ELMWOOD INDUSTRIAL PARK

5342 I 5350 ELMWOOD AVENUE BEECH GROVE, INDIANA 46203

THE PROPERTY

5342 I 5350 ELMWOOD AVENUE SITS AT THE CENTER OF BEECH GROVE'S EVOLVING ELMWOOD CORRIDOR, WHERE ACCESSIBILITY MEETS OPPORTUNITY. OFFERING **±29,103 SF** OF MULTI-TENANT INDUSTRIAL/FLEX SPACE ON **±3.79** ACRES, THE PROPERTY PROVIDES DIRECT CONNECTION TO I-69, I-74, I-65, AND I-70 VIA THE SOUTHERN I-465 LOOP, ENSURING SEAMLESS ACCESS TO THE ENTIRE INDIANAPOLIS REGION.

DRIVEN BY BEECH GROVE'S CITYWIDE REINVESTMENT EFFORTS AND NEW COMPREHENSIVE REDEVELOPMENT PLAN, THIS CORRIDOR IS EMERGING AS A MAGNET FOR INDUSTRIAL, SERVICE, AND ENTREPRENEURIAL USERS.

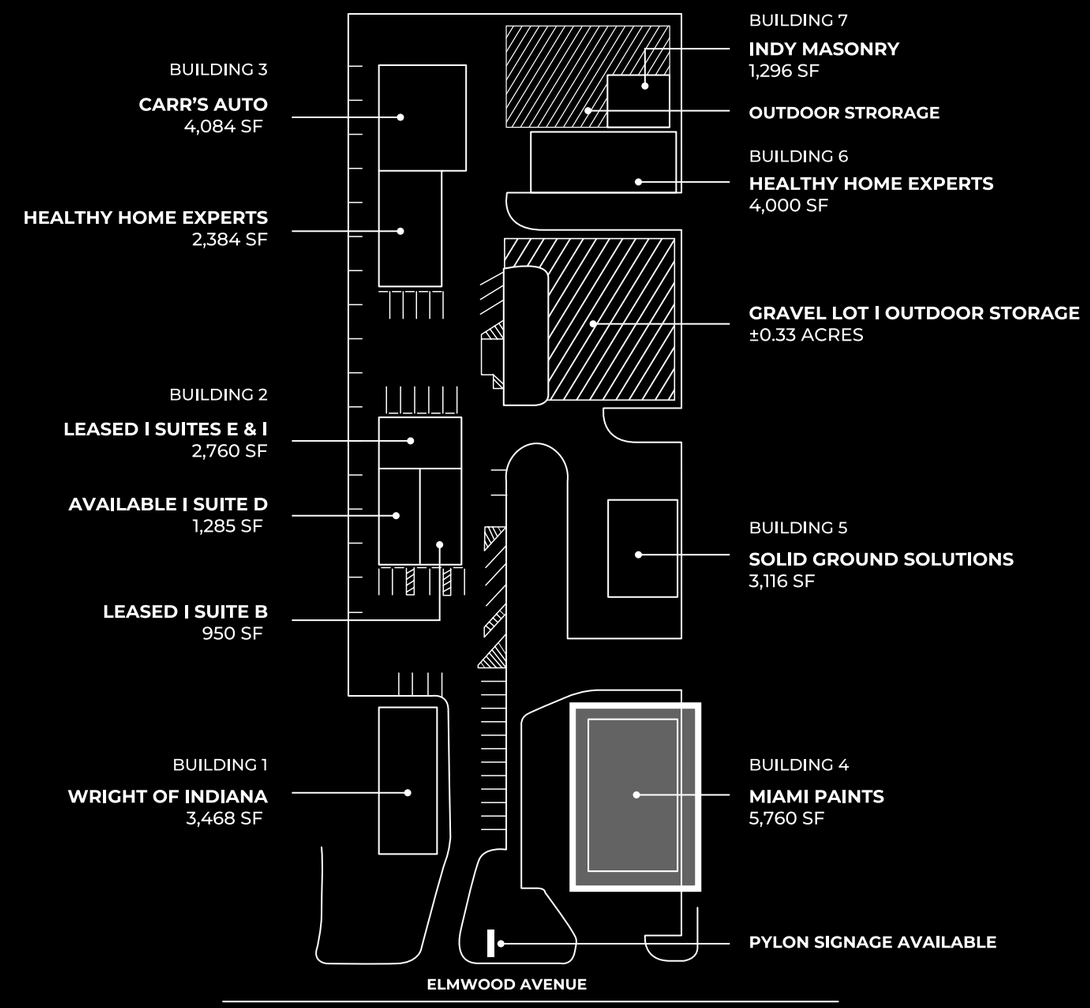
AERIAL

ELMWOOD INDUSTRIAL PARK
5342 ELMWOOD AVENUE
DOWNTOWN, INDIANAPOLIS
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 465
INTERSTATE ACCESS
69
74
65
70
465

LEASE AVAILABILITY

BUILDING	SUITE	SIZE	LEASE RATE	DATE AVAILABLE
BUILDING 02	SUITE B	±950 SF	$15 NNN	LEASED
BUILDING 02	SUITE D	±1,285 SF	$15 NNN	AVAILABLE NOW
OUTDOOR STORAGE	LOT	±0.33 ACRES	$1,700 / MO	LEASED
BUILDING 04		**5,760 SF**	**$15 NNN**	**AVAILABLE 7.1.26**
BUILDING 07		1,296 SF	$12 NNN	AVAILABLE 7.1.26

SITE PLAN



BUILDING 04
AVAILABLE I FOR LEASE

SIZE	LEASE RATE	DATE AVAILABLE
±5,760 SF	$15	AVAILABLE 7.1.26

BUILDING SPECS

- » 50% WAREHOUSE I CAN BE EXPANDED
- » 50% RETAIL SHOWROOM I SALES AREA
- » STOREFRONT ENTRANCE
- » ±14' CLEAR HEIGHT
- » ONE I OVERHEAD DOOR
- » PRIVATE PARKING
- » EXCLUSIVE INGRESS & EGRESS
- » FRONTAGE ON ELMWOOD AVE & I-465 VISIBILITY
- » PYLON SIGNAGE AVAILABLE

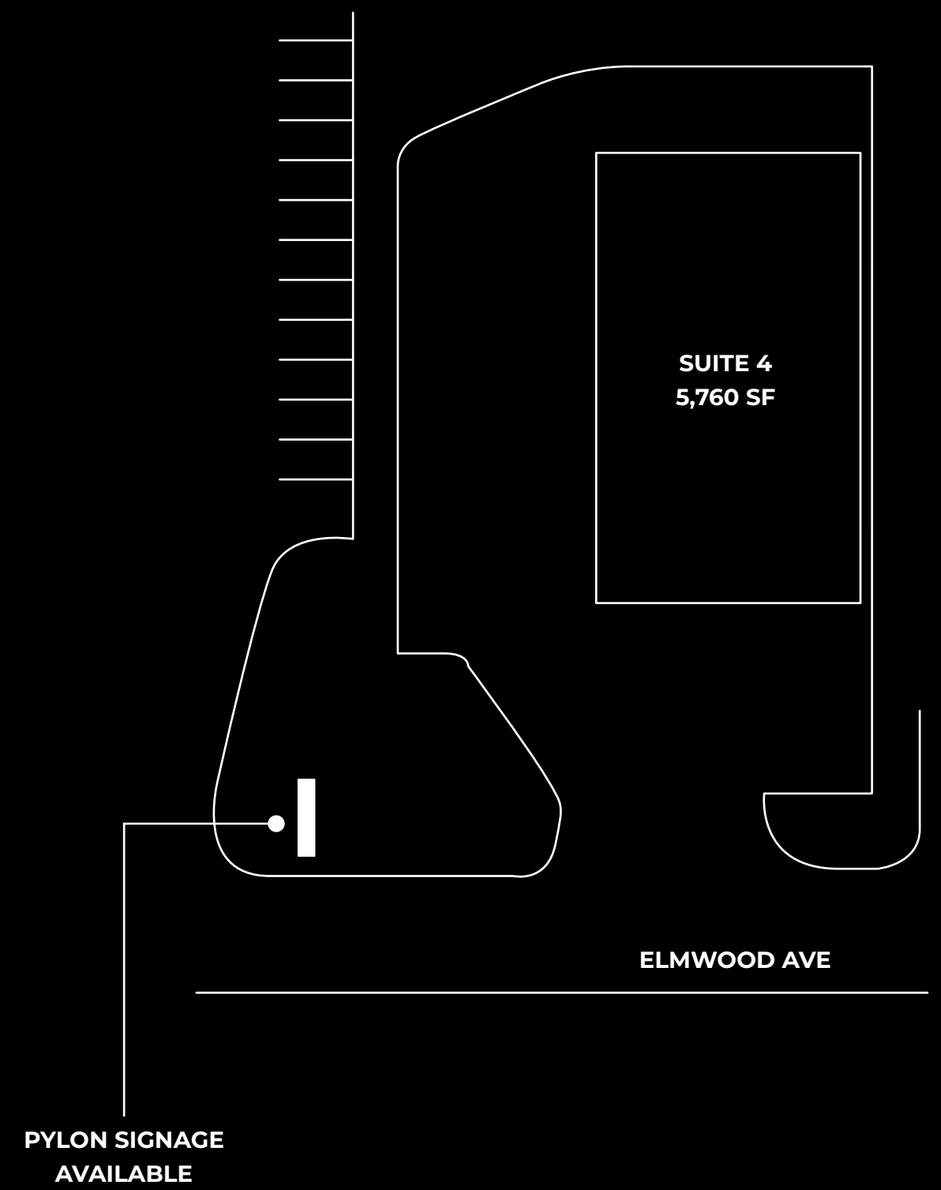
DOWNLOAD FLOORPLAN

DOWNLOAD SITE PLAN

INTERSTATE ACCESS

69 74 65 70 465

SITE PLAN



BUILDING 4 I **AVAILABLE I FOR LEASE**

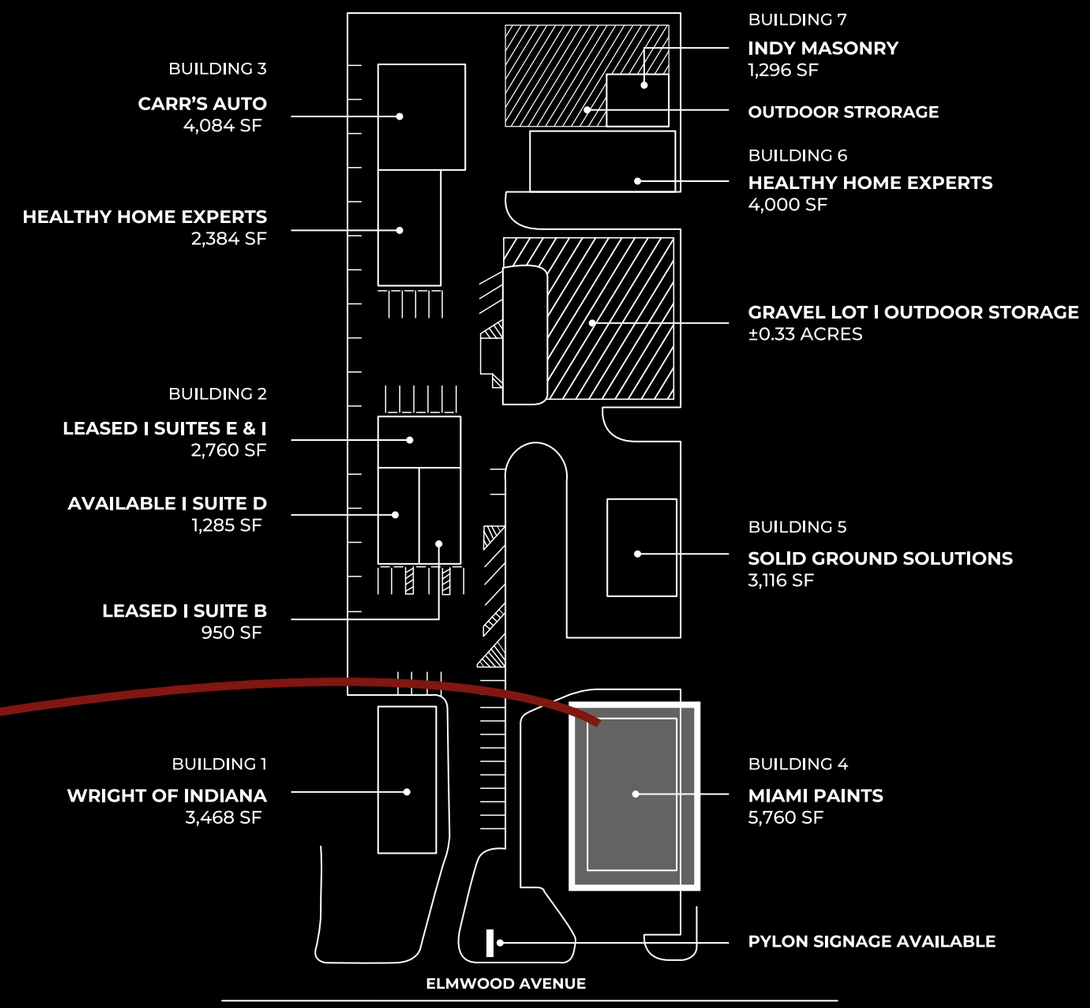
» 5,760 SQUARE FEET

» $15 NNN

» AVAILABLE 7.1.26

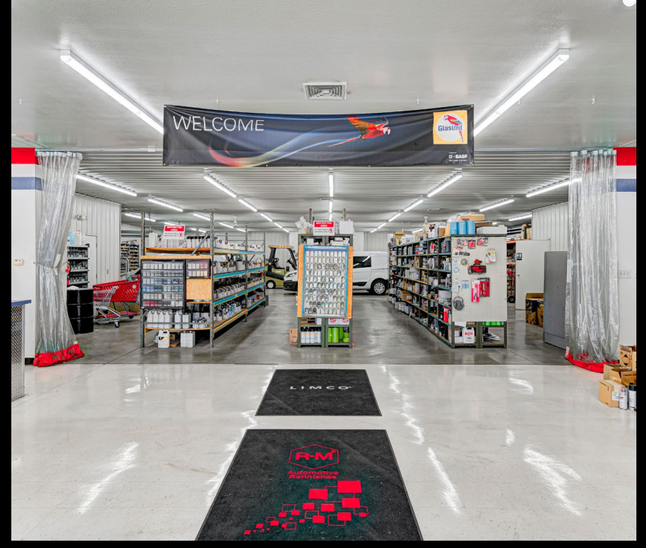
DOWNLOAD FLOORPLAN

SITE PLAN



MIAMI PAINT
and equipment
BASF Automotive Finishes · Diamont · LIMCO
Glasurit · 3M · Carborundum Abrasives
317-926-4554
miami-paint.com
5350
Automotive
Refinishes

R-M
Automotive Refinishes
Glasurit


WELCOME
Glasurit
LIMCO
R-M
Automotive Refinishes

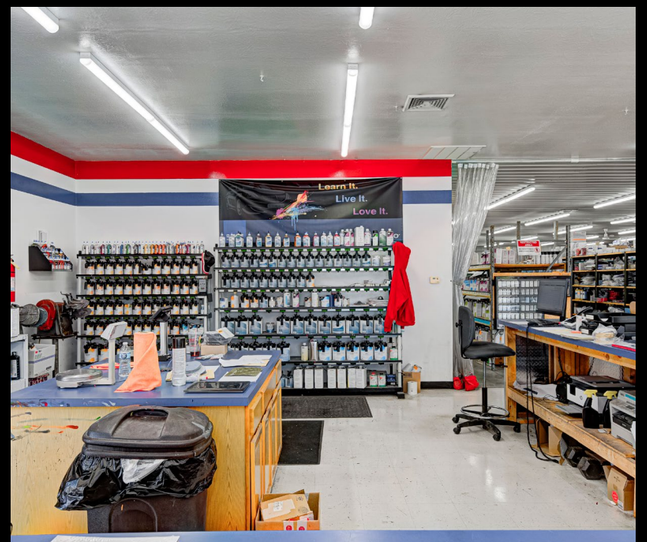
EXIT
Glasurit

CLARK

CLARK

EXIT
R-M

WELCOME


Learn It.
Live It.
Love It.

EXIT
Learn It.
Live It.
Love It.

AERIAL

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

I-465
1 MIN I 0.5 MILES

I-65
4 MIN I 2.1 MILES

I-74
8 MIN I 4 MILES

Downtown Indianapolis
14 MIN I 7.4 MILES

Indianapolis International Airport
18 MIN I 16 MILES

BEECH GROVE, INDIANA

METRO PROXIMITY, SMALL-CITY ADVANTAGE

Located just six miles southeast of downtown Indianapolis, Beech Grove is an independent, business-friendly city with big-city access and small-town character. Home to a growing population of +-15,000, the community boasts walkable neighborhoods, a vibrant Main Street, and a strong civic identity.

With **over 10 million sq ft of commercial space** spanning industrial, retail, office, and development land, Beech Grove offers scale and versatility. Industrial zones are active and expanding, while affordable infill and land opportunities provide flexible entry points for developers.

Backed by **state and federal revitalization grants**, the city is actively transforming key corridors through placemaking, infrastructure upgrades, and public-private investment. From last-mile logistics to mixed-use redevelopment, Beech Grove is primed for strategic growth and strong returns.

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	8,780	72,056	215,242
Households	3,717	28,044	83,830
Families	2,131	17,763	50,435
Avg HH Size	2.35	2.54	2.53
Median Age	36.9	37.0	35.8
Median Household Income	$64,499	$70,181	$69,716
Average Household Income	$79,858	$90,546	$91,184

INCOME - 5 MILES

$91,184
AVERAGE HH INCOME

$35,520
PER CAPITA INCOME

$144,316
MEDIAN NET WORTH

BUSINESSES - 5 MILES

5,317
TOTAL BUSINESSES

74,899
TOTAL EMPLOYEES

215,242
POPULATION

$69,716
MEDIAN HH INCOME

83,830
HOUSEHOLDS

35.8
MEDIAN AGE

13%
NO HIGH SCHOOL DIPLOMA

26%
SOME COLLEGE

30%
HIGH SCHOOL GRADUATE

31%
BACHELOR'S/GRAD/ PROF DEGREE

INDIANAPOLIS, INDIANA

Indianapolis, the industrial anchor of Indiana, is also recognized as one of the country's most structurally viable business hubs. The city offers numerous class I railway intersections, interstate corridors, direct accessibility to integral port systems, and multiple cargo airports. These transportation resources make delivering products and information to customers nationwide easy. According to the Governor of Indiana, Eric J. Holcomb, companies wneed a place of financial affordability, stability, and a reduced regulatory burden. For these reasons, Indianapolis' industrial economy continues to experience an upward trend of migrating and expanding companies. Over the years, the unyielding advancement of logistical infrastructure has transformed the city into an advantageous location for supply distribution, attracting some of the nation's top intermodal carriers like XPO Logistics, FedEx, and J.B. Hunt. These businesses have strategically placed their operations to extend their market reach, reduce inventory, and improve their bottom line.

INDIANAPOLIS INDIANA

INDIANA PORTS - UNMATCHED ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing $7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

NW Burns Harbor
SE Jeffersonville
SW Mt Vernon

INDIANA RAIL - A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4th in U.S. in number of railroads operating - 7th in carloads handled - 10th in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateway

INDIANAPOLIS INT'L AIRPORT

IND

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S
- 11th year named "Best Airport in North America"

INDIANA AIRPORTS - LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded $6M federal grant to expand/upgrade its air cargo infrastructure

INDIANA ROADS — UNRIVALED CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (Inland Freight Distribution Cluster)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5th busiest state for commercial freight traffic

1st in U.S. for manufacturing output

1st best state to start a business

2nd # Manufacturing Jobs (% of workforce)

3rd leading state in biotechnology exports

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