

**FOR SALE**

**+/- 51,000 SF Logistics/Distribution  
Facility on 3.46 Acres | I3 Zoning**

**2828 TOBEY DR**

Indianapolis, IN 46219

**PRESENTED BY:**

**WADE WILSON**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,500,000
<b>BUILDING SIZE:</b>	50,928 SF Total   4,136 SF Office
<b>LOT SIZE:</b>	3.46 Acres
<b>ZONING:</b>	I3 - Outdoor Storage Permitted
<b>CLEAR HEIGHT:</b>	12' 8" - 16' 3"
<b>POWER:</b>	3-Phase   400 amp
<b>DRIVE-INS:</b>	10 Total   Largest are 26'2" x 14'
<b>LOADING DOCKS:</b>	6 External (8'x8') & 4 enclosed docks (10'x8' w/ Leveler)

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## PROPERTY HIGHLIGHTS

- +/- 51,000 SF industrial building on 3.46 acres with outdoor storage & excess parking on site
- 4 enclosed loading docks
- Heavy 3-phase power 400 amp power
- +/- 10,800 SF enclosed cross-dock area with 8 drive-in doors
- 4,136 SF of finished office/training space w/ 2 bathrooms
- I3 zoning - outdoor storage & truck parking permitted
- Rear lot can accommodate parking for +/- 10 trailers

**ADDITIONAL PHOTOS**



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## THREE (3) ENCLOSED LOADING/MAINTENANCE AREAS



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## OUTDOOR STORAGE & EXCESS PARKING ON SITE

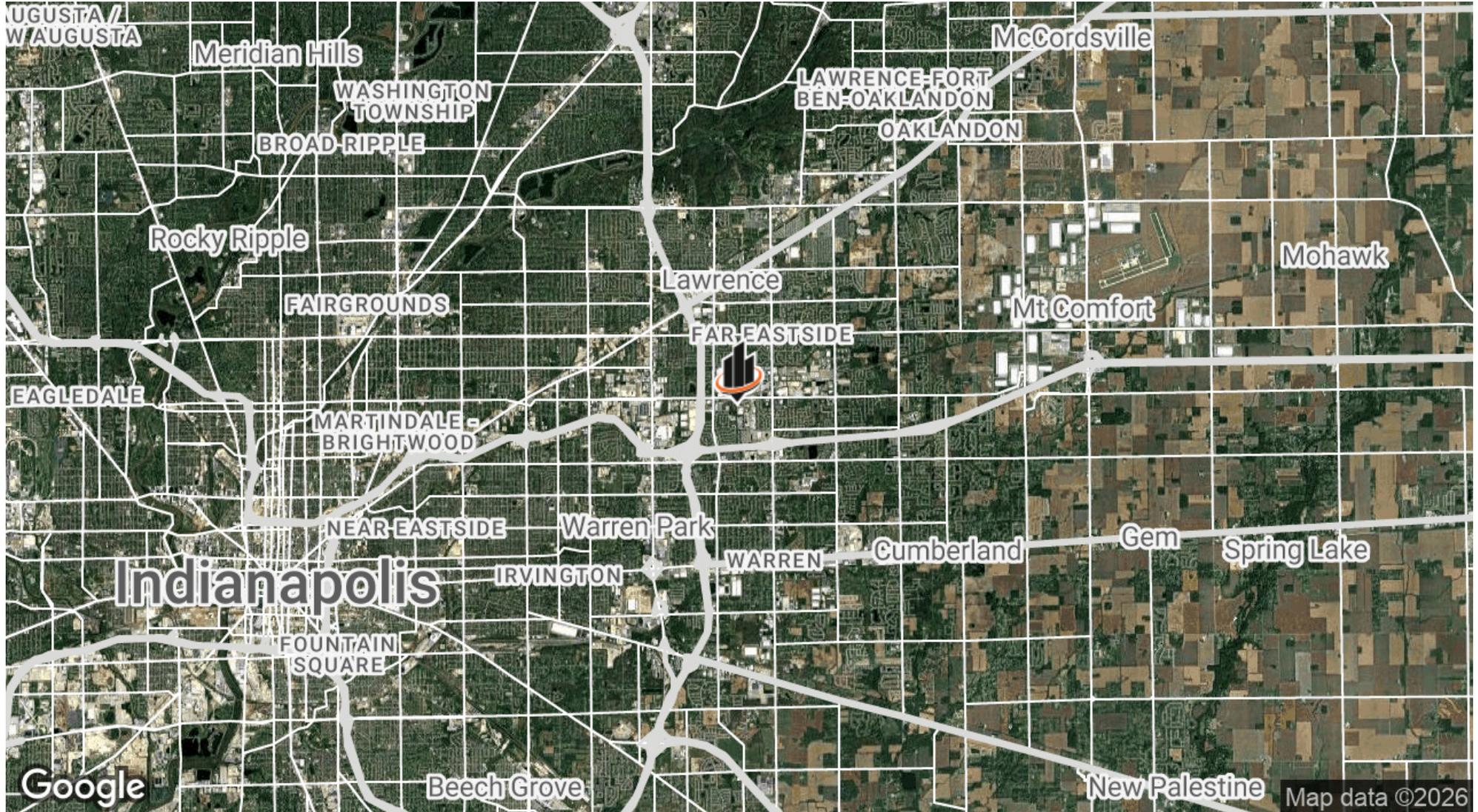


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# LOCATION MAP



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## ABOUT SVN



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The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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