

INVESTMENT SALE

+/- 10,000 SF Multi-Tenant Industrial Investment Sale 11.49% Cap Rate

3031 SOUTH HOLT ROAD

Indianapolis, IN 46221

PRESENTED BY:

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IN #RB25000914

WADE WILSON

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$795,000
BUILDING SIZE:	10,000 SF
NUMBER OF UNITS:	2
LOT SIZE:	0.75 Acres
ZONING:	C5 - Various Automotive Uses Permitted
NOI:	\$91,350
CAP RATE:	11.49%

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PROPERTY HIGHLIGHTS

- 10,000 SF multi-tenant industrial building
- One 5,000 SF Unit Leased at \$9/SF NNN until 9/30/2029 | One 5,000 unit Leased at \$9.27/SF until 7/31/2030
- 3% Annual Lease Rate Escalations
- Commercial zoning (C5) allows for wide range of uses - Automotive uses permitted
- Excellent access to Kentucky Ave, I-465, and I-70
- Excellent 1031 Exchange opportunity, immediate cash flow
- Recent Capital Improvements Including: New Furnance Units (2), Exterior/Interior Paint, LED Lighting, Exterior Fencing and Updated Bathrooms

±10,000 SF MULTI-TENANT INDUSTRIAL INVESTMENT SALE | 11.32% CAP RATE |

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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
100	High Maintenance Diesel	5,000 SF	50%	\$11.27	\$56,350.00	8/1/2025	7/31/2030
101	Torres Tire Shop	5,000 SF	50%	\$11.00	\$55,000.00	10/1/2026	9/30/2029
TOTALS		10,000 SF	100%		\$111,350.00		

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ADDITIONAL PHOTOS



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AERIAL PHOTO - ACCESS TO KENTUCKY AVENUE & HOLT ROAD



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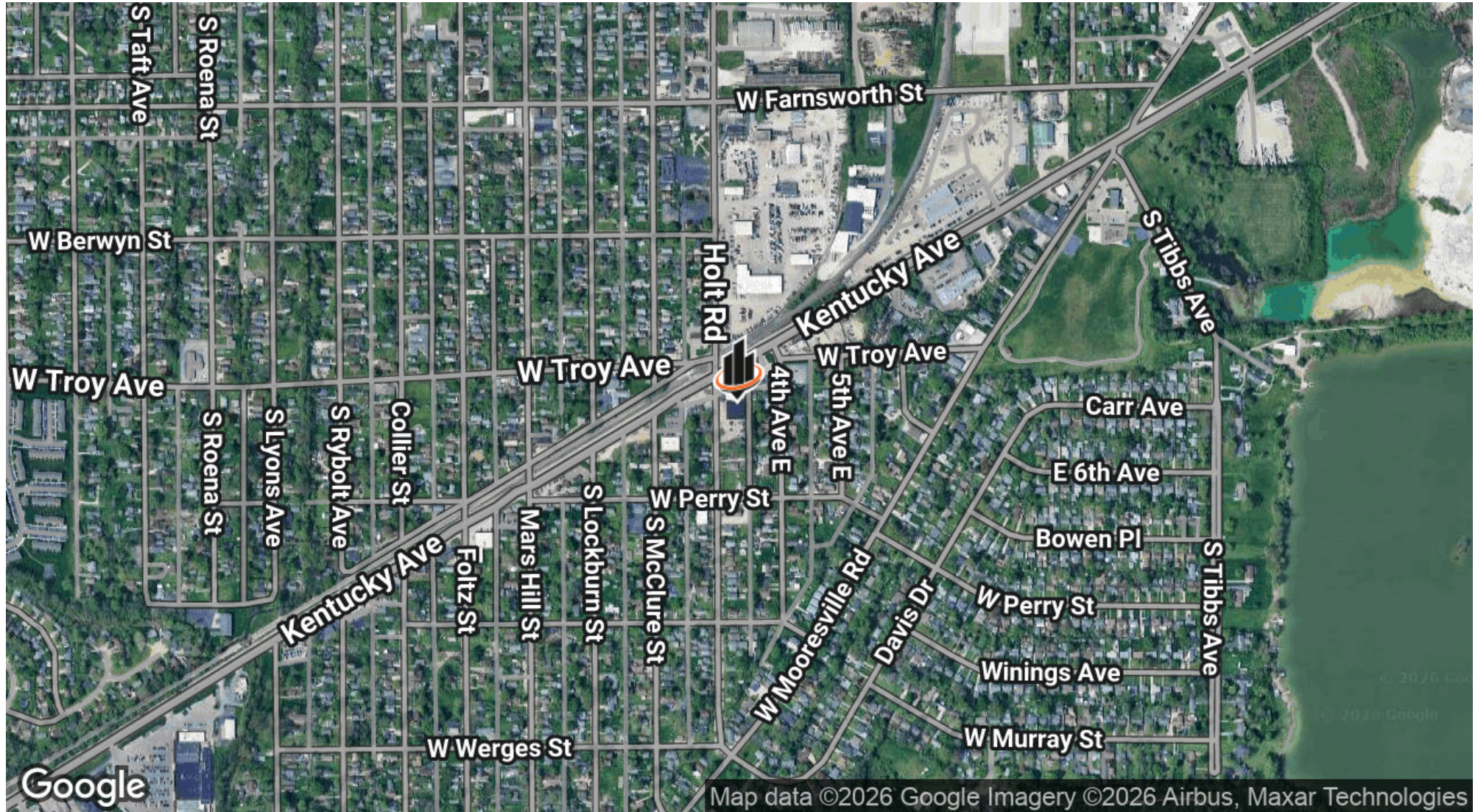
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LOCATION MAP



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