



AVAILABLE SF
12,690 SF

SALE PRICE
\$949,900

PROPERTY HIGHLIGHTS

- Excellent investment or owner-user opportunity
- One (1) dock door & one (1) drive-in door
- Strategic location near main thoroughfares - Shadeland Ave. & 34th St.
- Less than a mile to the I-465/I-70 interchange & only approx. 3 miles to the I-65 interchange
- Roof is less than five years old & the offices were recently remodeled
- Please Do Not Disturb the Tenant

FOR SALE

**6800
E. 32ND ST.
Indianapolis, IN
46226**



STEVE MONNOT

O: 317.454.7171 | C: 260.444.7194
smonnot@premiercres.com

SAM GARVIN

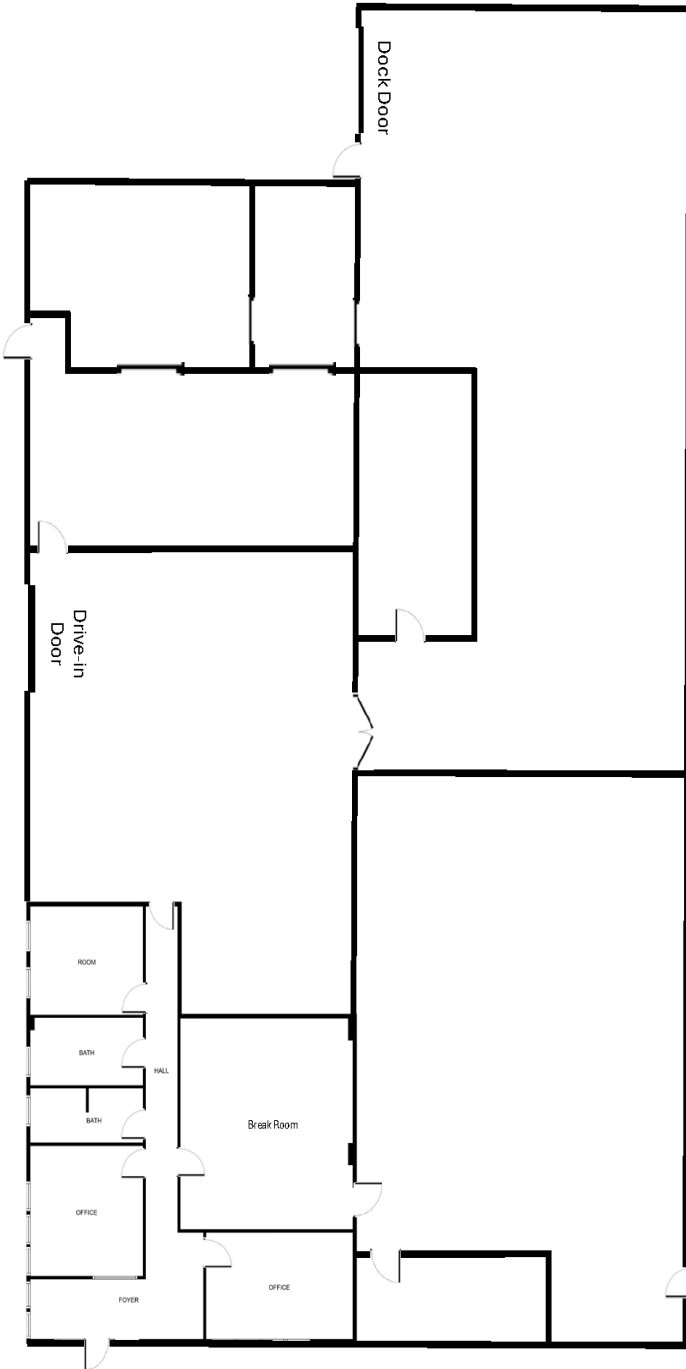
O: 317.454.7171 | C: 317.696.7270
sgarvin@premiercres.com

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PROPERTY DESCRIPTION

Explore an exceptional investment opportunity with this prime industrial/flex space property in the Indianapolis area. Boasting a 12,690 SF building, this facility offers versatile space for a range of industrial & flex uses. Featuring a strategic location & excellent visibility, the property presents an ideal canvas for your business or investment needs. With its functional layout & solid construction, this property stands ready to support a wide array of industrial/flex space requirements, making it a compelling choice for investors seeking a valuable asset in a dynamic market.

LOCATION DESCRIPTION

Situated in a prime location, this bustling area offers easy access to a range of amenities & attractions. Just moments away, you'll find the renowned Fort Harrison State Park, perfect for outdoor recreation & relaxation. The nearby Binford Blvd./Fall Creek corridor has various dining & shopping options, ensuring convenience for employees & visitors alike. With its proximity to major thoroughfares, downtown Indianapolis is easily accessible, providing a dynamic backdrop for your investment in a flex building in this thriving locale.

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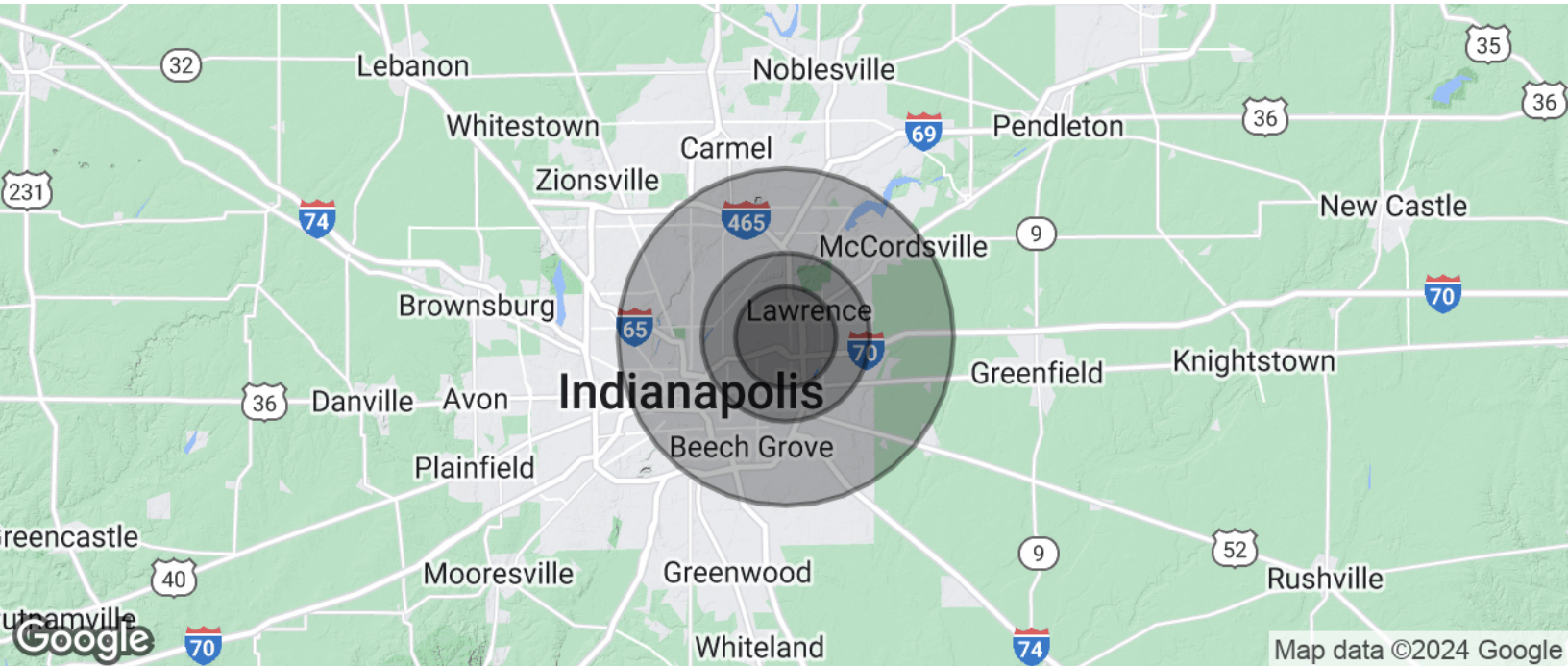
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| <p>STEVE MONNOT</p> <p>O: 317.454.7171 C: 260.444.7194 smonnot@premiercres.com</p> | <p>SAM GARVIN</p> <p>O: 317.454.7171 C: 317.696.7270 sgarvin@premiercres.com</p> |
| <p>Premier Commercial TCN Worldwide • 9785 Crosspoint Blvd., Ste. 118, Indianapolis, IN 46256 • 317.454.7171 • premiercres.com</p> | |

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| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 91,883 | 236,172 | 663,901 |
| Average Age | 39 | 38 | 38 |
| Average Age (Male) | 37 | 37 | 37 |
| Average Age (Female) | 40 | 39 | 39 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 37,114 | 97,846 | 276,128 |
| # of Persons per HH | 2.5 | 2.4 | 2.4 |
| Average HH Income | \$58,050 | \$68,776 | \$93,377 |
| Average House Value | \$171,429 | \$213,931 | \$285,702 |

Demographics data derived from AlphaMap

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