

Breeden COMMERCIAL

FOR LEASE

Columbus, IN Industrial - For Lease

COLUMBUS, IN 47203
3 BUILDINGS · 33,613 SF

AVAILABLE

3,000 – 11,624 SF

SF/YR

\$6.50 – \$7.50

Jared Richey

Senior Broker

8124983335

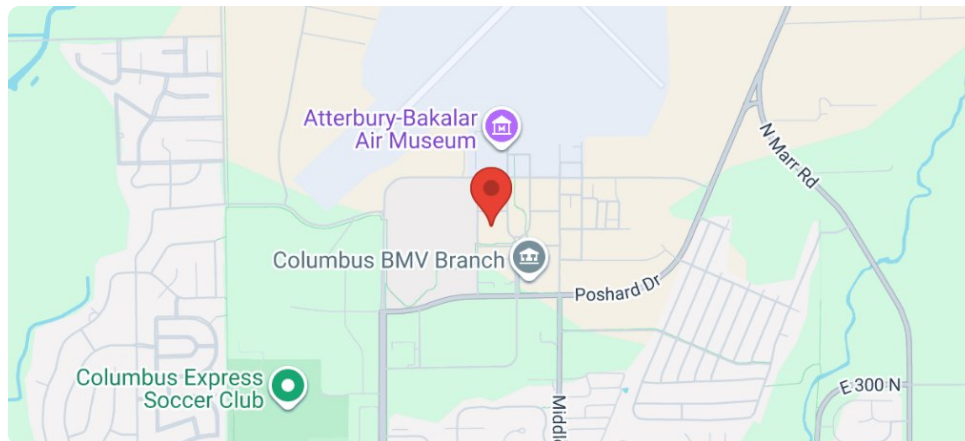
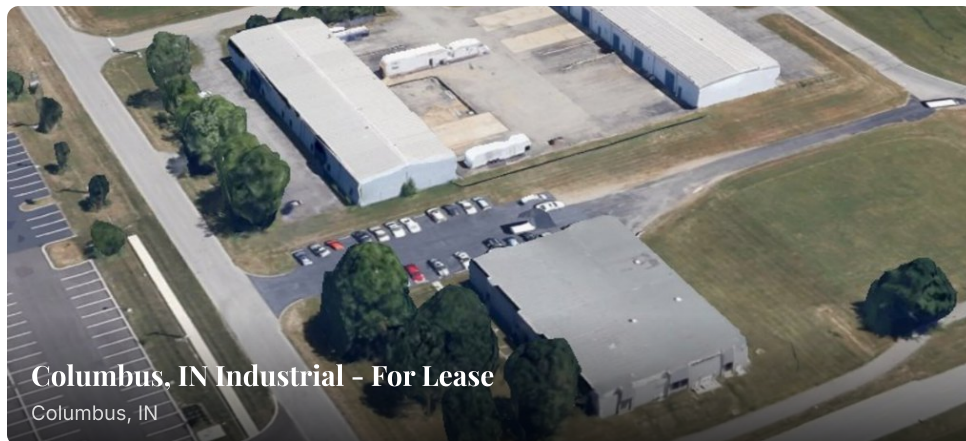
jared@breedencommercial.com

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812-376-9300

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PROPERTY HIGHLIGHTS

Flexible industrial space available in Columbus, Indiana, offering functional warehouse configurations, multiple loading options, and convenient regional access. The available spaces can accommodate a variety of industrial, warehouse, distribution, service, and flex users.

- Multiple Industrial Spaces Available – Options within the portfolio provide flexibility for businesses with varying space requirements.
- Standalone Building Opportunity – 4505 Ray Boll Boulevard is available for a tenant seeking control of an entire industrial facility.
- Additional Space at 4550 Ray Boll – Available space provides another option for users seeking a flexible industrial footprint.
- Functional Loading – Truck dock and overhead-door access support shipping, receiving, warehouse, and distribution operations.
- Flexible Warehouse / Flex Configuration – Suitable for a variety of industrial, service, storage, distribution, and light manufacturing users.
- Established Industrial Location – Positioned within one of Columbus' established employment and industrial areas.
- Convenient I-65 Access – Efficient connection to the region's primary north-south transportation corridor.
- Strong Regional Reach – Columbus provides convenient access to Indianapolis, Louisville, Cincinnati, and the broader Midwest market.

AVAILABLE SUITES			3
SUITE	SF	RATE	TERM
4550 Ray Boll	3,000	\$6.50	Negot.
4585 Kelly St.	11,624	\$7.00	Negot.
4505 Kelly St.	10,109	\$7.5	Negot.

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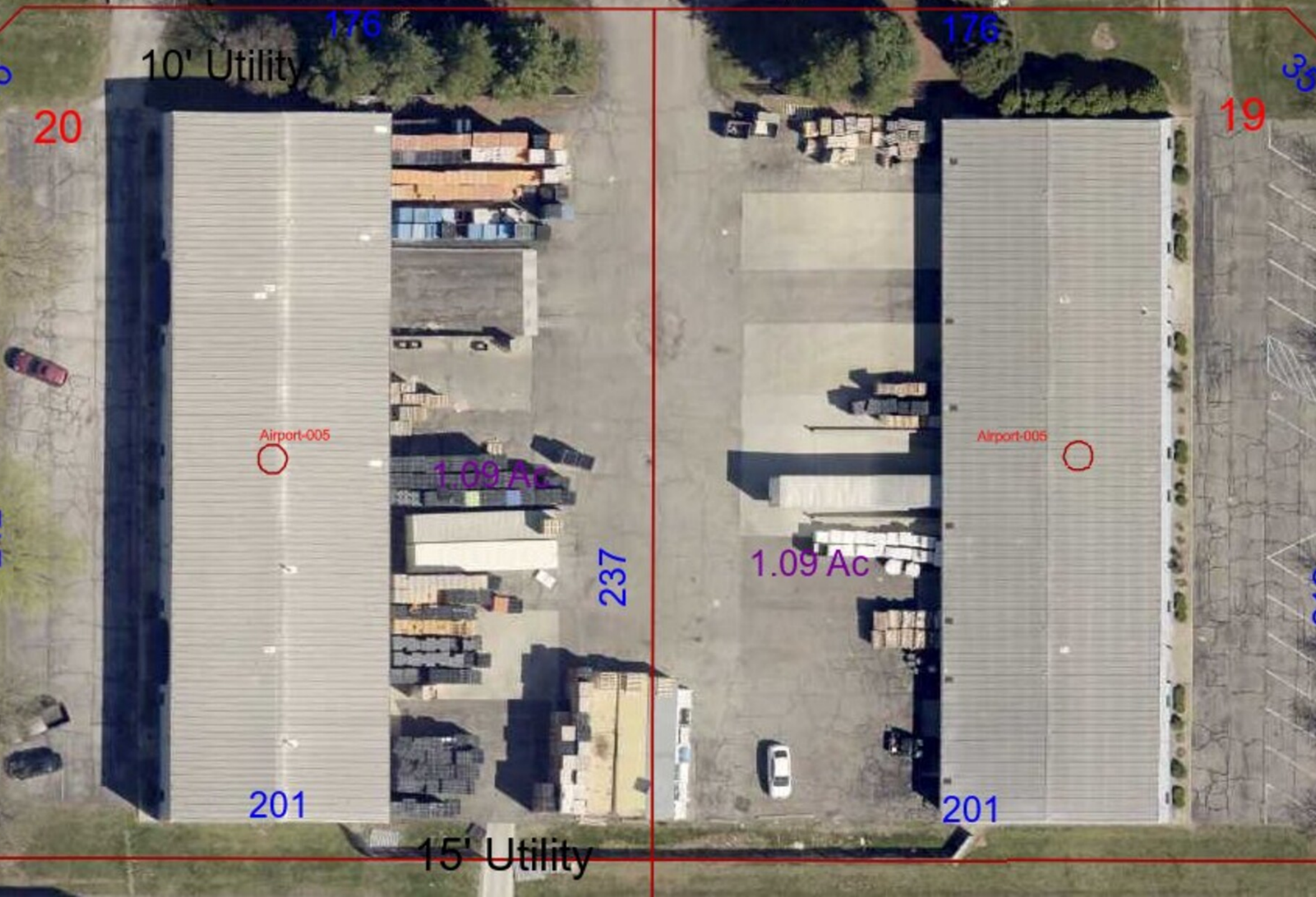
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700 Washington St

Columbus, IN 47201-6295

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Gallery Page 1



Market Overview



POPULATION
50,474

AREA
27.9 sq mi

ELEVATION
630 ft

COUNTY
Bartholomew County

INCORPORATED
January 1, 1820

STATE
Indiana

Market Overview: Columbus, IN

Columbus, Indiana combines a strong employment base, regional accessibility, and an established commercial market that draws consumers from throughout Bartholomew County and surrounding communities. Located along I-65 between Indianapolis and Louisville, Columbus benefits from excellent regional connectivity while serving as a major employment and commercial hub for South Central Indiana.

The local economy is anchored by a significant advanced manufacturing and engineering presence, led by major employers including Cummins, Toyota Material Handling, NTN Driveshaft, and Forvia. This concentration of employment brings a substantial daily workforce into the Columbus market and supports demand for retail, restaurant, service, and hospitality businesses.

Columbus also benefits from a strong quality of place, with nationally recognized architecture, established residential neighborhoods, parks and recreational amenities, and a vibrant downtown. Its combination of employment, regional draw, transportation access, and community amenities has helped Columbus maintain its position as one of Southern Indiana's most important commercial markets.

For retailers and restaurant operators, Columbus offers access to a customer base extending beyond the city's residential population, supported by commuters, regional shoppers, visitors, and a sizable daytime workforce.

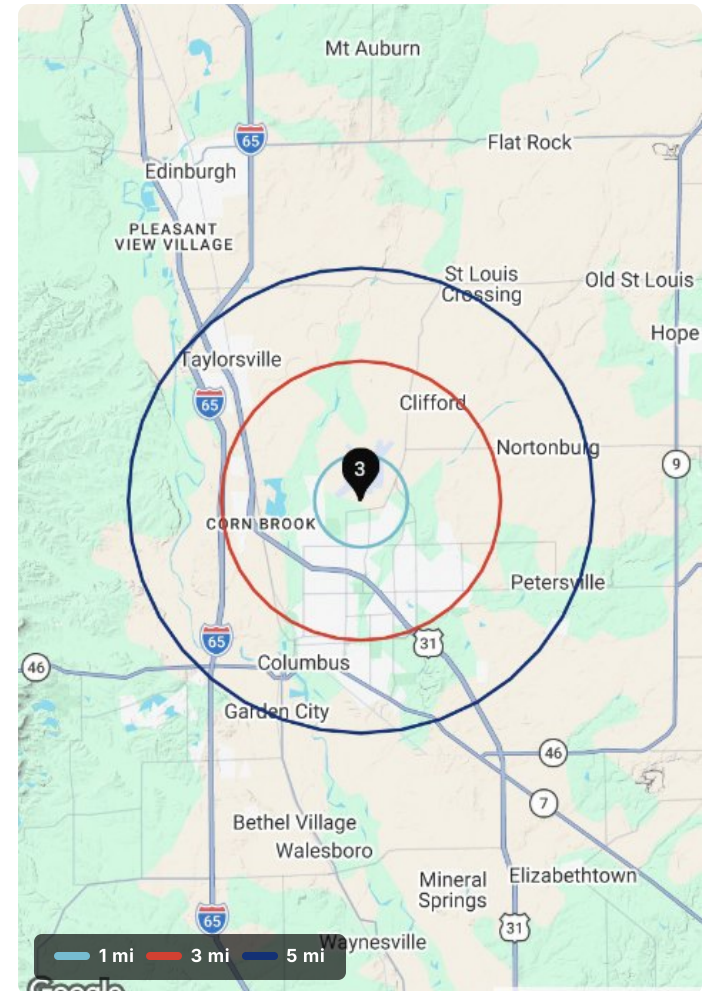
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	5,592	Population	33,857	Population	51,315
Median HH Income	\$91,069	Median HH Income	\$78,156	Median HH Income	\$75,814
Households	1,950	Households	14,077	Households	21,482

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,975	29,213	44,592
2010 Population	4,667	31,064	46,721
2026 Population	5,592	33,857	51,315
2031 Population	5,617	34,222	52,122
2026-2031 Growth Rate	0.09 %	0.21 %	0.31 %
2026 Daytime Population	4,727	39,717	63,596
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,486	11,806	17,978
2010 Total Households	1,654	12,556	18,720
2026 Total Households	1,950	14,077	21,482
2031 Total Households	1,975	14,390	22,085
2026 Avg. Household Size	2.78	2.36	2.35
2026 Owner Occupied Housing	1,495	9,826	13,688
2031 Owner Occupied Housing	1,514	10,103	14,161
2026 Renter Occupied Housing	455	4,251	7,794
2031 Renter Occupied Housing	460	4,287	7,923
2026 Vacant Housing	63	752	1,324
2026 Total Housing	2,013	14,829	22,806
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	58	897	1,472
\$15,000-\$24,999	101	796	1,215
\$25,000-\$34,999	239	1,146	1,777
\$35,000-\$49,999	161	1,664	2,617
\$50,000-\$74,999	239	2,184	3,486
\$75,000-\$99,999	253	2,128	3,792
\$100,000-\$149,999	378	2,838	3,926
\$150,000-\$199,999	284	1,273	1,674
\$200,000 or greater	237	1,150	1,522
Median HH Income	\$91,069	\$78,156	\$75,814
Average HH Income	\$116,422	\$99,622	\$94,097



\$91,069 MEDIAN HH INCOME (1-MI)	\$116,422 AVG HH INCOME (1-MI)
76.7% OWNER OCCUPIED (1-MI)	23.3% RENTER OCCUPIED (1-MI)
3.1% VACANCY RATE (1-MI)	0.09 % 2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

Columbus, IN Industrial Portfolio

Columbus, IN

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PRESENTED BY



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DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BREEDEN COMMERCIAL, LLC and it should not be made available to any other person or entity without the written consent of BREEDEN COMMERCIAL, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BREEDEN COMMERCIAL, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BREEDEN COMMERCIAL, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BREEDEN COMMERCIAL, LLC has not verified, and will not verify, any of the information contained herein, nor has BREEDEN COMMERCIAL, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE BREEDEN COMMERCIAL, LLC ADVISOR FOR MORE DETAILS.

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