



AVAILABLE: FOR LEASE

4647 W. 38th Street

Indianapolis, IN 46254



10,860 sf one story retail building on 0.80 acres

- SWC 38th 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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PROPERTY DESCRIPTION

Location: 4647 W 38th 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 38th 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:

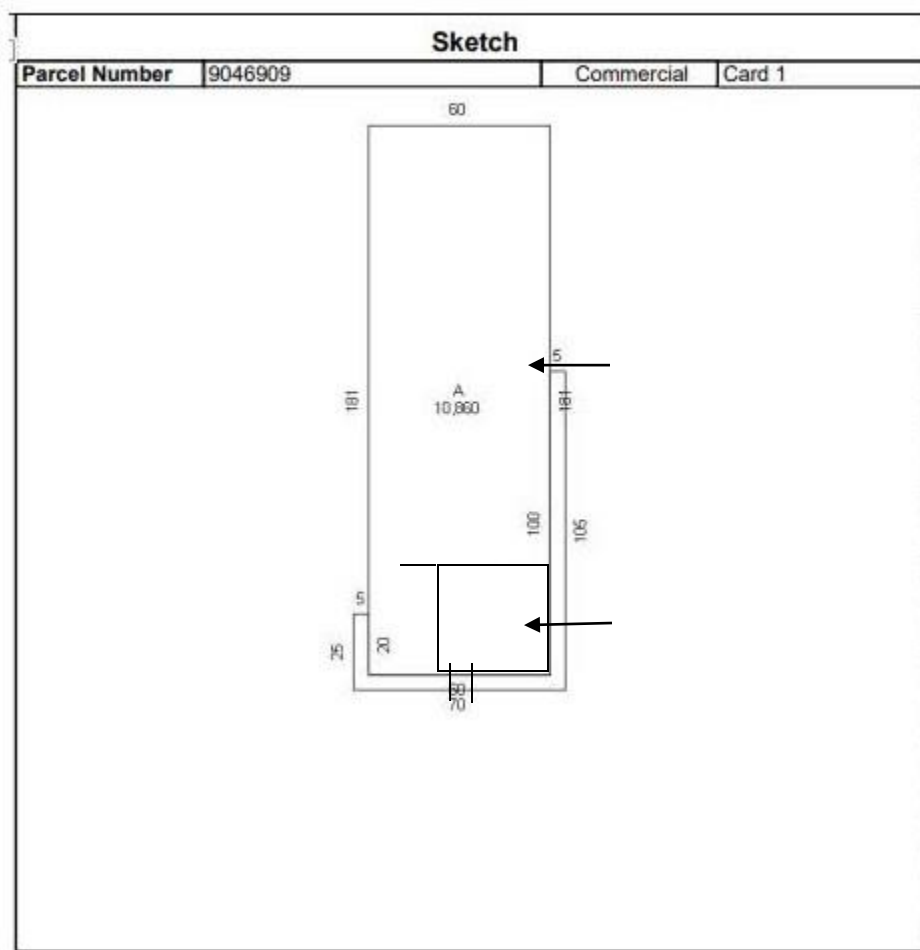
Pro Forma

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

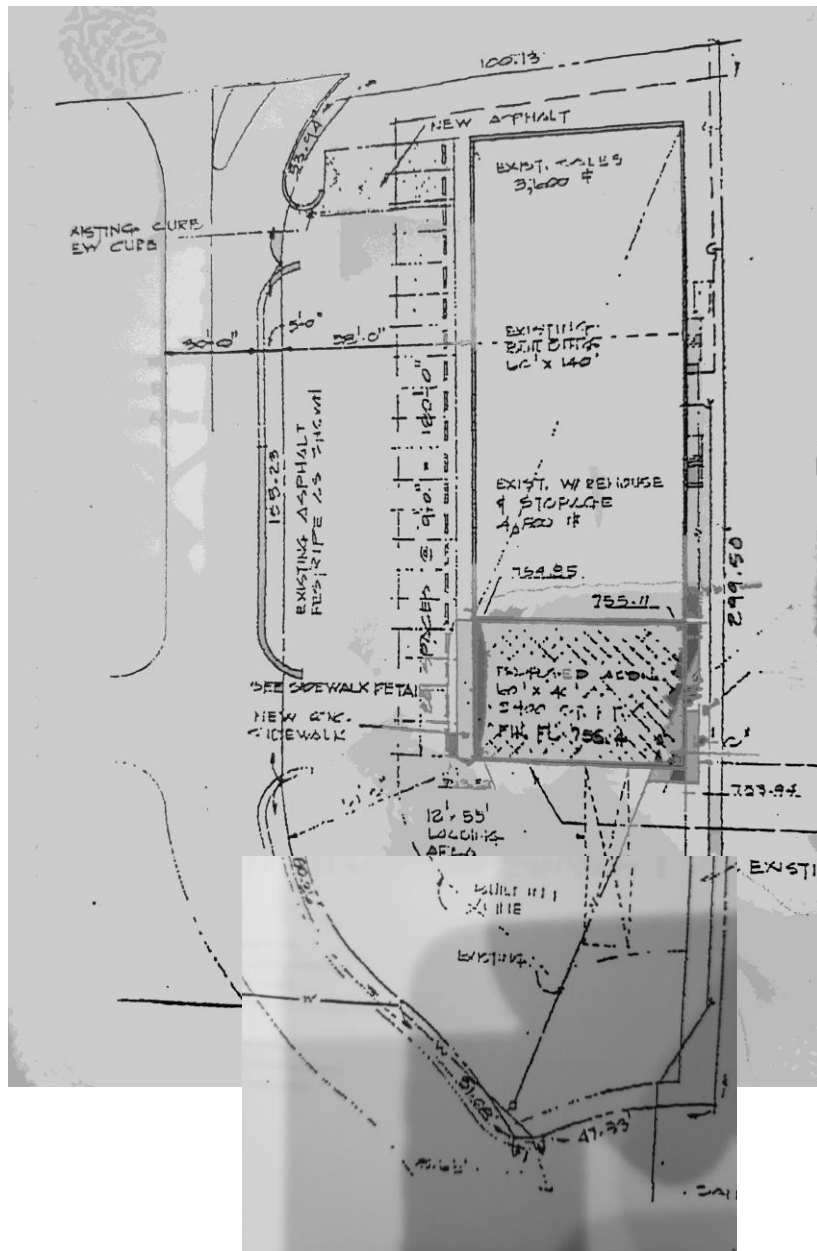
NNN Expenses:

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

4647 W 38th Street, Indianapolis, IN 46254



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



LOCAL MAPS

