

ELMWOOD INDUSTRIAL PARK

5342 | 5350 ELMWOOD AVENUE BEECH GROVE, INDIANA 46203

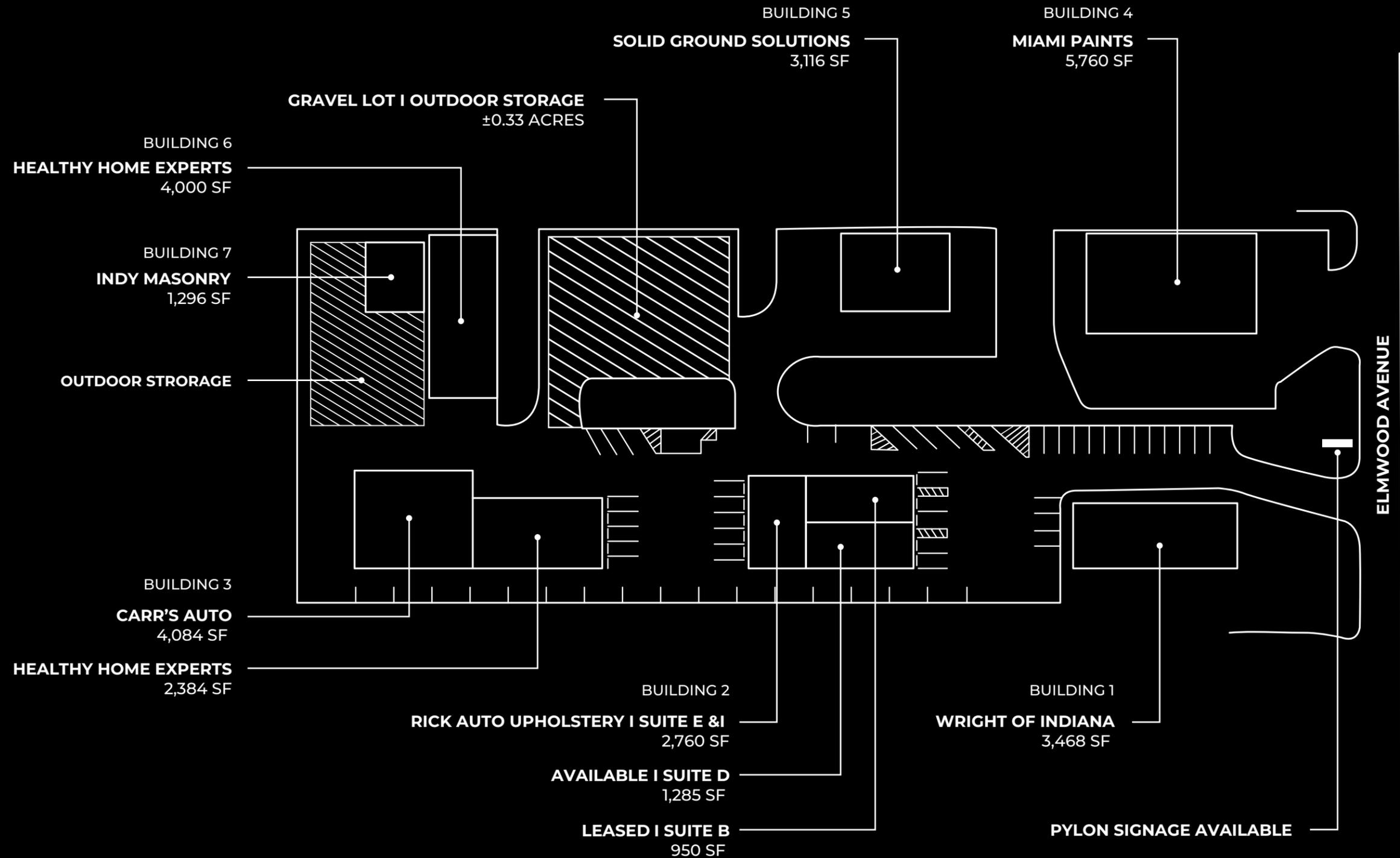
THE PROPERTY

5342 | 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.



SITE PLAN



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

AERIAL

DOWNTOWN, INDIANAPOLIS

ELMWOOD INDUSTRIAL PARK
5342 ELMWOOD AVENUE

9.1 MILES TO INDIANAPOLIS
34,480 ADT

0.6 MILES TO I-465

EMERSON AVE

EMERSON AVE

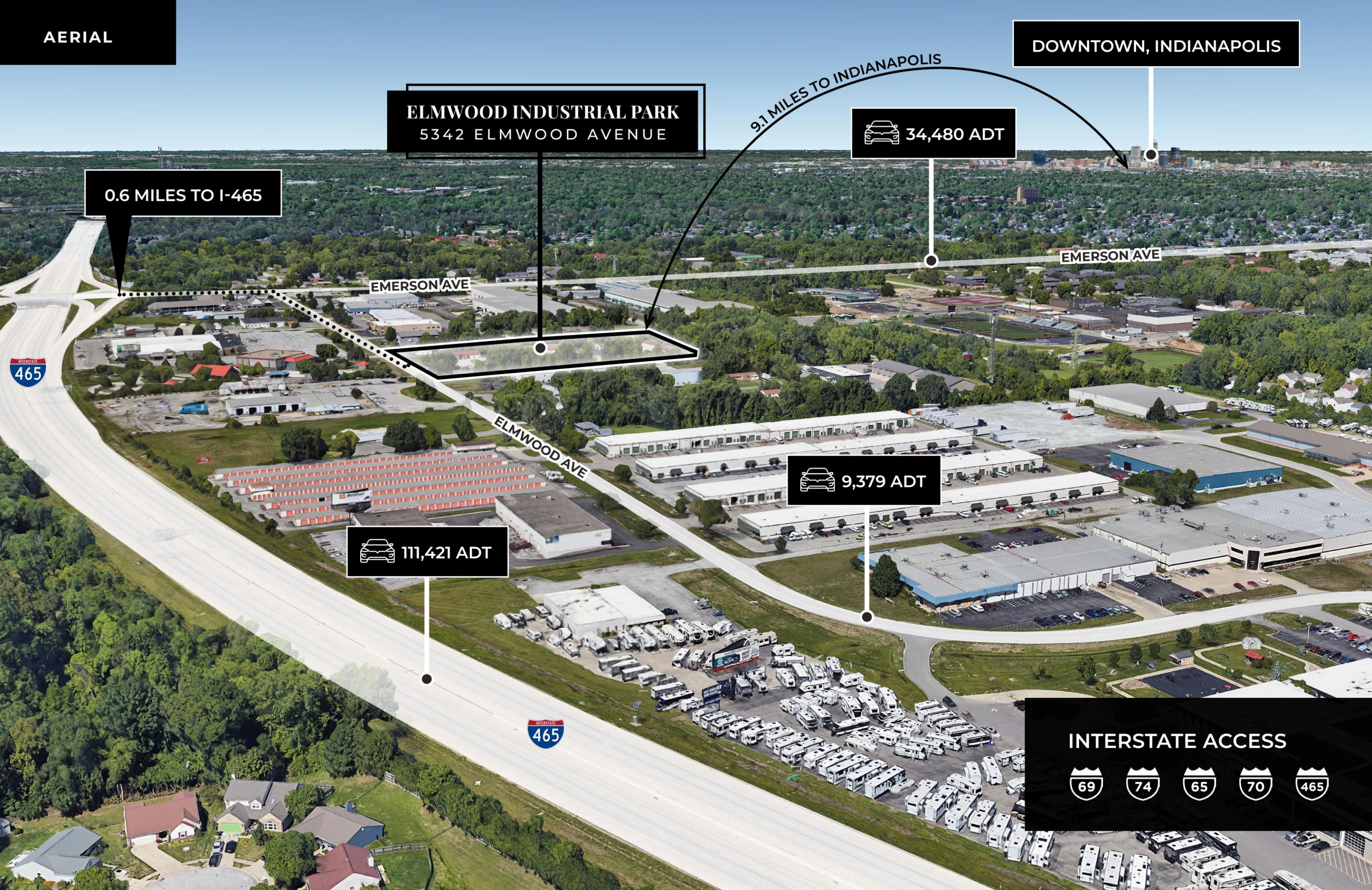
ELMWOOD AVE

9,379 ADT

111,421 ADT



INTERSTATE ACCESS





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

AERIAL



ELMWOOD INDUSTRIAL PARK

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





HEALTHY HOME
CONSTRUCTION GROUP

License

317.834.6227

1000





KJS TRANSPORT INC.
317-300-9004
Greenwood, IN

SUITE B
PARKING ONLY
TOW AWAY ZONE

B

SUITE B
PARKING ONLY
TOW AWAY ZONE

TOW AWAY ZONE
VEHICLES MUST BE
REMOVED FROM THIS ZONE
WITHIN 24 HOURS OF
NOTICE. VEHICLES NOT
REMOVED WILL BE TOWED
AT OWNER'S RISK AND
EXPENSE.

BLDG 2
SPEED
10
MPH

STOP





HEALTHY HOME
SERVICES







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



BUSINESSES - 5 MILES





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 need 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 I 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

1st in U.S. for manufacturing output

1st best state to start a business



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

2nd # Manufacturing Jobs (% of workforce)

3rd leading state in biotechnology exports

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