

**FOR LEASE**

Highland, IN 46322



# 10030 EXPRESS DRIVE



## OFFERING SUMMARY

|                  |                  |
|------------------|------------------|
| Lease Rate:      | \$11 SF/yr (NNN) |
| Building Size:   | 6,800 SF         |
| Available SF:    | 6,800 SF         |
| Number of Units: | 1                |
| Zoning:          | Industrial       |

## PROPERTY OVERVIEW

Rare opportunity to lease a versatile 6,800 SF industrial space in a highly sought-after location. The warehouse features over 3,200 SF of loading and storage area, complete with one loading dock and three overhead doors for efficient operations. The office portion offers a functional layout with five private offices, a reception area, two open workspaces, and a kitchenette, providing flexibility for a variety of business needs. An additional second-floor storage area provides valuable extra space beyond the reported square footage. Conveniently located just off Indianapolis Boulevard (US-41), the property offers quick access to major highways, making it an excellent location for businesses seeking accessibility and efficiency.

### MCCOLLY BENNETT COMMERCIAL ADVANTAGE

850 Deer Creek Drive, 2nd Floor  
Schererville, IN 46375

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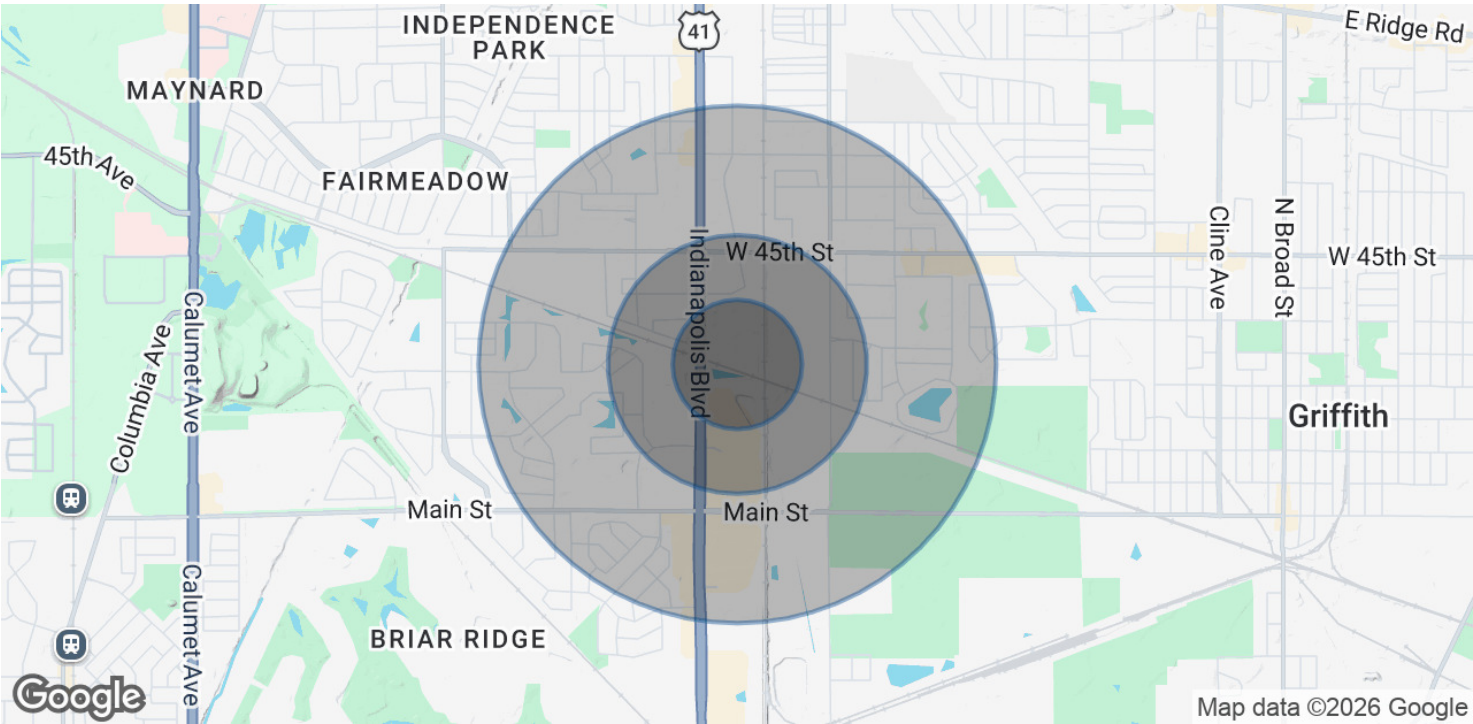
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POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 335        | 1,649     | 8,971  |
| Average Age          | 56.5       | 54.9      | 48.5   |
| Average Age (Male)   | 56.1       | 54.7      | 47.3   |
| Average Age (Female) | 58.4       | 56.0      | 50.1   |

HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 158        | 786       | 4,211     |
| # of Persons per HH | 2.1        | 2.1       | 2.1       |
| Average HH Income   | \$97,061   | \$102,343 | \$105,054 |
| Average House Value | \$238,228  | \$248,640 | \$280,936 |

2023 American Community Survey (ACS)

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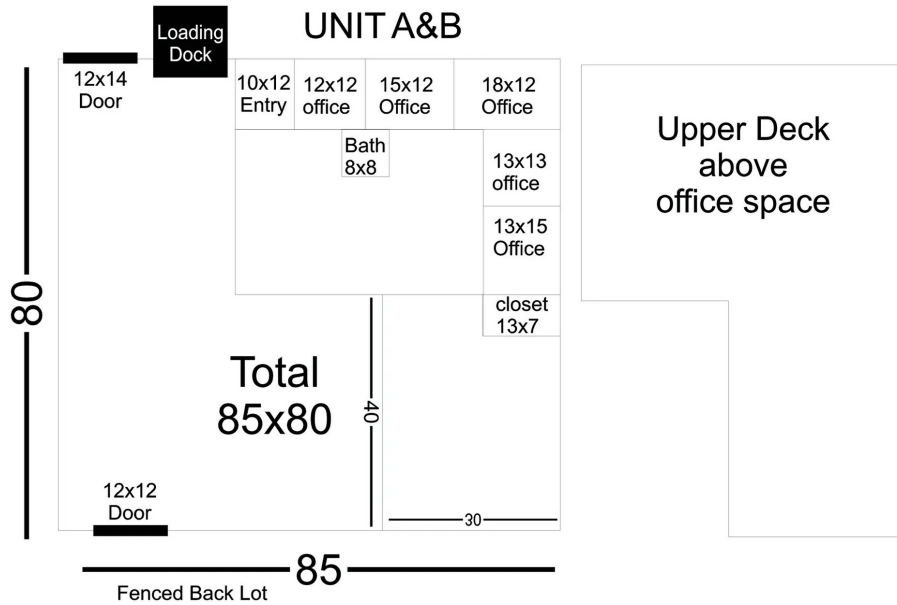
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### LEGEND

### LEASE INFORMATION

|              |          |             |            |
|--------------|----------|-------------|------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable |
| Total Space: | 6,800 SF | Lease Rate: | \$11 SF/yr |

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