



Southside Industrial/Showroom Space

5701 Elmwood Ave. Indianapolis, IN 46203



Details:

- Lease Rate Negotiable.
- +/- 40,000 to 72,000 SF.
- Industrial Gross Lease.
- Utilities included (except janitorial, internet, phone).
- Zoned I-3-(S).
- Entire space heated and cooled.
- Large front showroom space.
- Outdoor display area with great I-465 visibility.
- 22' ceiling clear height.
- Visible to 120,000 vehicles per day.
- 1 mile from I-465 and Emerson Avenue interchange.

Keith Dedrick SIOR, CCIM
Cell: 317-502-3622
E-mail: keith@ccgbrokers.com

Corporate Commercial Group
11495 N Pennsylvania, Suite 225 Carmel, IN 46032
Office: 317-818-1941



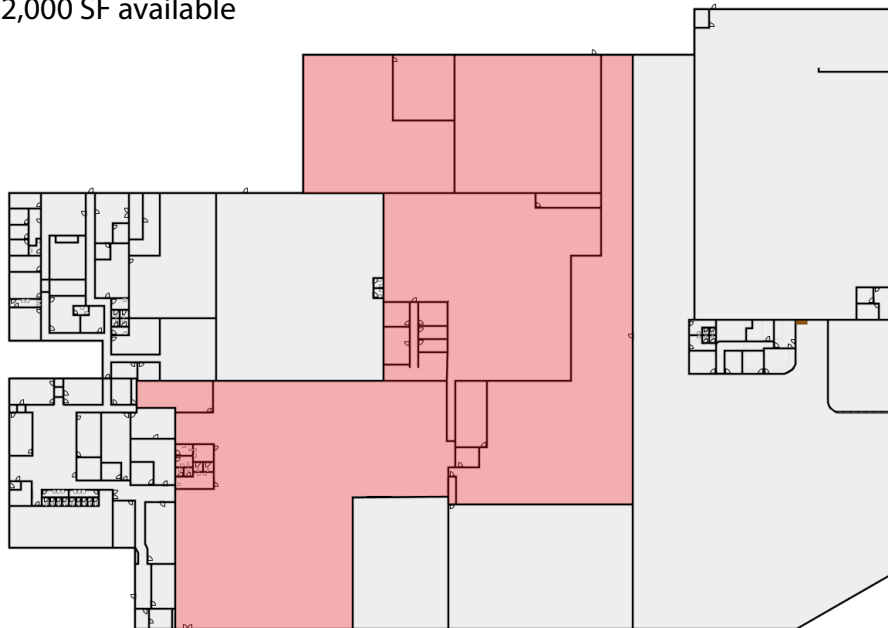


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○ +/- 40,000 to 72,000 SF available



I-465 Frontage visible to 120,000 VPD

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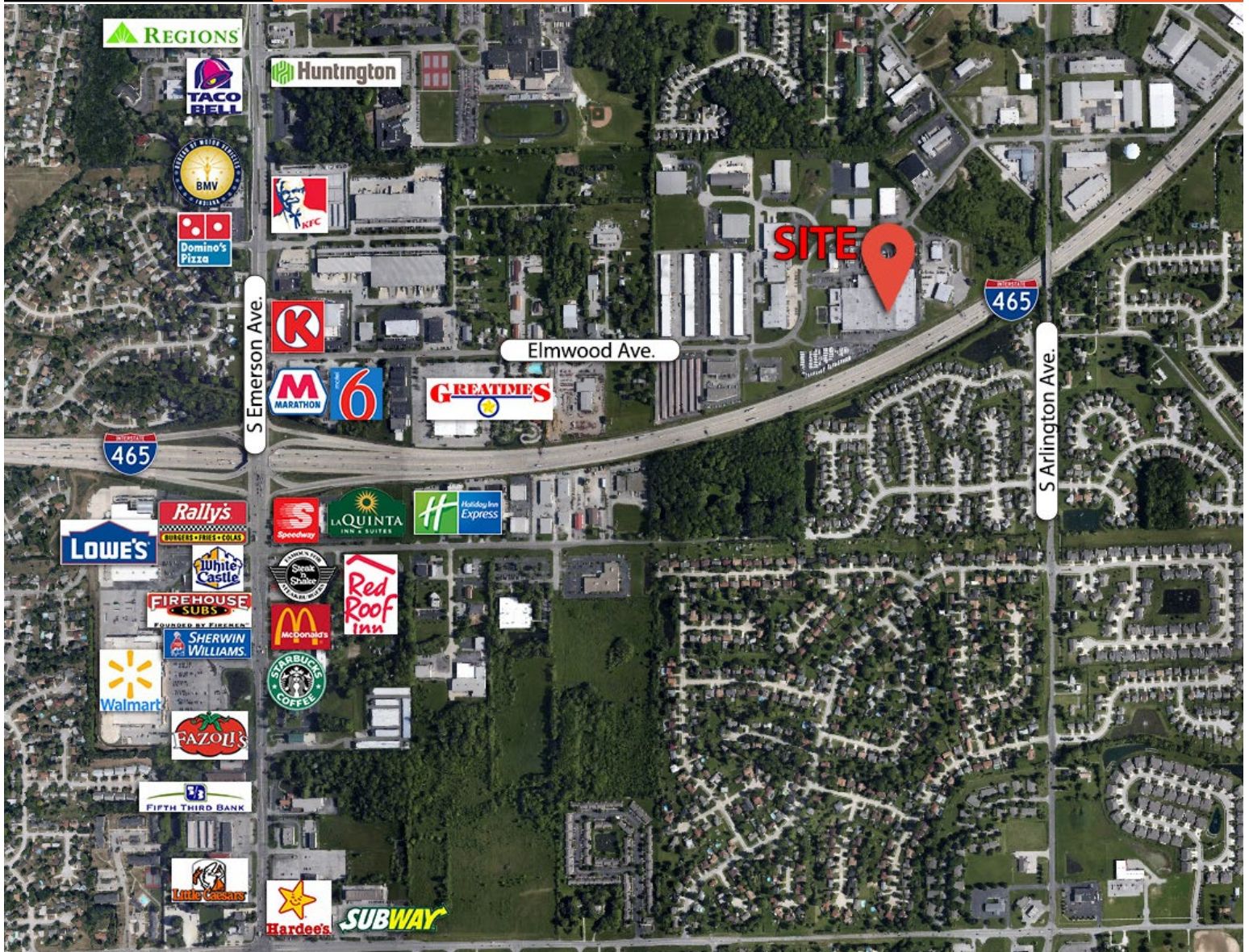
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Measure	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019	7,420	66,920	197,084
Annual Population Rate	0.53%	0.68%	0.63%
Households 2019	3,014	25,535	75,488
Ave. Household Size 2019	2.46	2.60	2.57
Ave. Household Income 2019	\$62,826	\$68,904	\$62,739
Median Home Value 2019	\$122,896	\$131,289	\$126,025

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