

# FOR SALE | TWO METROPLEX

8383 CRAIG STREET | INDIANAPOLIS, INDIANA 46250 (MARION COUNTY)



BASH STREET

TWO METROPLEX

**McClure**  
COMMERCIAL & INDUSTRIAL REAL ESTATE

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## presented by:

### **McClure Commercial & Industrial Real Estate**

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## property analysis

- Executive Summary
- Site Plan
- Property Elevations
- Offering Highlights
- Property Summary
- Market Aerial
- Regional Map



## market analysis

- Indianapolis Overview
- Economic Outlook
- Demographics Summary

## offering memorandum

- Disclaimer

# TWO METROPLEX

# PROPERTY ANALYSIS

## executive summary

The subject property consists of a sprawling single-story building consisting of 79,977 GSF of garden office suites. It is a multi-tenant office/flex building located on the northeast side of Indianapolis on the edge of the Marion and Hamilton County borders. The building runs along side the Nickel Plate Trail on the east side of the property. The building's location is part of a popular retail/flex and industrial segment of the northeast side of the Indianapolis MSA. The building is currently 100% leased and is home to a variety of local and regional businesses. With shorter lease terms and below-market rents, there is opportunity for some value-added upside to a new owner.

This is a high demand location sitting just north of E. 82nd Street and west of I-69 and is part of the Castleton trade area. The site is not far from all the amenities of Castleton and Geist areas with plentiful restaurants, shopping, hospitality and entertainment venues. Two Metroplex is located at the northeast quadrant of E. 82nd Street and Craig Street between Craig Street and Bash Street. It has easy access to Interstates 465 and 69 and is approximately 24 minutes from Downtown Indianapolis and 34 minutes from the Indianapolis International Airport. This is a very stable, high density trade area with a combination of single family, multi-family, retail, office/flex, and industrial users in close proximity.





Marion County  
Indianapolis, IN

SITE PLAN; NOT TO SCALE





CAP RATE  
**8.25%**



PRICE PER SQUARE FOOT  
**\$76.27**



OCCUPANCY  
**100.0%**



RENTABLE BUILDING AREA  
**79,977± SF**

**CONTINUOUS HIGH OCCUPANCY LEVELS** for the last 30 years by keeping rental rates competitive compared to surrounding office properties. **BELOW MARKET RENTS = INCOME POTENTIAL**

**NICE INTERIOR FINISHES** throughout with recent updates to interior lighting to all LED and LED lights in parking lot area (2018).

**CONVENIENT LOCATION** with easy access to E. 82nd Street, I-465 and I-69; close proximity to Northeast Indy, Fishers, Geist, Noblesville and Carmel.

**DENSE INFILL LOCATION** on the northeast side of Indianapolis with strong average household incomes and strong destination driven commercial users.

**WELL-MAINTAINED, SOLID CONSTRUCTION** brick and wood exterior on concrete slab.

**INCOME PROPERTY WITH UPSIDE POTENTIAL**



<b>PROPERTY ADDRESS</b>	8383 Craig St, Indianapolis, IN 46250 (Lawrence Township)
<b>TYPE OF OWNERSHIP</b>	Fee simple
<b>PARCEL NO.</b>	4004076/49-02-22-105-009.000-400
<b>ZONING</b>	MU-1, Mixed Use One District & CS, Special Commercial District and D-611 Residential District
<b>HIGHWAY ACCESS</b>	2 minutes   E 82nd Street 8-9 minutes   I-69 & I-465 24 minutes   Downtown Indianapolis 34 minutes   Indianapolis International Airport
<b>PROPERTY TYPE</b>	Multi-Tenant Office/Flex
<b>BUILDING SIZE</b>	79,977± SF
<b>NET RENTABLE SF</b>	79,977± SF
<b>LOT SIZE</b>	8.95± Acres
<b>FOUNDATION</b>	Concrete slab
<b>FRAMING</b>	Steel and wood
<b>EXTERIOR</b>	Brick and wood
<b>CEILING</b>	Drop panel
<b>ROOF</b>	<b>NEW ROOF IN 2021</b>
<b>PARKING SURFACE</b>	Asphalt
<b>PARKING</b>	354 spaces (4.43/1000 GSF)
<b>HVAC</b>	<b>TOTAL ELECTRIC WITH SEPARATE METERS 12 NEW HVAC UNITS IN 2023/2024</b>
<b>FIRE PROTECTION</b>	Wet sprinkler/dry system in attic



CONSTRUCTED  
**1987**

INTERIOR & PARKING LOT  
LED LIGHTING UPGRADE

**2020**



PARKING SPACES  
**354**

NUMBER OF TENANT SUITES

**15**









### major employers

1. Indiana University Health
2. Eli Lilly and Company
3. Ascension/St. Vincent Health
4. IUPUI
5. Rolls-Royce Corporation
6. FedEx
7. Roche Diagnostics Corporation
8. WellPoint Inc.



### premier distribution hub

- #1 in pass-through highways (11,000 total miles)
- 1 day drive of 60% of US population
- 1/2 day drive of more than 20 major metro markets
- 75% of all businesses in US within a 1 1/2 day drive
- #9 in total rail miles (4,700 total miles)
- #2 largest FedEx hub in the world
- Indianapolis International Airport consistently ranked #1 in North America
- Indianapolis International Airport 8<sup>th</sup> in US in total air cargo



The Indianapolis metro area offers residents many big-city amenities in an affordable, small town atmosphere. The Indianapolis area has a diverse base of industries focused on Advanced Manufacturing/Manufacturing, Life Sciences, Information Technology, Logistics, Agribusiness and Sports.

Spectator sports are extremely popular with professional teams like the **Indiana Pacers**, **Indianapolis Colts**, **Indiana Fever** and several minor league franchises, such as **Indy Eleven**, **Indy Fuel**, **Indianapolis Indians**, and **Indianapolis Ice**. In addition, motorsports provide entertainment and employment for thousands with the **Indianapolis Motor Speedway** hosting the largest single sporting event in the world—the **Indianapolis 500**, in addition to the **Brickyard 400**, and other events. College sports are also well attended with the **NCAA Hall of Champions** located downtown hosting portions of the NCAA basketball tournament each year.

There is a vibrant arts and entertainment scene, with more than 200 art galleries/dealers, the **Indianapolis Symphony Orchestra**, **Indiana Repertory Theatre** and a variety of museums, including the **Indianapolis Museum of Art (IMA)/Newfields** and **Eiteljorg Museum**, not to mention the **Children's Museum of Indianapolis**—one of the largest in the world, **White River State Park** and the **Indianapolis Zoo** are also popular attractions. In total Indianapolis gets over **29.2 Million visitors per year** that generate over **\$5.6 Billion** in annual tourism.

Downtown Indianapolis plays host to many large annual conventions such as **GenCon**, **National FFA Convention & Expo**, and the **Black Expo** to name a few. There are many opportunities for higher education with **IUPUI**, **Butler University**, **University of Indianapolis**, **Marian University** and **Ivy Tech** all within the I-465 loop.

Access and transportation around the city is easily navigable with the well connected interstate system. The metro area spreads in all directions with no hard boundaries containing growth. Popular, well-populated suburbs are in Hamilton, Boone, Hendricks and Johnson Counties.



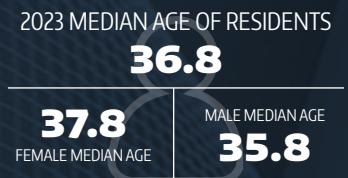
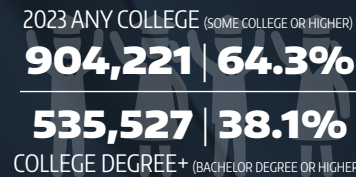
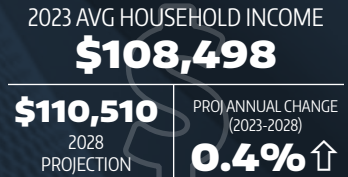
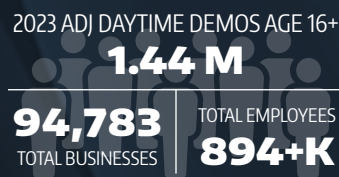
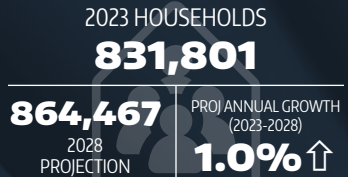
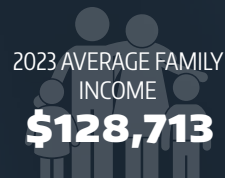
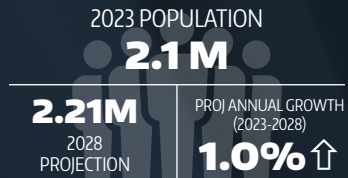
# TWO METROPLEX

# MARKET ANALYSIS

## demographics summary

### indianapolis metro demographics\*

### site demographics\*



LAT/LON: 39.9083/-86.05	1 MILE	3 MILE	5 MILE	15 MIN DT
Estimated Population 2023	6,330	55,755	176,478	201,978
Projected Annual Growth 2023 to 2028	--	0.4%	0.8%	0.8%
Estimated Population Density	2,016 psm	1,973 psm	2,248 psm	2,357 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	85.7 sq mi
Median Age	31.1	37.7	39.0	38.2
Estimated Households	3,262	26,392	77,137	87,964
Estimated Average HH Income	\$52,974	\$106,034	\$120,078	\$114,868
Projected Annual Change (2023-2028)	1.3%	1.2%	0.6%	0.5%
Average Family Income	\$62,355	\$135,082	\$149,865	\$142,291
Any College (Some College or Higher)	72.5%	81.6%	78.9%	77.2%
Average Minutes Travel to Work	19.5	20.6	21.8	22.0
Total Businesses	971	5,340	12,825	15,633
Total Employees	13,294	61,814	121,764	150,632
Adj Daytime Demos Age 16 Years +	14,579	74,823	165,764	200,857
Owner-Occupied Median Home Value	\$206,402	\$260,402	\$277,094	\$273,087
Renter-Occupied Median Rent	\$852	\$924	\$944	\$946

\* Includes the counties of Marion, Boone, Hamilton, Madison, Hendricks, Hancock, Morgan, Johnson, and Shelby.  
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# disclaimer

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*thank you*

**McClure**  
COMMERCIAL & INDUSTRIAL REAL ESTATE

for inquiries, please contact:

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