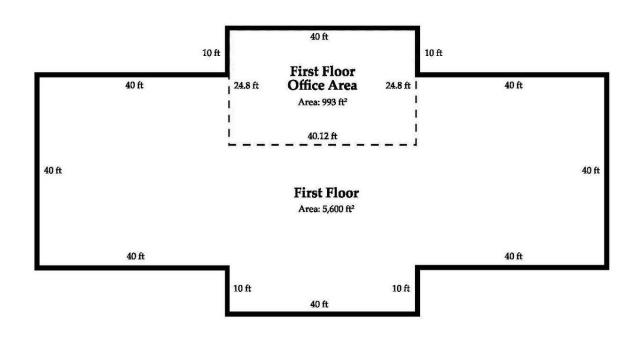
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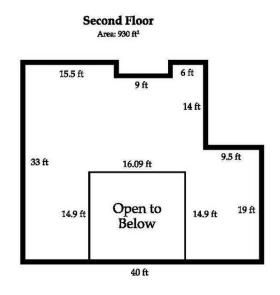


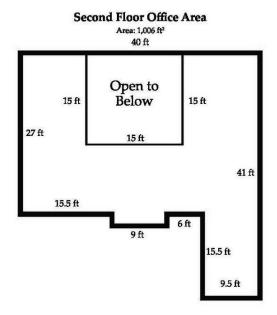
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