

5350 ELMWOOD AVENUE

BEECH GROVE, INDIANA 46203

FOR SALE
BUILDING 04
AVAILABLE | OUTLOT

LOCATED AT **5350 ELMWOOD AVENUE**, OFFERS **±5,760** SQUARE FEET OF HIGHLY FUNCTIONAL INDUSTRIAL/ FLEX SPACE WITHIN ELMWOOD INDUSTRIAL PARK, ONE OF BEECH GROVE'S MOST STRATEGICALLY POSITIONED COMMERCIAL CORRIDORS. THE PROPERTY FEATURES A BLEND OF WAREHOUSE AND SHOWROOM/RETAIL FUNCTIONALITY WITH STOREFRONT EXPOSURE, PRIVATE PARKING, OVERHEAD DOOR ACCESS, AND PYLON SIGNAGE OPPORTUNITIES. POSITIONED JUST MOMENTS FROM THE SOUTHERN I-465 LOOP, THE LOCATION PROVIDES IMMEDIATE ACCESS TO I- 65, I-69, I-70, AND I-74, ALLOWING EFFICIENT CONNECTIVITY THROUGHOUT THE INDIANAPOLIS METROPOLITAN AREA. WHETHER FOR AN OWNER-USER, INVESTOR, OR TENANT, 5350 ELMWOOD AVENUE PRESENTS A RARE OPPORTUNITY TO ESTABLISH A PRESENCE WITHIN A CORRIDOR BENEFITING FROM ONGOING REINVESTMENT, INFRASTRUCTURE IMPROVEMENTS, AND GROWING INDUSTRIAL AND ENTREPRENEURIAL DEMAND.



AERIAL

DOWNTOWN, INDIANAPOLIS

5350
ELMWOOD AVENUE

9.1 MILES TO INDIANAPOLIS

34,480 ADT

0.6 MILES TO I-465

EMERSON AVE

EMERSON AVE

ELMWOOD AVE

9,379 ADT

111,421 ADT

INTERSTATE
465

INTERSTATE ACCESS



5350 ELMWOOD AVENUE

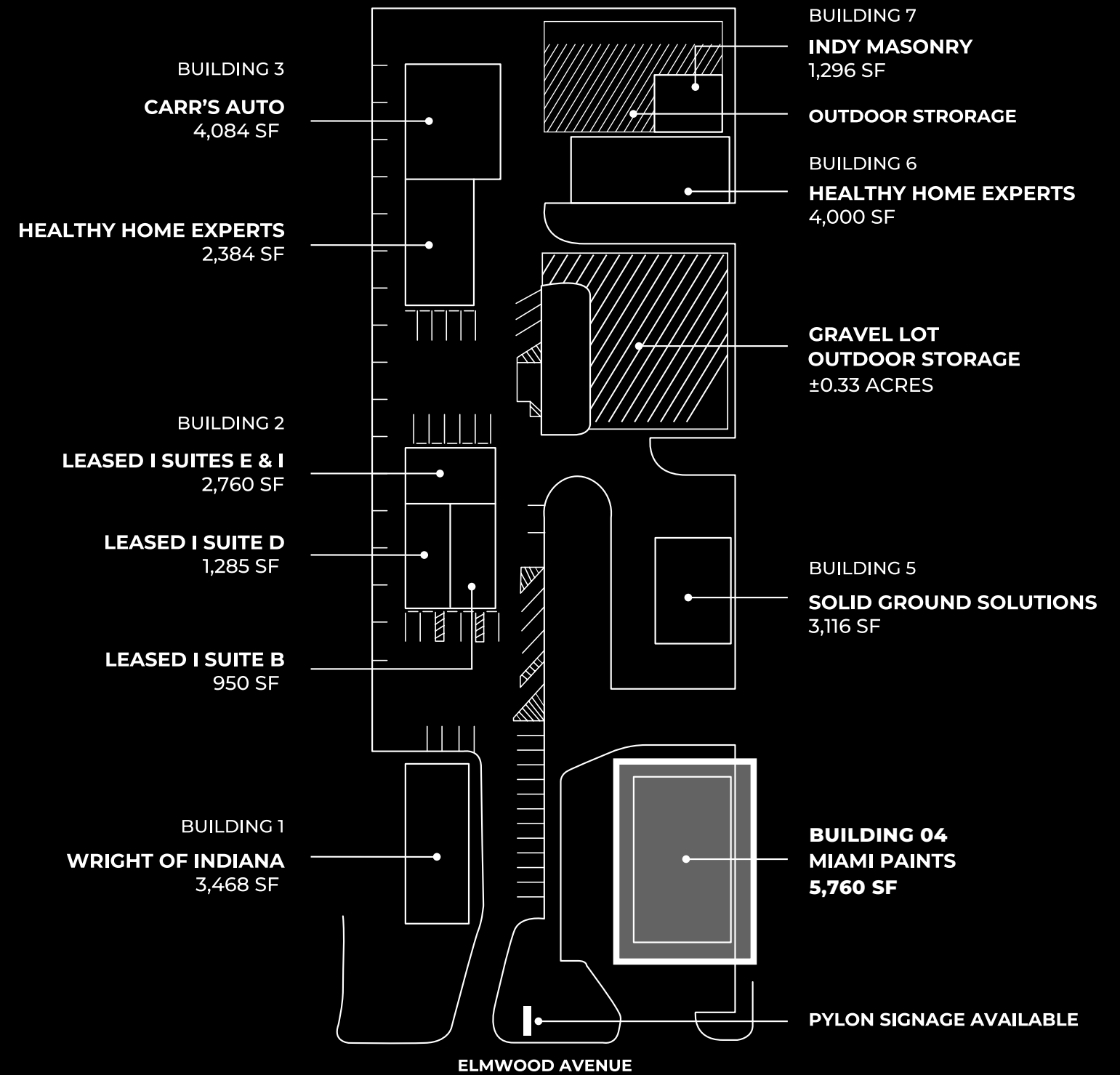
BUILDING 04



5350 ELMWOOD AVENUE PRESENTS A RARE OPPORTUNITY TO ACQUIRE A HIGHLY VISIBLE INDUSTRIAL/FLEX ASSET POSITIONED ALONG BEECH GROVE'S RAPIDLY EVOLVING ELMWOOD CORRIDOR. LOCATED WITHIN ELMWOOD INDUSTRIAL PARK, BUILDING 4 OFFERS ±5,760 SQUARE FEET OF VERSATILE SHOWROOM, WAREHOUSE, AND RETAIL-FLEX FUNCTIONALITY WITH DIRECT FRONTAGE ALONG ELMWOOD AVENUE AND IMMEDIATE CONNECTIVITY TO I-465, I-65, I-69, I-70, AND I-74.

DESIGNED TO ACCOMMODATE A RANGE OF INDUSTRIAL, SERVICE, SHOWROOM, AND ENTREPRENEURIAL USERS, THE PROPERTY COMBINES OPERATIONAL FLEXIBILITY WITH LONG-TERM STRATEGIC POSITIONING IN ONE OF INDIANAPOLIS' EMERGING INFILL SUBMARKETS. ENHANCED BY PRIVATE PARKING, PYLON SIGNAGE OPPORTUNITIES, AND STRONG REGIONAL ACCESSIBILITY, 5350 ELMWOOD AVENUE OFFERS AN INCREASINGLY RARE OPPORTUNITY FOR AN OWNER-USER OR INVESTOR TO SECURE A WELL-LOCATED ASSET WITHIN A CORRIDOR EXPERIENCING SIGNIFICANT REINVESTMENT AND REDEVELOPMENT MOMENTUM.

SITE PLAN



BUILDING 04

AVAILABLE | FOR SALE

SIZE

±5,760 SF

ASKING PRICE

SUBJECT TO OFFER

BUILDING SPECS

- » 50% WAREHOUSE | CAN BE EXPANDED
- » 50% RETAIL SHOWROOM | SALES AREA
- » STOREFRONT ENTRANCE
- » ±12' CLEAR HEIGHT
- » ONE | OVERHEAD DOOR
- » PRIVATE PARKING
- » EXCLUSIVE INGRESS & EGRESS
- » FRONTAGE ON ELMWOOD AVE & I-465 VISIBILITY
- » PYLON SIGNAGE AVAILABLE

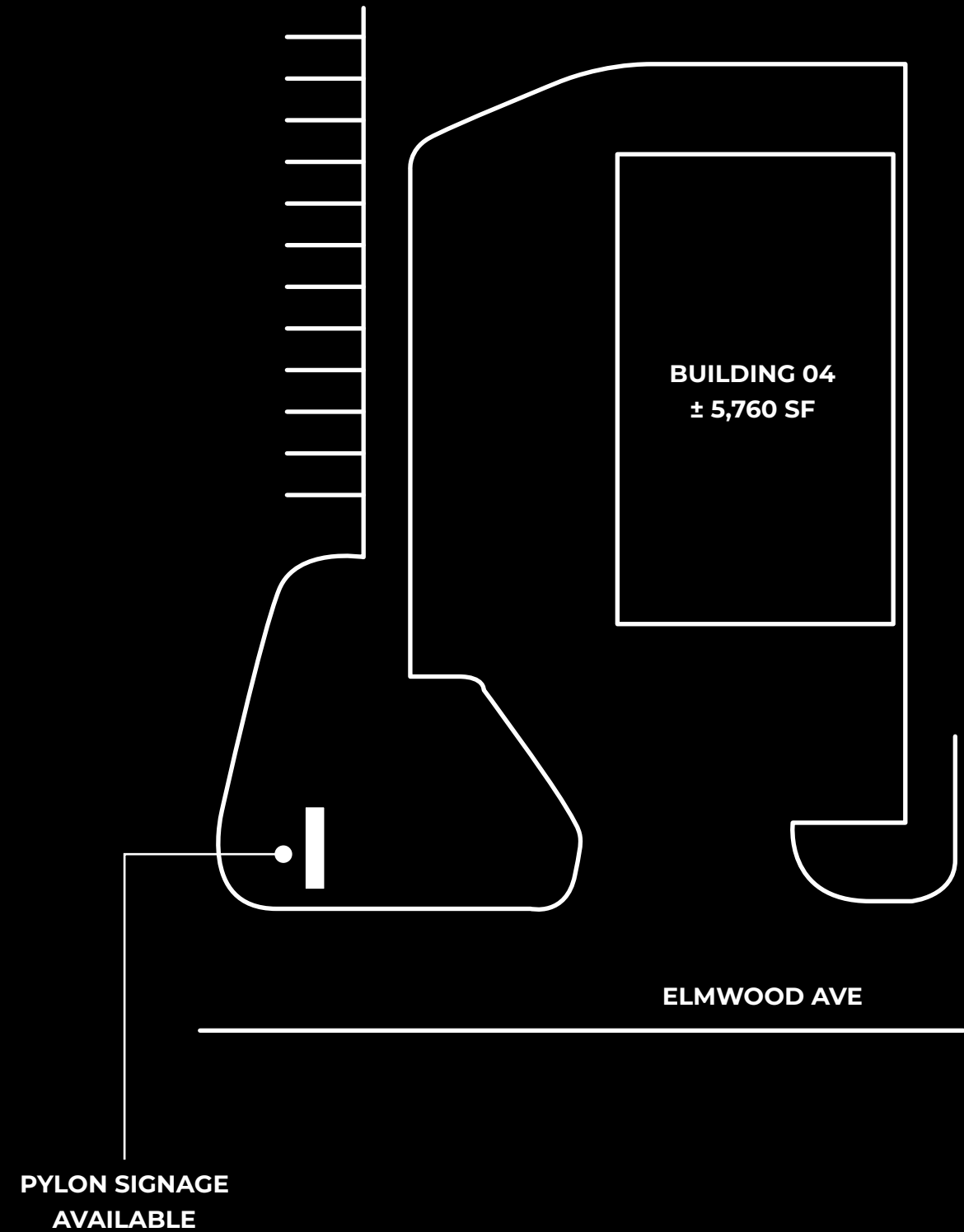
[DOWNLOAD FLOORPLAN](#)

[DOWNLOAD SITE PLAN](#)

INTERSTATE ACCESS



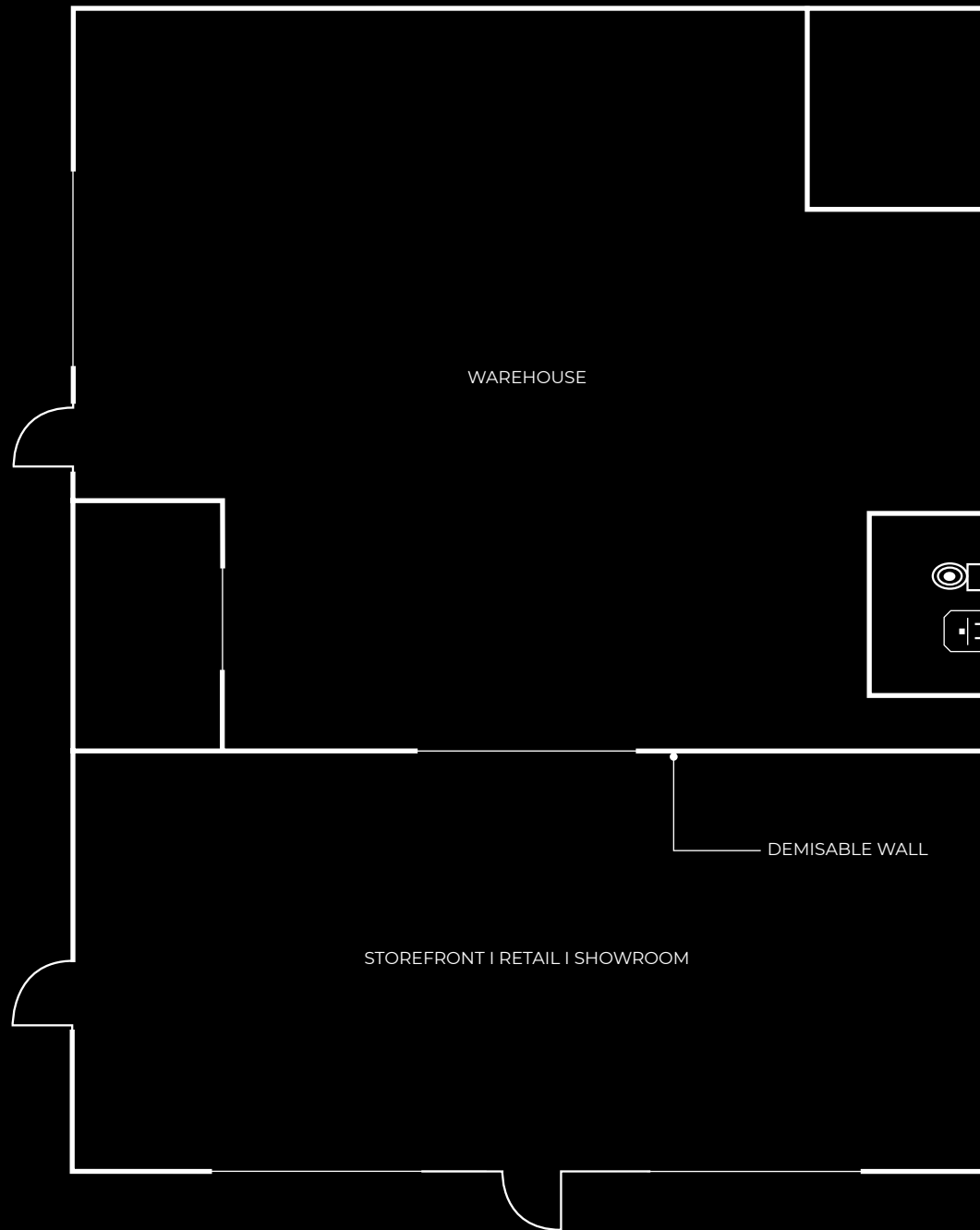
SITE PLAN



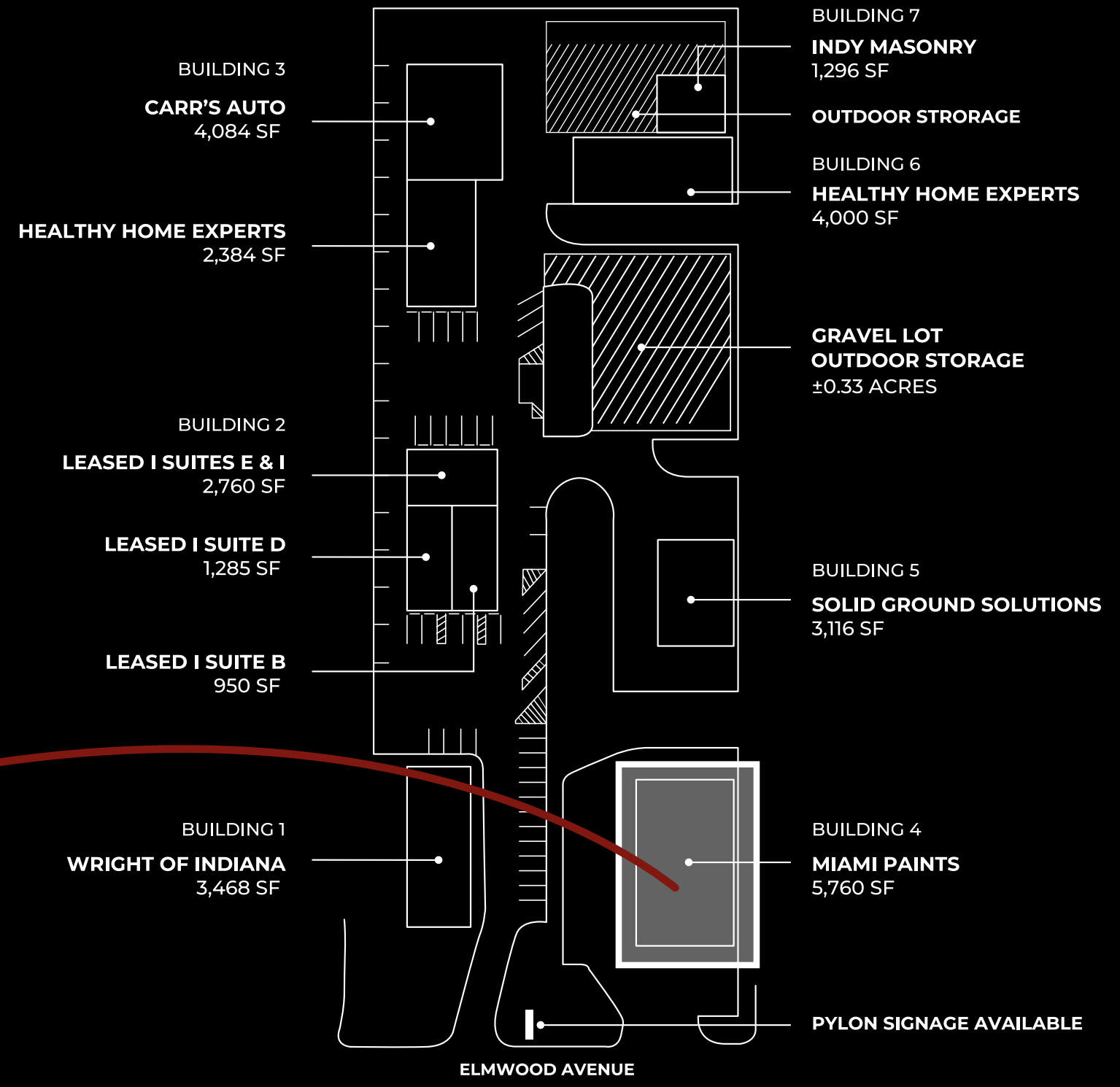
BUILDING 4 | AVAILABLE | FOR SALE

- » FOR SALE | SUBJECT TO OFFER
- » 5,760 SQUARE FEET
- » AVAILABLE

[DOWNLOAD FLOORPLAN](#)



SITE PLAN





 **MIAMI PAINT**
and equipment
BASF Automotive Finishes · Diamont · LIMCO
Glasurit · 3M · Carborundum Abrasives
317-926-4554
miami-paint.com

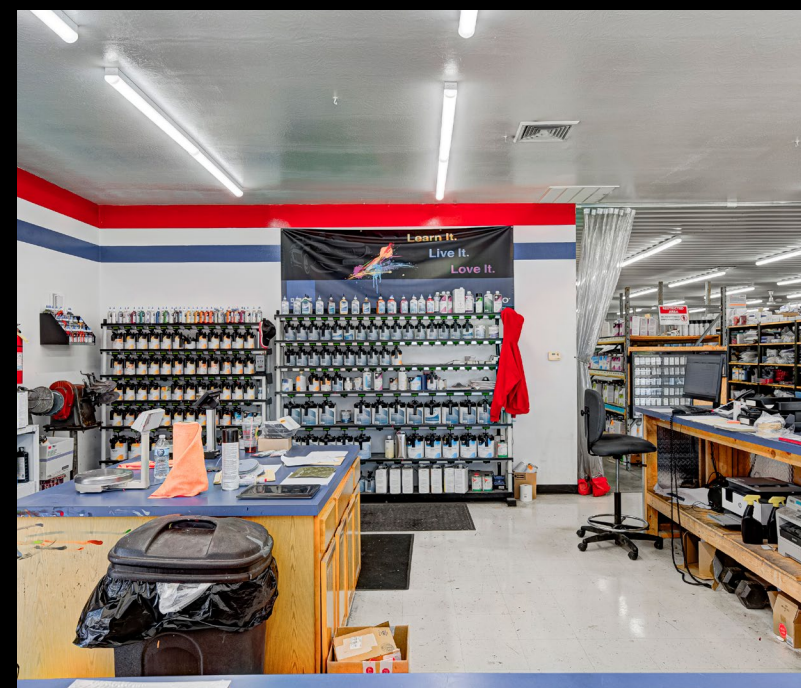
5350

Automotive
Retinishes



TOW AWAY
ZONE

RESERVED
PARKING







AERIAL



5350
ELMWOOD AVENUE

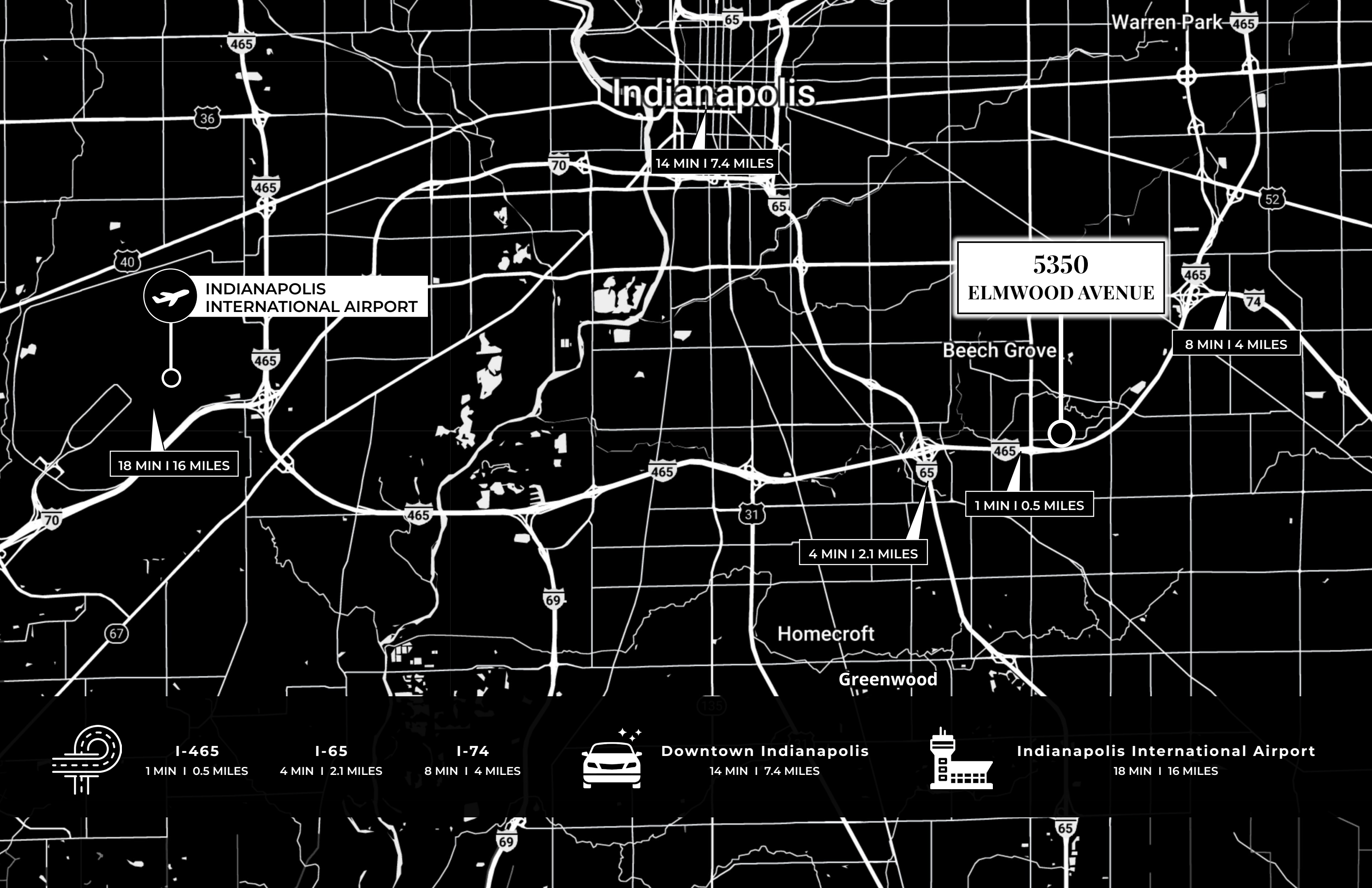
MAJOR RETAILERS



- MCDONALDS
- STARBUCKS
- FIREHOUSE SUBS
- CHIPOTLE MEXICAN GRILL
- PANDA EXPRESS
- WHITE CASTLE
- LITTLE CAESARS
- HARDEE'S
- WENDY'S
- CHICK-FIL-A
- ARBY'S
- + MORE



- KROGER
- WALMART
- LOWE'S
- OLLIE'S BARGAIN OUTLET
- TIRE DISCOUNTERS
- DOLLAR TREE
- AUTOZONE
- O'REILLY AUTO PARTS
- + MORE



Indianapolis

Warren Park 465

14 MIN | 7.4 MILES

**5350
ELMWOOD AVENUE**

8 MIN | 4 MILES

 **INDIANAPOLIS
INTERNATIONAL AIRPORT**

18 MIN | 16 MILES

Beech Grove

1 MIN | 0.5 MILES

4 MIN | 2.1 MILES

Homecroft

Greenwood



I-465
1 MIN | 0.5 MILES

I-65
4 MIN | 2.1 MILES

I-74
8 MIN | 4 MILES



Downtown Indianapolis
14 MIN | 7.4 MILES



Indianapolis International Airport
18 MIN | 16 MILES

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