

INDUSTRIAL PROPERTY FOR SALE & LEASE

7074 W State Road 28

Elwood, IN 46036

COOMBES REAL ESTATE



PROPERTY DESCRIPTION

An in-demand offering of industrial facility designed for efficient operations and tenant flexibility. The layout maximizes production, storage, and distribution capabilities while drive-in access supports seamless loading. Structured to accommodate modern mechanical and electrical requirements, the building ensures reliable climate control and lighting for critical industrial activities. Expansive surrounding hardscape provides generous trailer parking, circulation, and staging options, while the concrete foundation and roof system are engineered for durability under heavy use.

PROPERTY HIGHLIGHTS

- Industrial interior designed for flexible configurations
- Total land size of 2.47 acres zoned General Commercial
- Multiple drive-in bays for easy access and loading
- Robust concrete floor suitable for racking and equipment
- High ceilings allow for vertical storage and mezzanine opportunities
- Mechanical and electrical support production demands
- Ample on-site parking for staff and visitor vehicles
- 3BR/1BA Office/Farmhouse included in sale

OFFERING SUMMARY

Sale Price:	\$800,000
Lease Rate:	Ask for Price
Building Size:	10,892 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	6	25	163
Total Population	18	75	446
Average HH Income	\$93,319	\$89,587	\$77,616

Robert Coombes

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612 N Park Avenue, Indianapolis, IN 46204

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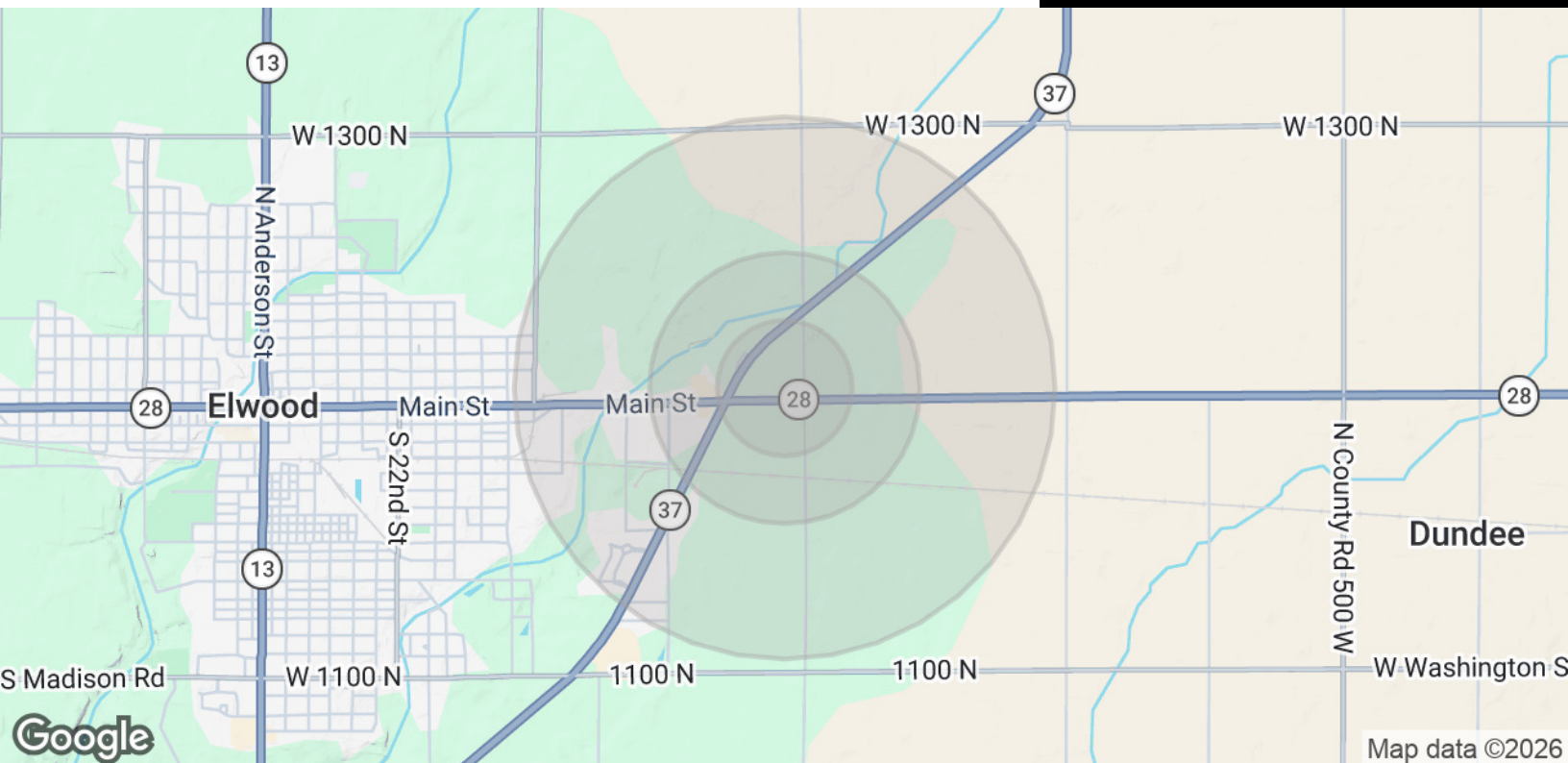
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	18	75	446
Average Age	52.6	50.4	46.2
Average Age (Male)	45.1	43.3	41.1
Average Age (Female)	55.2	53.0	49.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	6	25	163
# of Persons per HH	3.0	3.0	2.7
Average HH Income	\$93,319	\$89,587	\$77,616
Average House Value	\$151,076	\$151,076	\$131,153

2023 American Community Survey (ACS)

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