

# EXCLUSIVE

PROPERTY FOR SALE

## OFFICE WAREHOUSE SPACE

## FOR SALE

**\$499,000.00**



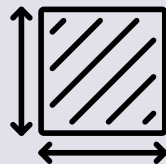
### ABOUT THE PROPERTY

**5202 E 24th Street Indianapolis, IN 46218**

Located at 5202 E 24th Street in Indianapolis, this versatile property offers both office and warehouse space, making it an ideal choice for businesses looking to combine administrative and logistical operations under one roof. The property is strategically situated in a well-connected area, providing easy access to major highways and transportation hubs, ensuring efficient logistics and business operations.



### PROPERTY DETAIL



2,880 SQFT  
OFFICE SPACE



WAREHOUSE SPACE  
1,800 SQFT



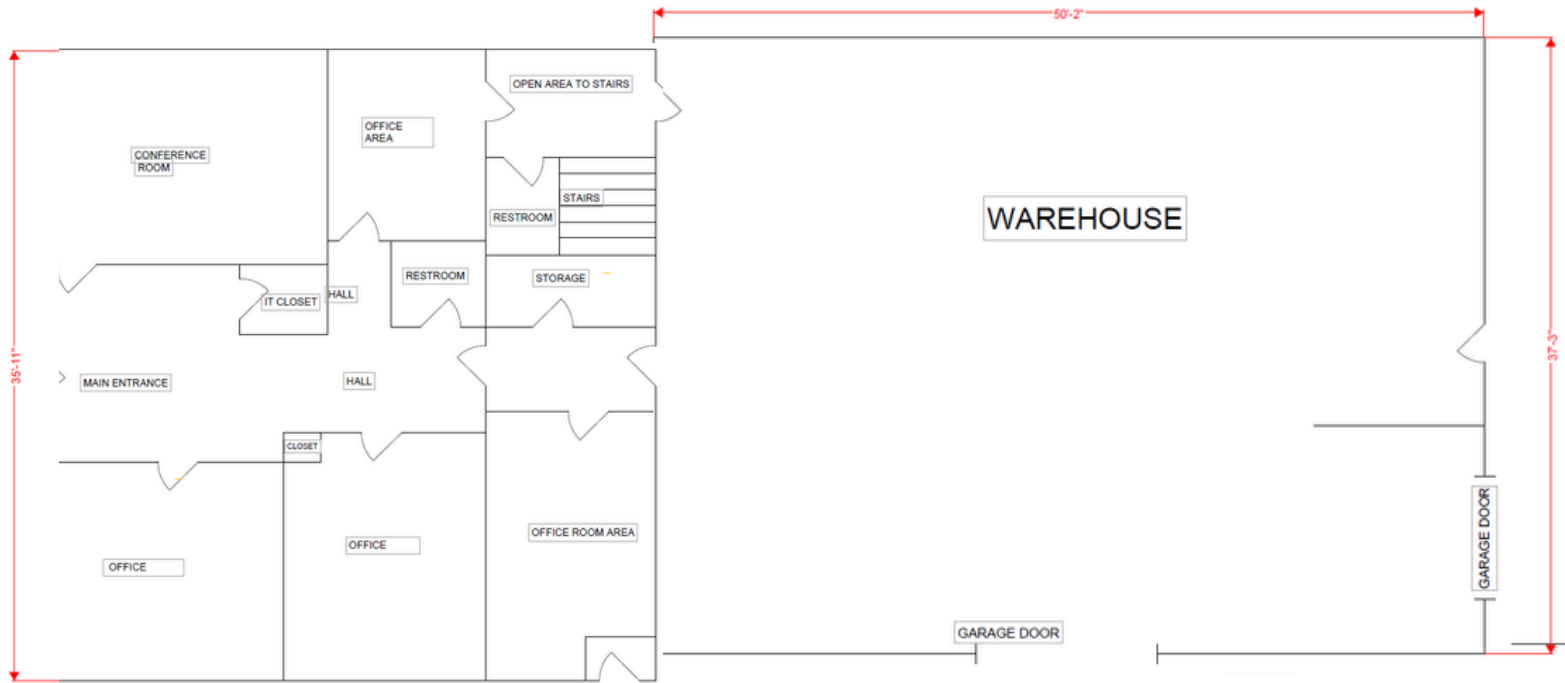
PROPERTY PARKING

**GET IN TOUCH**

**Nicole Drougas**  
708.328.8842

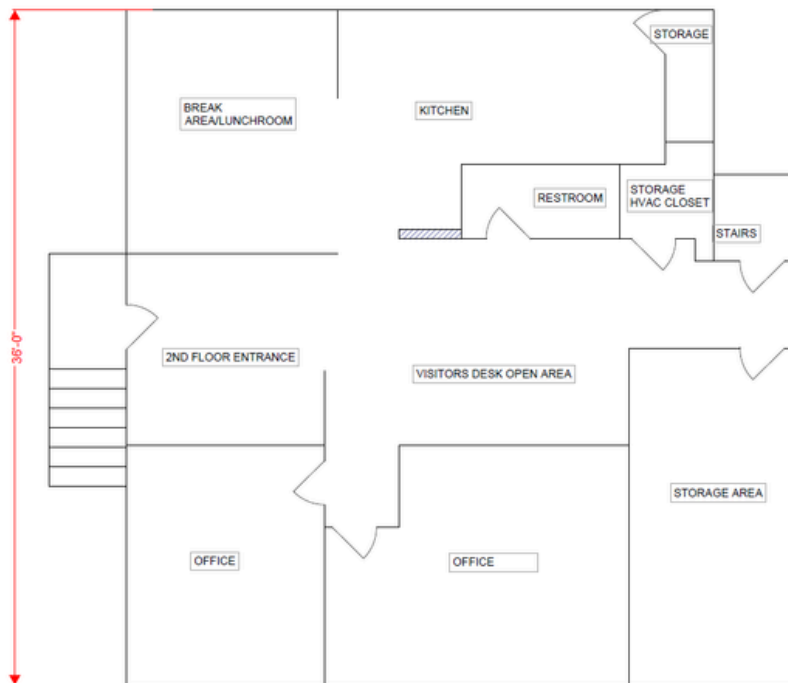
# FLOOR LAYOUT

5202 E 24TH STREET INDIANAPOLIS, IN 46218

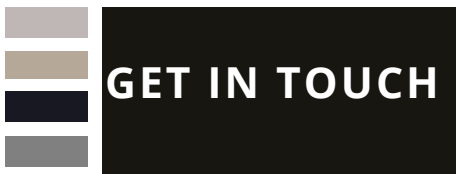


**FIRST FLOOR**  
1,440 SQFT

**WAREHOUSE**  
1,800 SQFT



**SECOND FLOOR**  
1,440 SQFT



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# KEY FEATURES

5202 E 24TH STREET INDIANAPOLIS, IN 46218

## KEY FEATURES OF THE SPACE

- **TOTAL AREA:** 4,680 TOTAL SQUARE FOOTAGE
  - 2 FLOORS OF OFFICE SPACE 1,440SQFT EACH & 1,800SQFT OF WAREHOUSE SPACE
- **OFFICE SPACE:** INCLUDES MULTIPLE DEDICATED OFFICE AREAS DESIGNED TO ACCOMMODATE ADMINISTRATIVE FUNCTIONS, CLIENT MEETINGS, AND EMPLOYEE WORKSPACES.
- INCLUDES A KITCHEN AND BREAK ROOM LUNCH AREA
- 3 BATHROOMS
- **WAREHOUSE SPACE:** 1,800 SQFT WAREHOUSE FEATURES A SPACIOUS WAREHOUSE SECTION SUITABLE FOR STORAGE, DISTRIBUTION, OR LIGHT MANUFACTURING. HIGH CEILINGS AND WIDE DOORS ENSURE EASY ACCESS FOR TRUCKS AND EQUIPMENT.
- **PARKING:** AMPLE ON-SITE PARKING IS AVAILABLE FOR BOTH EMPLOYEES AND VISITORS.
- **ACCESSIBILITY:** CONVENIENTLY LOCATED WITH EASY ACCESS TO I-70, I-465, AND OTHER MAJOR ROUTES, MAKING IT IDEAL FOR BUSINESSES REQUIRING FREQUENT TRANSPORTATION OR DISTRIBUTION.

## ADDITIONAL AMENITIES:

- **SECURITY:** THE PROPERTY IS EQUIPPED WITH SECURITY FEATURES, SUCH AS SURVEILLANCE CAMERAS, ENSURING SAFETY FOR ALL PERSONNEL AND GOODS STORED ON-SITE.
- **CONDITION:** THE BUILDING IS WELL-MAINTAINED, UPDATED AND READY FOR IMMEDIATE OCCUPANCY.

