

FREESTANDING COMMERCIAL BUILDING

952 N Delaware Street | Indianapolis, 46202

AVAILABLE FOR LEASE



Property Specifics

Building Size: 4,000/SF

Property Size: 0.26/AC

Parking: 12 (+/-)

Lease Rate: \$18/PSF (+ NNN's)

Lease Type: Triple Net

Bonus Area: 4,000/SF (lower level)

Zoning: CBD-2 (RC)

Year Built: 1959/2012 updated

Overview

Located on the northern edge of downtown Indianapolis, on the N.W. corner of N. Delaware and E. St. Joseph Street. Single-story concrete block building (40' x 100'), that offers a showroom like retail floor area with entry doors and windows facing south and east, 8' overhead loading door with immediate access to a conveyor belt running to and from the lower level bonus 4K/SF of additional storage space. The property is in the St. Joseph historic neighborhood, surrounded by commercial use, charming residential neighborhoods, and a short walk the the Mass Ave corridor.

Stacia Yeager

Broker

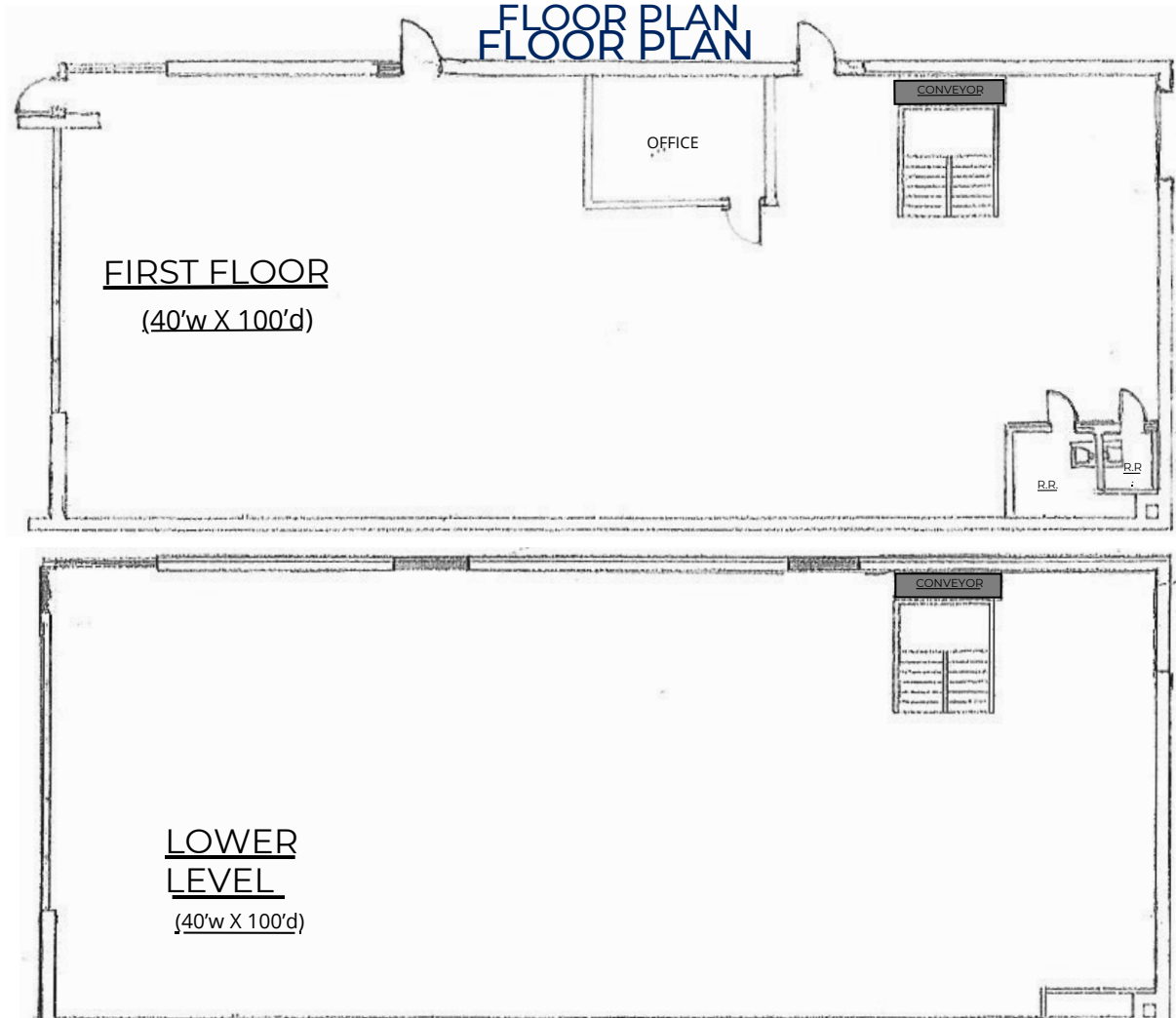
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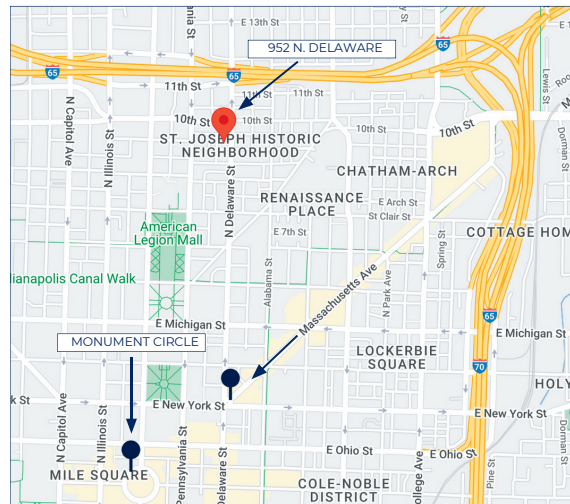
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AERIAL VIEW



LOCATOR MAP



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EXTERIOR



EXTERIOR



EXTERIOR



INTERIOR



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Property Facts

- **Building Size:** 4,000/SF (1st FL) + 4,000/SF (lower level) = 8,000/SF total useable space
- **Building Dimensions:** 40' x 100' (both floors)
- **Lot Size:** 0.26/AC (75' x 150')
- **Lot Area:** 11,250/SF
- **Zoning:** CBD-2
- **Parking:** 12 (+/-) spaces
- **Year Built:** 1959 **Renovated:** 2008 **Updated:** 2021
- **Roof Type:** Flat, steel deck **Replaced:** 2018
- **Exterior/Structure:** Concrete block
- **HVAC:** Trane 12.5 Ton gas/electric RTU
- **Signage:** Building sign area above S.E. entry door. Pylon sign on E. St. Joseph Street
- **Entry Door(s):** Three (3) total; Two (2) along south-facing building wall, one (1) east facing Delaware St.
- **Loading Door(s):** One (1) 8' grade level, overhead loading door + conveyor belt loading to lower-level storage
- **Interior Ceiling:** 10' drop ceiling (acoustical tile) on first floor, exposed lower level
- **Lighting:** Fluorescent tube, LED bulbs
- **Neighborhood:** St. Joseph (historic neighborhood, not property)
- **Lease Type:** Triple Net
- **Net Rent:** \$18/PSF | \$6k/MTh
- **Operating Expenses/NNN's (2022/23):** \$3/PSF | \$1,000/MTh estimated
- **Real Estate Taxes:** \$2.52/PSF | \$837/MTh | \$10,047/YR
- **Property Insurance:** \$0.43/PSF | \$118/MTh | \$1,415/YR
- **CAM:** \$500/YR (HVAC bi-annual routine service)
- **Total Monthly Rental:** \$6K + \$1K/MTh NNN's estimated = \$7K/per month, plus consumables & utilities

Overview

Showroom like floor plan with floor to ceiling east & south facing windows, one interior office, 2-restrooms, drop ceiling (10'), fluorescent lighting, vct tile and concrete floors, overhead loading door (west facing), conveyer belt along south wall to lower level (fully functional), interior stairs to lower level. Bright useable lower-level basement, well illuminated with automated lighting, mechanical room, concrete floors, 9' ceiling ht., dry, clean, and painted white.

Location

North-east quad of downtown Indianapolis' Central Business District, in the historic neighborhood of St. Joseph, east of the Central Library, Pennsylvania St one block west, the property sits on the northwest corner of E. St. Joseph and Delaware St., BP Amoco station to the south, the University Club (private organization) to the north, and less than 2 blocks south of I-70/65 eastbound entry map.

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