

INDUSTRIAL FLEX SPACE FOR LEASE



111 AIKEN STREET

HOPE, INDIANA 47246

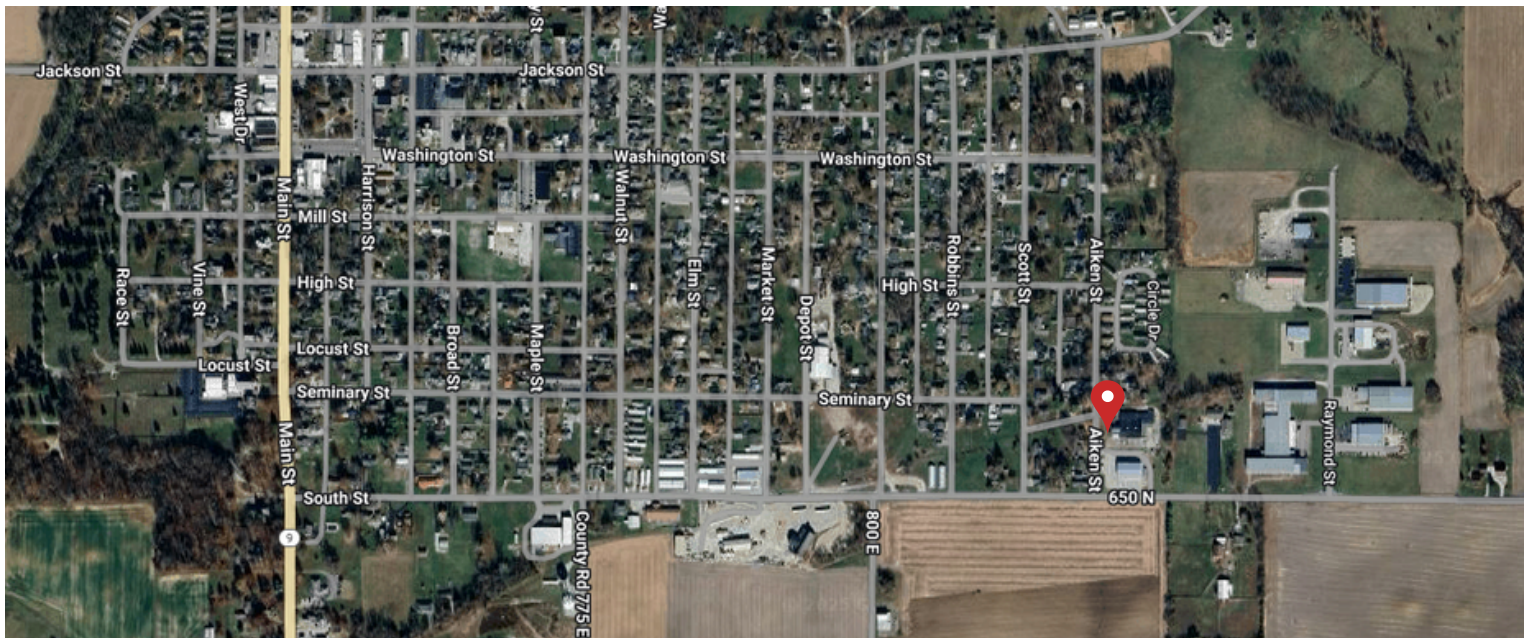
WAREHOUSE - \$7/SF - NNN

OFFICE - \$12/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 in the heart of Hope, Indiana. This property delivers functional workspace, dock access, and strong road frontage with a highly adaptable layout — perfect for light industrial, service, office, or office-manufacturing hybrid users.

Built in 1977 and recently updated with new interior and exterior lighting and fresh paint, 111 Aiken Street offers a modern, move-in-ready environment. With room for tenant customization and a commanding presence in the market, this property presents a rare leasing opportunity for businesses seeking flexibility, visibility, and a strategic location in a growing community.



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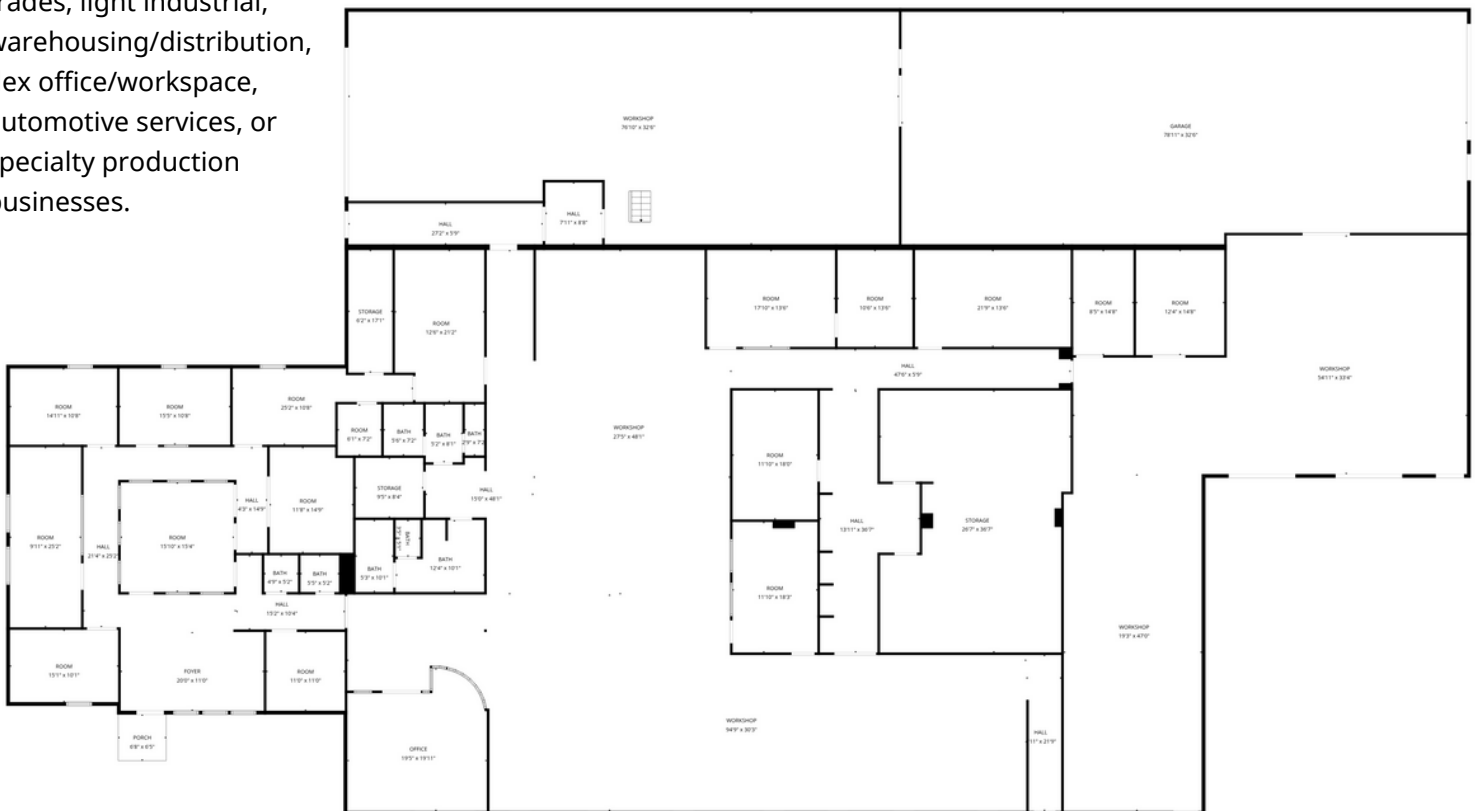
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Property Highlights:

- **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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