

SALE/LEASE

INDUSTRIAL FLEX



6151 W 400 N



6151 W 400 N, GREENFIELD, IN 46140

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

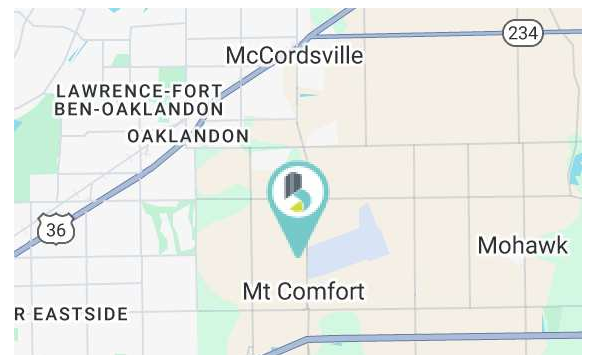
- +/- 7,500 SF with mezzanine included
- +/- 15,000 SF of outdoor storage space
- Three (3) overhead doors
- Zoned Industrial Business Park (IBP)
- Air compressor system in place



SALE PRICE SUBJECT TO OFFER

LEASE RATE CONTACT BROKER

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



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

NATHAN SCHLABACH
Broker
317.366.1513
nshlabach@bradleyco.com

SAM KAROZOS
Vice President
317.371.0128
skarozos@bradleyco.com

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



BRADLEYCO.COM



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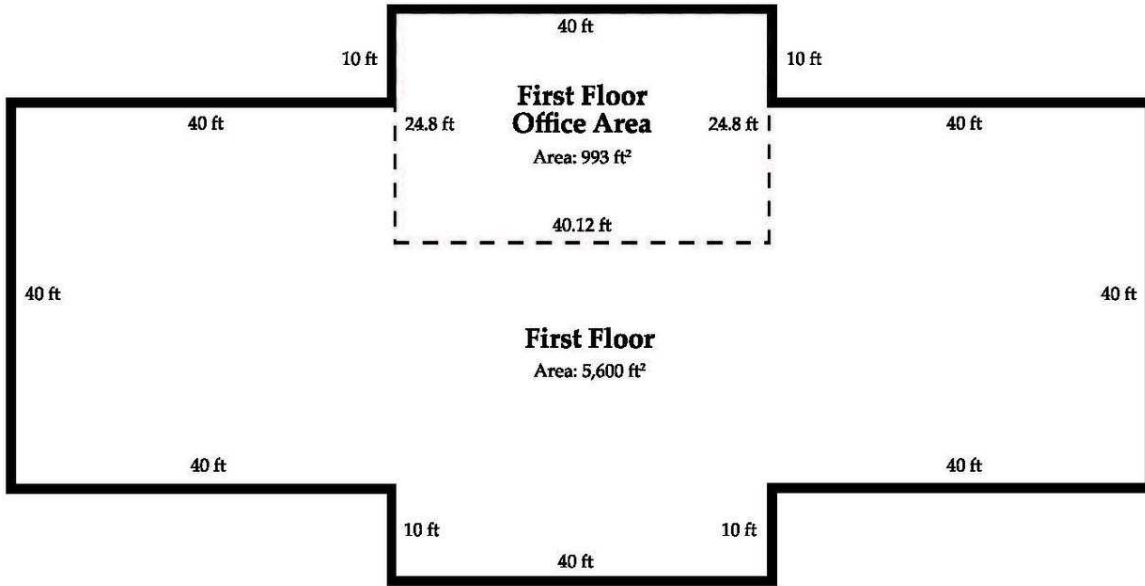
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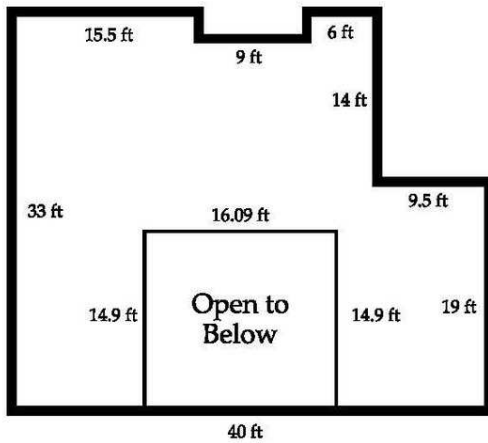
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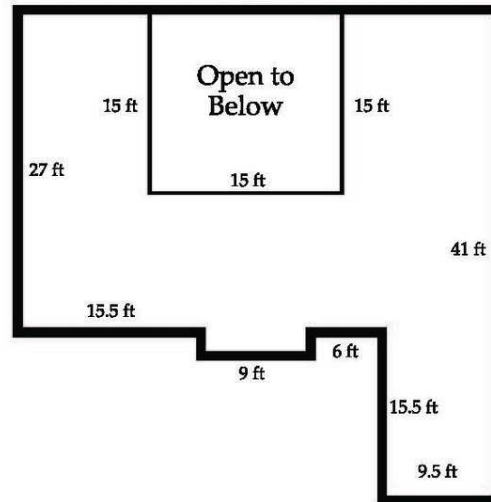
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Second Floor
Area: 930 ft²



Second Floor Office Area
Area: 1,006 ft²
40 ft



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