

AVAILABLE FOR SALE

4420 W 61st Avenue
HOBART, IN 46342



PROPERTY HIGHLIGHTS

This 9.9-acre, multi-parcel property offers a rare combination of industrial, office, and residential uses with strong visibility and access. Improvements include an 8,000 SF cinder block warehouse (80' x 100') with at least one drive-in door, a 1,064 SF office building, and 277 feet of frontage along a corridor carrying 17,807 vehicles per day.

The site also includes a 1,259 SF single-family residence on the eastern parcel. The two western parcels are zoned B-3 for a wide range of commercial uses. Located just 0.37 miles from Interstate 65, the property is well-positioned for owner-users or investors seeking flexibility, exposure, and regional connectivity.

BUILDING SIZE 9,064 (+/-) SF

SALES PRICE \$1,800,000

WAREHOUSE SF 8,000 (+/-) SF

OFFICE SF 1,064 (+/-) SF

SINGLE FAMILY 1,259 (+/-) SF

ACRES 9.90 (+/-) Acs

ZONING B3 & Single Family

TO I-65 0.37 Miles

APN 451202377001000018
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FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

 **LORI TUBBS**

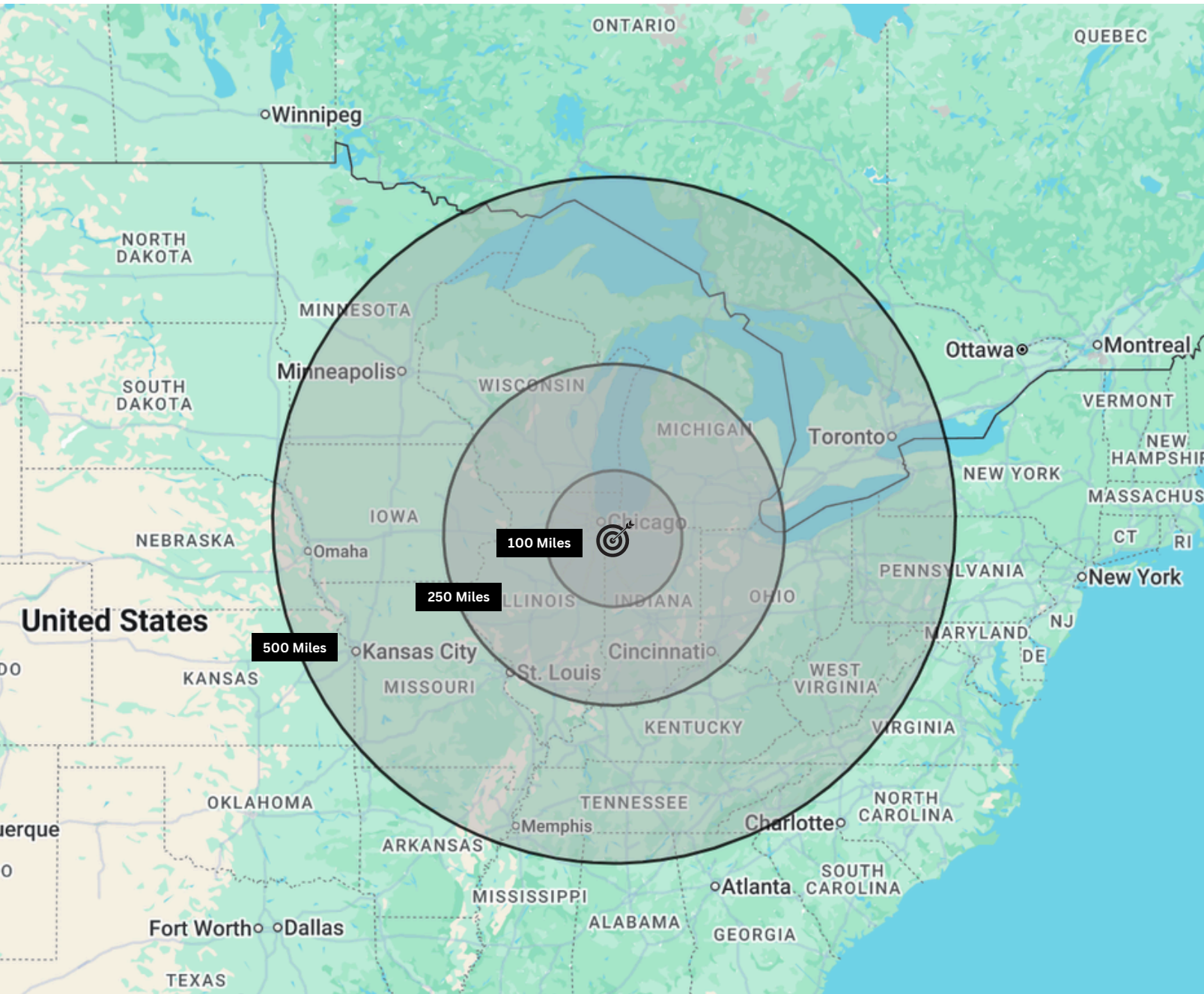
REAL ESTATE & DEVELOPMENT CONSULTING

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MAP



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