



## AVAILABLE: FOR LEASE

4647 W. 38<sup>th</sup> Street

Indianapolis, IN 46254



10,860 sf one story retail building on 0.80 acres

- SWC 38<sup>th</sup> Street and Lafayette Road
- Adjacent to McDonald's
- Existing lease is month to month

**FOR LEASE:**      \$ 12.00 PSF NNN

**Property Highlights:**    High Traffic location  
                                  Excellent visibility with pole sign availability  
                                  International Marketplace Zone designation

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*This information has been obtained from sources deemed reliable but no representation or warranty, express or implied, is made as to the accuracy of the information. It is the responsibility of the Buyer/Lessee to verify the information and to bear all risk for any inaccuracies.*

## PROPERTY DESCRIPTION

**Location:** 4647 W 38<sup>th</sup> Street / Indianapolis, IN 46254

**Built:** 1979  
**Zoning:** C3  
**RSF:** 10,860 rsf  
**Lot Size:** 0.80 acres  
**Parking:** Asphalt / 53 spaces  
**Construction:** Block on concrete slab / Wood Framing  
**Roof:** Part Rubber Membrane and part Gravel Roof  
**Dock / Drive ins:** One dock / no drive-ins  
**HVAC:** Gas furnace (tenant responsibility)  
**Utilities:** Municipal  
**Access:** Directly from 38<sup>th</sup> Street / additionally accessible from Lafayette Rd  
**Signage:** Tenant has the right to use space on the pole sign. (4647 owns the land under the sign; IMSA owns and maintains the pole sign)

**Traffic:** 69,000+ VPD  
**Parcel #:** 9046909



## FINANCIAL ANALYSIS:

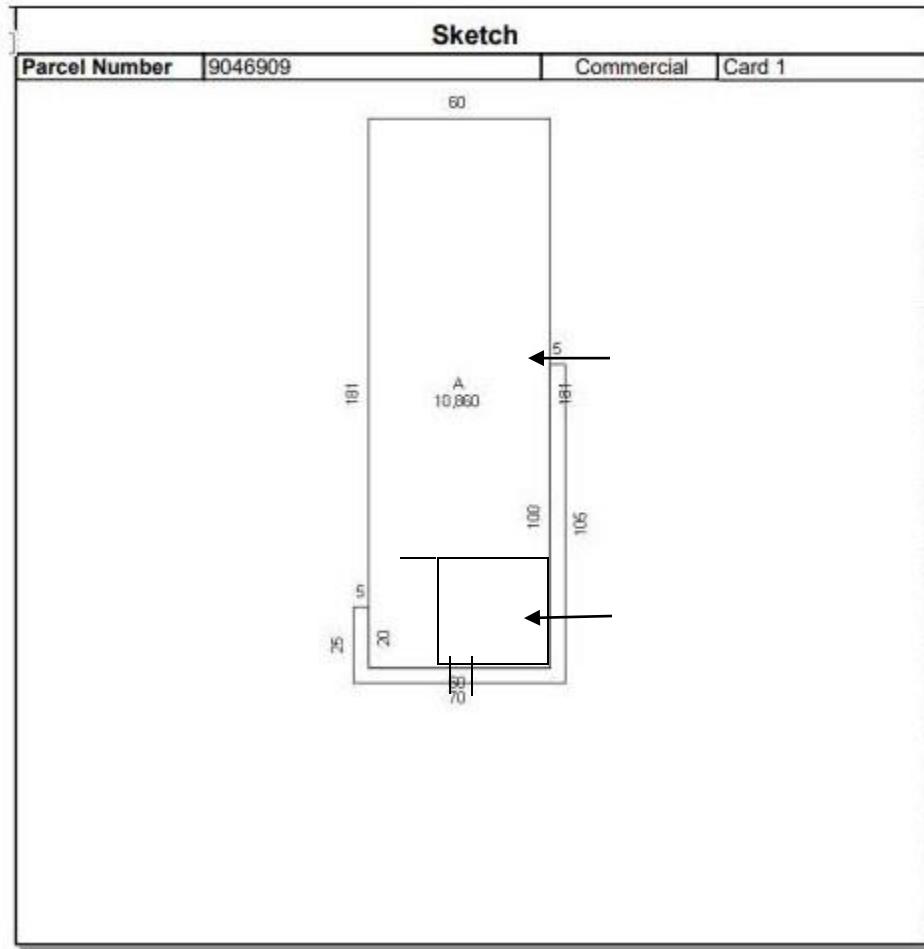
### Pro Forma

Annual Rent: \$130,320      \$12.000 psf NNN

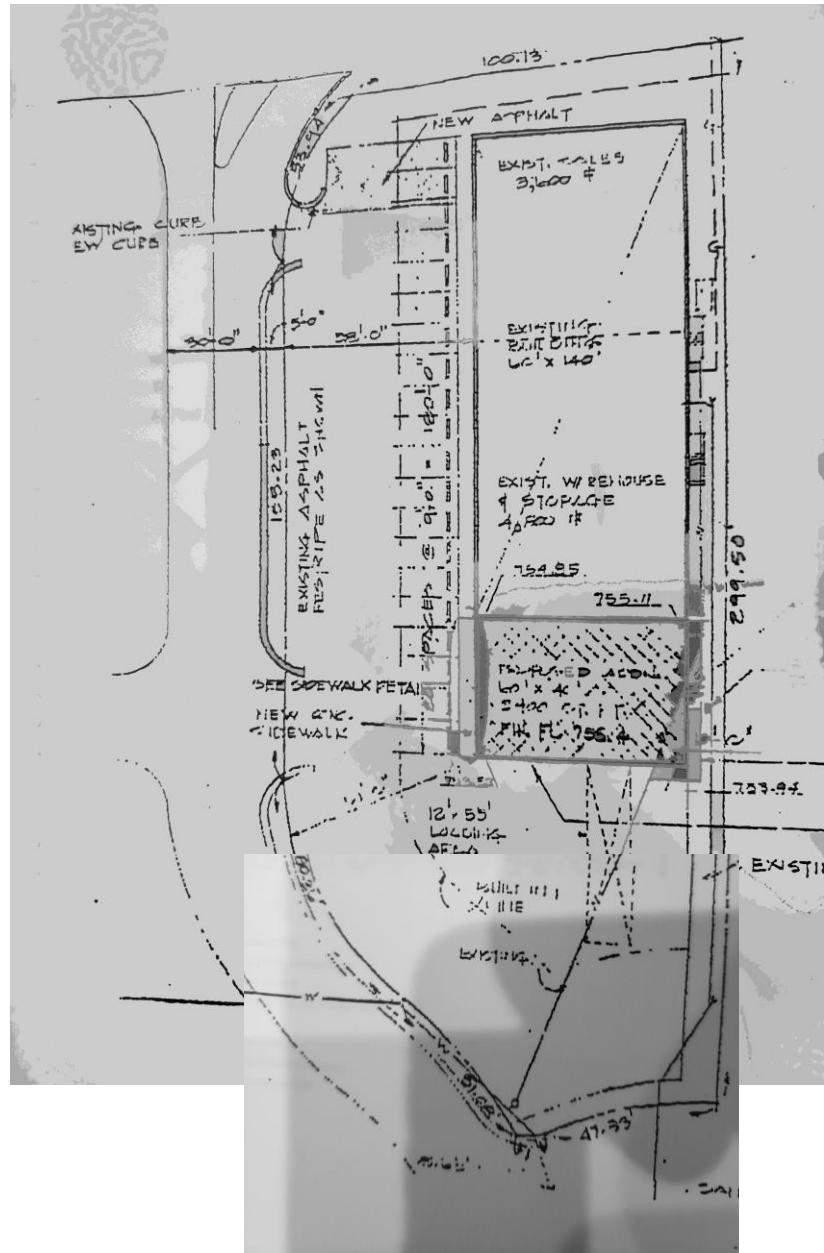
### NNN Expenses:

RE Taxes	\$ 11,663
Insurance	\$ 3,558
CAM	\$ 500
Total	\$ 15,721

4647 W 38<sup>th</sup> Street, Indianapolis, IN 46254



Building size: 60' x 181' +/-  
Warehouse: approx. 40' x 40'  
\*Arrows mark RR locations\*



## LOCAL MAPS

