

INDUSTRIAL FLEX SPACE FOR SALE OR LEASE



111 AIKEN STREET

HOPE, INDIANA 47246

ASKING PRICE: \$549,900

OFFICE - \$11/SF - NNN

WAREHOUSE - \$6/SF - NNN

Prime Flex / Office / Warehouse Space for Lease in the Heart of Hope, IN

Welcome to 111 Aiken Street—an exceptional 18,400 SF flex/office/warehouse opportunity available for sale or lease in the heart of Hope. This versatile property offers functional workspace, dock access, and strong road frontage, with a highly adaptable layout suited for light industrial, service, office, or hybrid office-manufacturing users.

Originally built in 1977 and recently upgraded with new interior and exterior lighting and fresh paint, 111 Aiken Street provides a clean, modern, and move-in-ready environment. With flexibility for customization and a strong market presence, this property presents a rare opportunity for both users and investors seeking visibility, functionality, and a strategic location in a growing community.



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Property Highlights:

- **Size:** ±18,400 SF
Flex/Office/Warehouse
- **Features:**
 - Multiple large rooms ideal for light industrial, contractor, or specialty use
 - Flexible layout with office, workshop, and storage areas
 - Dock and overhead doors for easy loading and unloading
 - Ample on-site parking and drive-in access for trucks and equipment
 - Single-level design for smooth workflow and accessibility
 - Quiet setting with potential for customization and expansion



- **Ideal For:** Contractors, trades, light industrial, warehousing/distribution, flex office/workspace, automotive services, or specialty production businesses.



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