



Indianapolis Industrial Building



5870 Elmwood Ave Indianapolis, IN 46203

Keith Dedrick SIOR, CCIM
keith@ccgbrokers.com

317.818.1941
317.502.3622 cell

11495 N Pennsylvania St. Suite 225 Carmel, IN 46032
www.corporatecommercialgroup.com



5870 Elmwood Ave Indianapolis IN 46203



Property Details:

Lease Rate:	\$4.72/NNN	Zoning:	I-3
Total Building Size:	22,872 SF	Property Tax:	\$13,279
Industrial SF:	15,992 SF	Property Type:	Industrial
Office SF:	6,880 SF	Drive-in Doors:	1 - 16' x 10' and 1 - 10' x 8'
Total Land Size:	1.87 Acres	Dock Doors:	3 - 10' x 8'
County:	Marion	Ceiling Height Peak:	21'
Parcel #:	49-10-34-120-012.000-302	Ceiling Height Edge:	15'
Year Built:	1973		



Keith Dedrick SIOR, CCIM
keith@ccgbrokers.com

317.818.1941
317.502.3622 (cell)

11495 N Pennsylvania St. Suite 225 Carmel, IN 46032



5870 Elmwood Ave
Indianapolis IN 46203



Keith Dedrick SIOR, CCIM
keith@ccgbrokers.com

317.818.1941
317.502.3622 (cell)

11495 N Pennsylvania St. Suite 225 Carmel, IN 46032



5870 Elmwood Ave
Indianapolis IN 46203



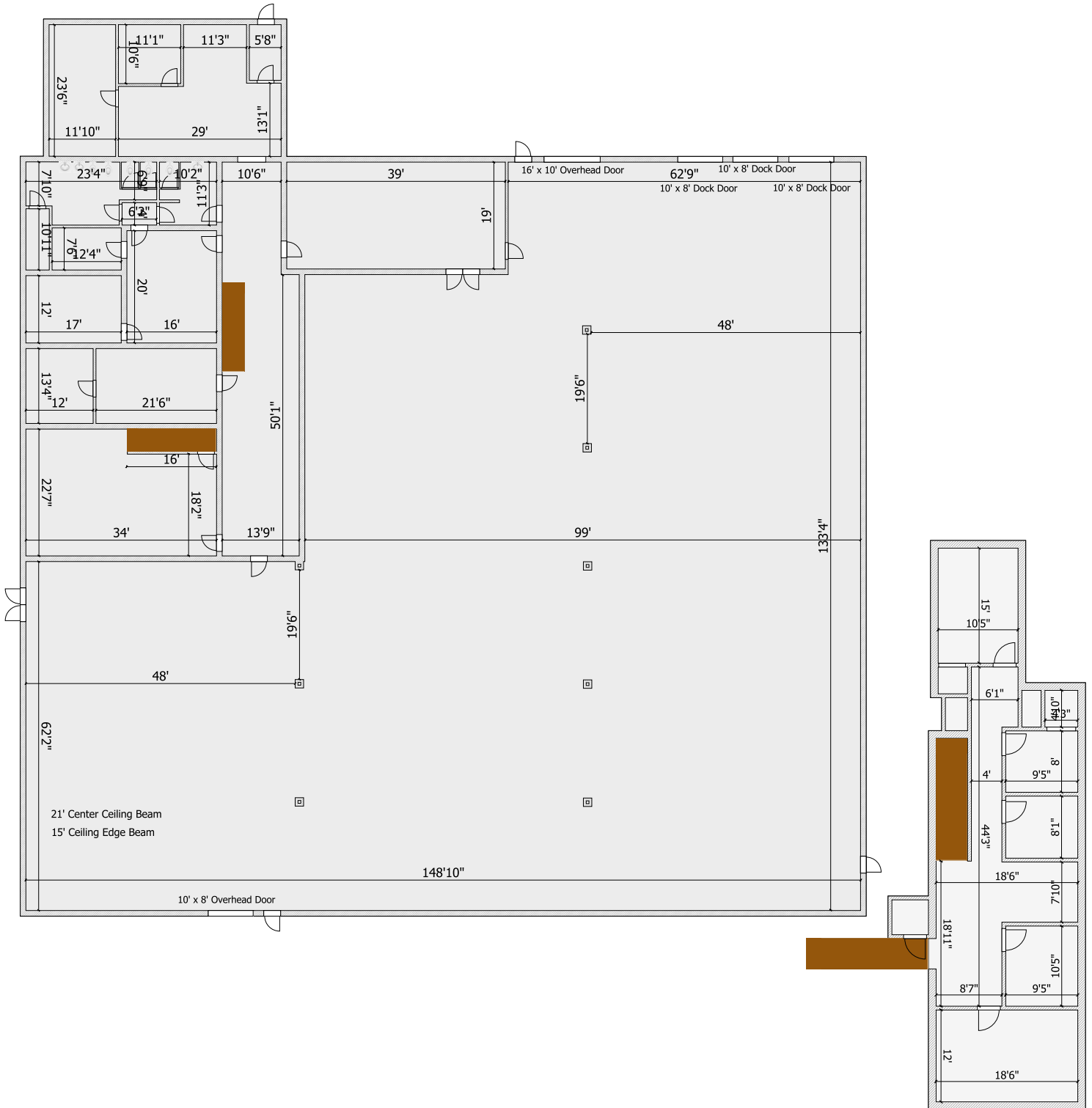
Keith Dedrick SIOR, CCIM
keith@ccgbrokers.com

317.818.1941
317.502.3622 (cell)

11495 N Pennsylvania St. Suite 225 Carmel, IN 46032



5870 Elmwood Ave Indianapolis IN 46203

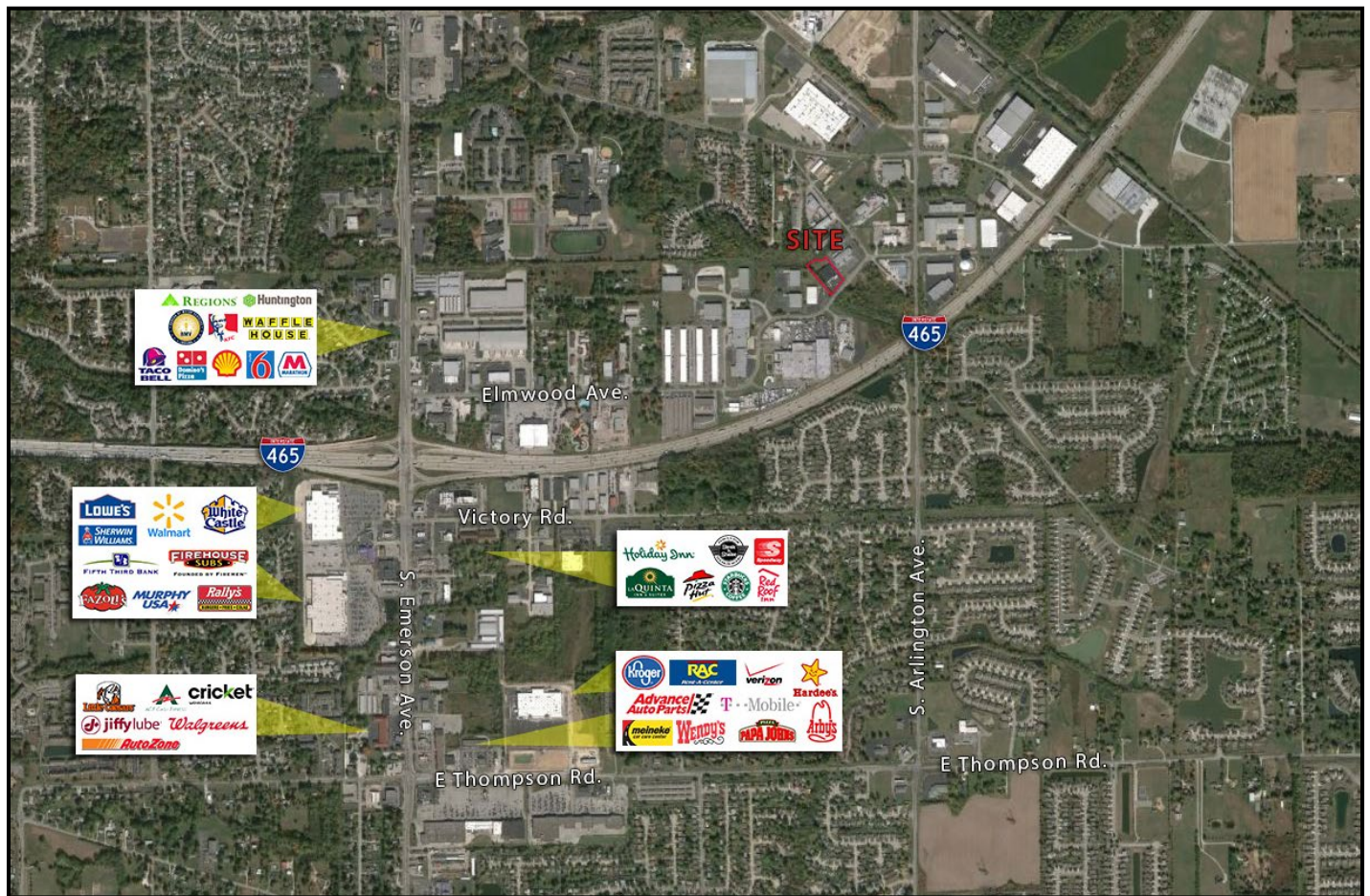


Keith Dedrick SIOR, CCIM
keith@ccgbrokers.com

317.818.1941
317.502.3622 (cell)

11495 N Pennsylvania St. Suite 225 Carmel, IN 46032

Market Description



Measure	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019	7,420	66,920	197,084
Households 2019	3,014	25,535	75,488
Ave. Household Size 2019	2.46	2.60	2.57
Ave. Household Income 2019	\$62,826	\$68,904	\$62,739