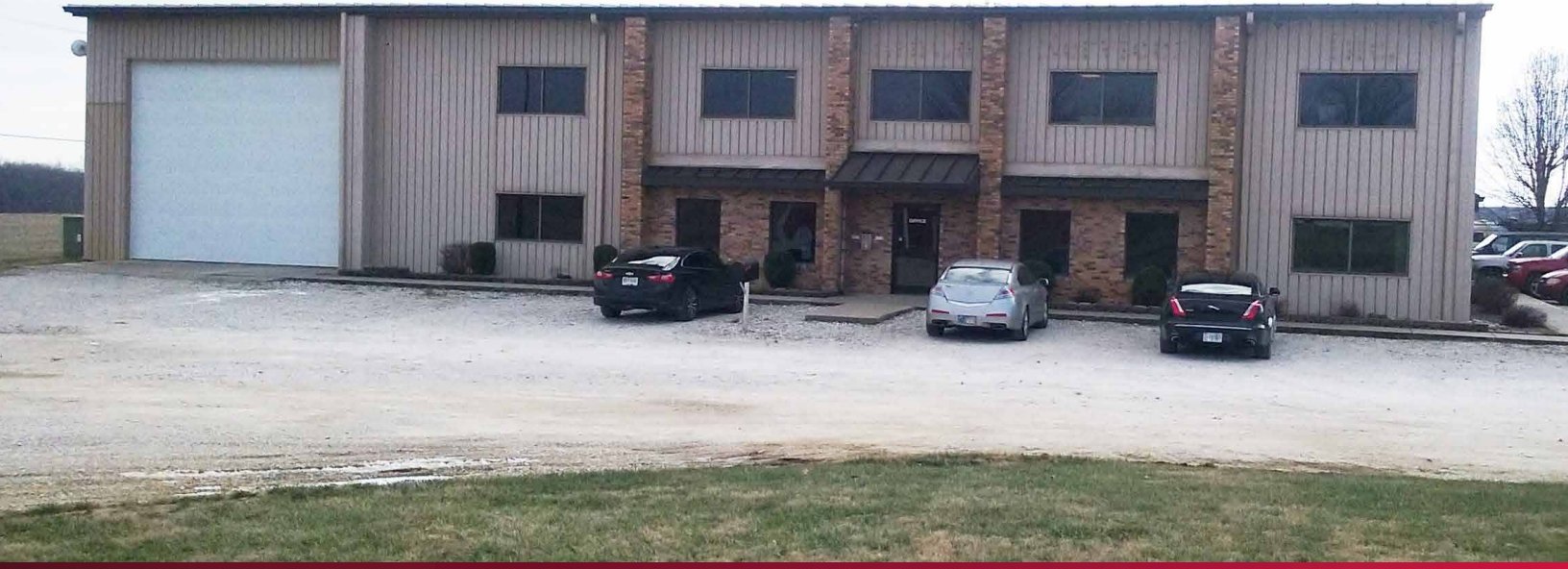


# FOR SUBLEASE

## OFFICE PORTION OF INDUSTRIAL BLDG

2610 S 140 W | WASHINGTON, IN 47501



### LISTING DETAILS

**AVAILABLE SF:** 8,240 SF  
**SALE PRICE/SF:** \$14.00 / SF MG

- 8,240 SF Available on 2 Floors
- Currently Configured as 13 Private Offices, Large Conference Room, Open Areas and 4 Restrooms (2 on Each Floor)
- Large Unfinished Area on the Second Floor Can Add to Available Space with a Build Out to Suit the Prospective Tenant
- Easy Access to US 50/150 with Good Visibility
- CR 140 W is Also Known As Linco Drive

### TRAFFIC COUNTS

**US 50:** 7,024 VPD  
**State Road 57:** 8,072 VPD



### 2021 DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILE</u>	<u>5-MILE</u>
EST. POPULATION	291	14,050	17,332
AVG. HH INCOME	\$68,157	\$59,354	\$61,967
DAYTIME POP.	358	10,152	11,742

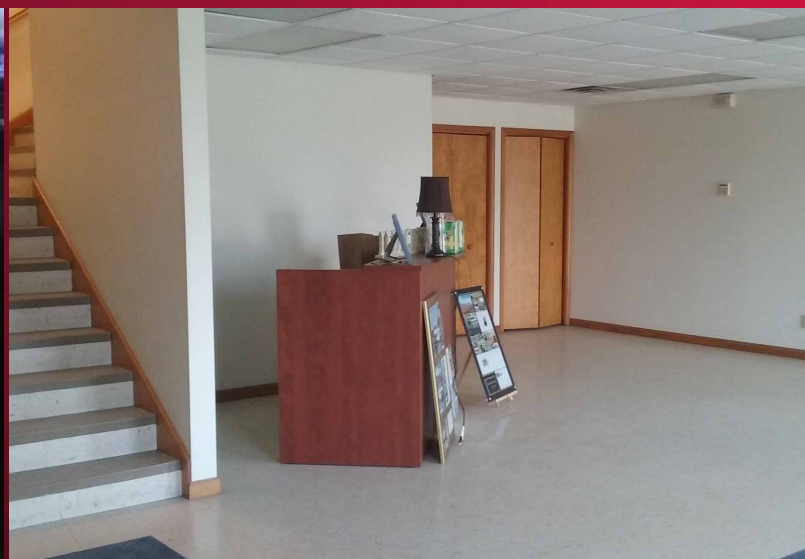
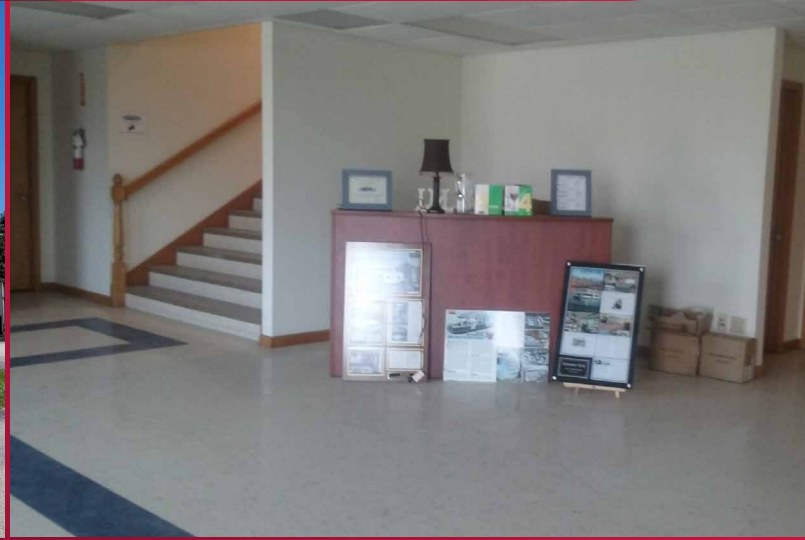
**FOR MORE INFORMATION** Bob Lindgren | D 317.218.1032 | [rlindgren@lee-associates.com](mailto:rlindgren@lee-associates.com)

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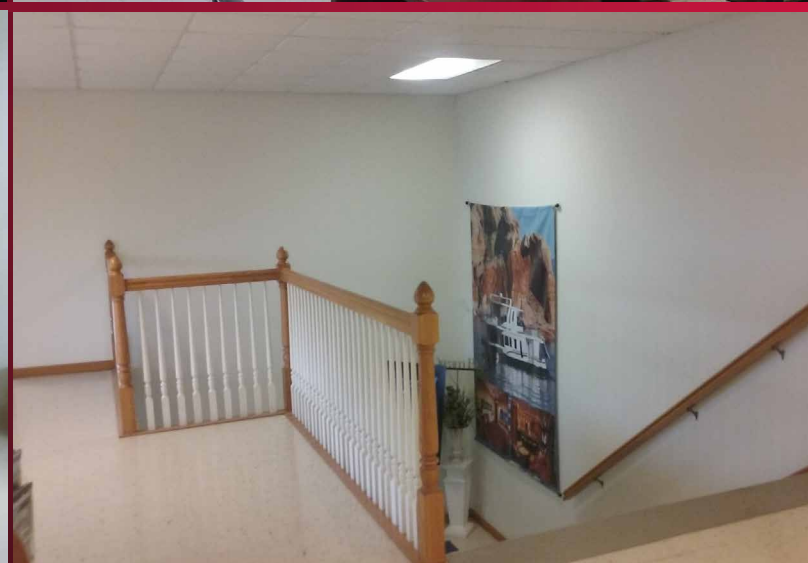
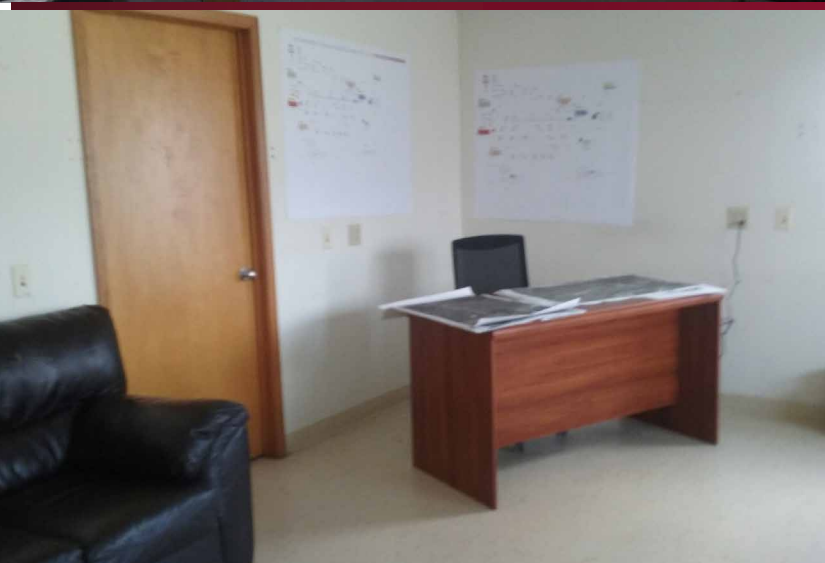
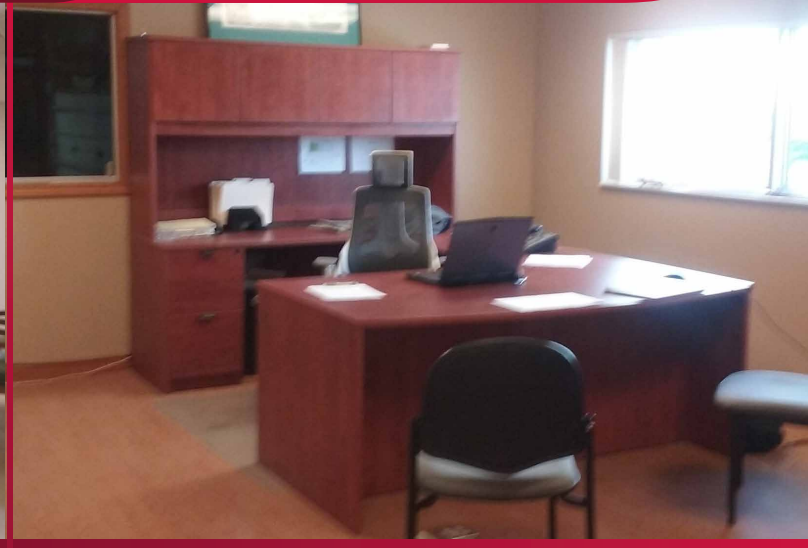
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