



FOR SALE

2160 Fletcher Avenue

Indianapolis, IN 46203



PROPERTY HIGHLIGHTS

- 4 drive-in doors
- Fenced in lot
- LED motion sensor lights throughout the property
- Approximately 500 SF office space
- 3 Phase power and heating throughout the building
- Plenty of parking for employees and guests

www.Halakar.com

Joshua D. Abrams | 317.324.1613 | Joshua@halakar.com
Liz DeKoninck | 317.536.0093 | liz@halakar.com

2160 Fletcher Avenue

Indianapolis, IN 46203

FOR SALE

Executive Summary



Sale Price

\$995,000

OFFERING SUMMARY

Building Size:	13,824 SF
Price Per SF:	\$71.97
Lot Size:	0.88 AC
Year Built:	1949
Clear Height:	13' - 20'
2023 Payable 2024 Taxes:	\$5,255.34
Building Insurance:	\$7,569.00
10' x 12' Drive Ins:	1
11' x 12' Drive Ins:	1
14' x 14' Drive Ins:	2
Power:	3 Phase
Lighting:	LED throughout

PROPERTY OVERVIEW

This 13,824 SF warehouse opportunity is ideal for an owner-user. Located on the near east side of Indianapolis and minutes from downtown, this property offers two points of ingress/egress, oversized drive-in doors, LED lighting, and yard space.

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	395	1,643	5,411
Total Population	1,016	4,045	12,920
Average HH Income	\$56,761	\$66,041	\$70,729



Joshua D. Abrams | 317.324.1613 | Joshua@halakar.com

Liz DeKoninck | 317.536.0093 | liz@halakar.com



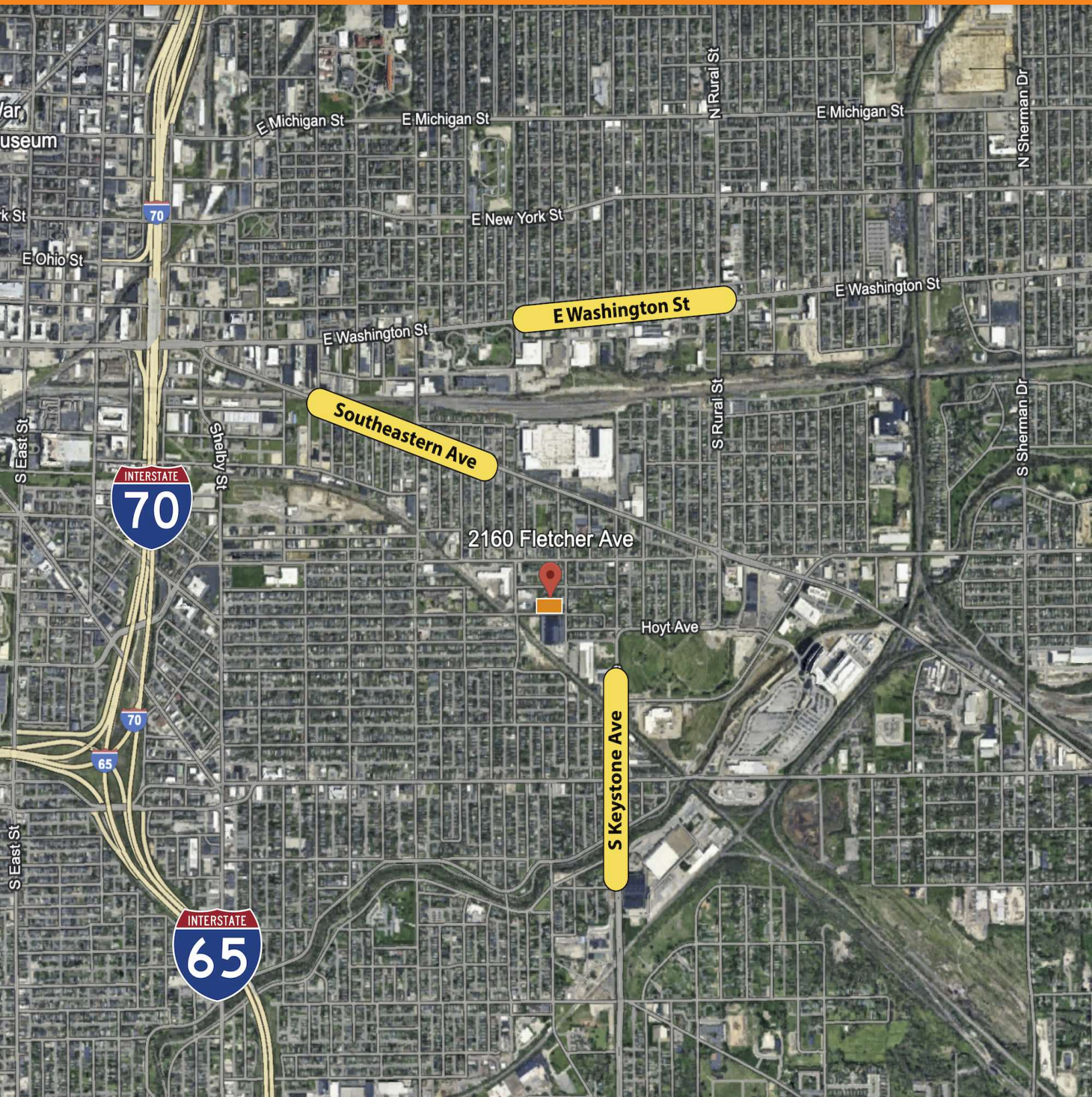
www.Halakar.com

2160 Fletcher Avenue

Indianapolis, IN 46203

FOR SALE

Location Map



Joshua D. Abrams | 317.324.1613 | Joshua@halakar.com

Liz DeKoninck | 317.536.0093 | liz@halakar.com



www.Halakar.com

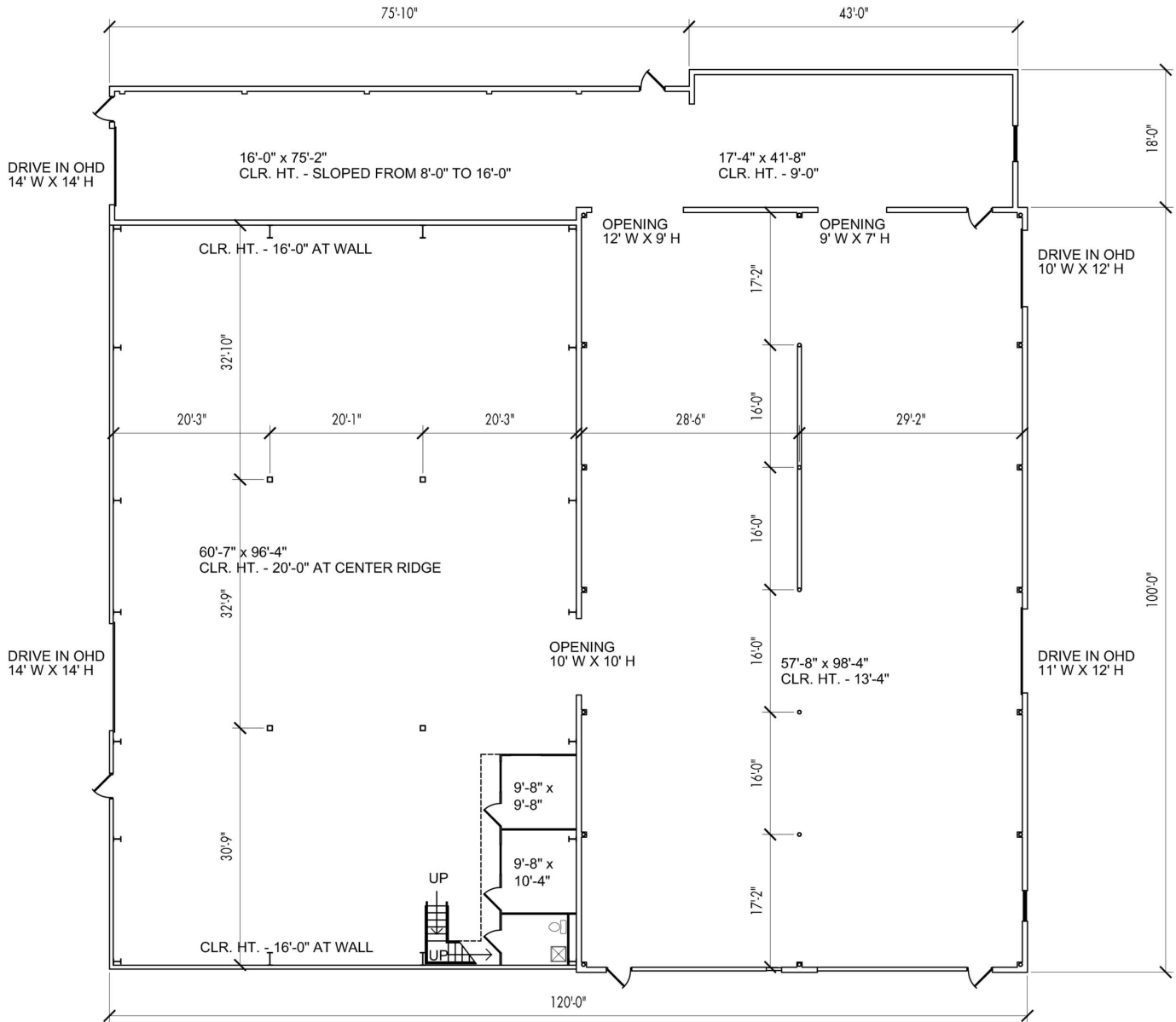
2160 Fletcher Avenue

Indianapolis, IN 46203

FOR SALE

Individual Spaces

SUITE	DATE AVAILABLE	AVAILABLE SF	OFFICE SF	DOCKS	DRIVE-INS	CLEAR HEIGHT
2160 Fletcher Avenue	Immediately	13,824 SF	500	-	4	13' - 20'



FIRST FLOOR PLAN



Joshua D. Abrams | 317.324.1613 | Joshua@halakar.com

Liz DeKoninck | 317.536.0093 | liz@halakar.com



www.Halakar.com